

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MARCH 5, 2026; 5:31 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, WESTON
APPLONIE, STEPHEN JACKSON, DAVID PRICE,
JOELLEN GRANDY, 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 informed the Council of a federal grant opportunity to possibly fund some city projects and indicated it would be discussed further in the meeting.

She stated Wasatch Integrated and North Davis Sewer District hadn't met since she last reported. She mentioned some proposed legislation which would impact Layton City and expressed appreciation to members of the Council for staying involved and speaking out on behalf of the City.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson announced CTC (Communities That Care) had a grant opportunity which could fund the program for the next five years and mentioned a meeting with Layton City Staff had taken place to learn specifics and what that would look like. She reported individuals were working on gathering what needed to be compiled in order to apply for the grant. It was anticipated Tiffany Lanning, Davis Behavioral Health, would have everything compiled for submission next week. She indicated this would be helpful with incorporating South Weber City with Layton City's CTC since it also fed Northridge High.

Councilmember Thomas announced Free Family Night at the Library was scheduled for Friday, March 20. Layton Heritage Museum would have a photography exhibit of winners from the Utah State Fair beginning Thursday, March 12. Surf 'n Swim would also be hosting the Egg Dive on Saturday, March 21, \$3 admission fee, however participants would be allowed to swim following the Egg Dive.

Councilmember Bloxham inquired about the basketball program for high school students. David Price, Parks and Recreation Director, responded basketball registration had recognized an increase, and specifically mentioned the increase in participation for the girls' high school league. Councilmember Bloxham passed along appreciation from a resident for the high school girls basketball program.

Councilmember Kolendrianos informed the Council the Planning Commission had received some training which had also been helpful to him. He mentioned its next Meeting had been canceled due to a lack of agenda items.

Councilmember Morris announced the following:

- RAMP (Recreation, Arts, Museum, and Parks) Commission was still reviewing submitted grant applications.
- Provided updates on legislation:
 - Water Bill advanced through the House and was circled in the Senate. He believed it wouldn't necessarily affect Layton City unless it wanted to apply for any state and/or federal grant funding for water projects. A discussion followed and Councilmember Smith Edmondson explained the intent with the original language in the bill was to encourage municipalities which historically touted they hadn't increased their water and sewer rates, yet would request state funding when large infrastructure projects were needed.
 - Property Tax Bill had morphed into the amount of funds a municipality could have in its reserve fund balance based on the General Fund Balance. Removing residential exemption for renters. He pointed this bill had died on the Senate floor with Senator Adams breaking the tie.
 - Representative Karen Peterson's Property Tax Bill that affected timing specific to the budget process was sitting in the Senate.
 - The Election Bill was held in the Senate Committee so that bill was finished.
 - Representative Roberts' Bill creating Infrastructure Fund that municipalities could apply for funding assistance for big projects, to be repaid by Impact Fees when subdivisions were developed, was also being circled in the Senate.
 - Primary Election Bill allowing municipalities to choose to not hold a Primary Election in order to eliminate only one or two candidates in an effort to save on election costs passed.

A discussion regarding various other legislation took place. Councilmember Smith Edmondson mentioned the Municipal Reporting Bill passed and pointed out it would be applicable to all elected officials specific to an open campaign bank account and a discussion followed. Councilmember Smith Edmondson also pointed out the fine assessed for non-compliance.

DISCUSSION OF COUNCIL PRIORITIES

Mayor Petro requested JoEllen Grandy, Parks Planner, and David Price, Parks and Recreation Director, address the Council on the grant opportunity to the City.

Mr. Price expressed appreciation to Mayor Petro for making Staff aware of the grant opportunity and stated Staff had identified two separate projects which would be submitted for the grant funding. As part of the application process, a letter of support from Council was required. If the City's submission was successful, a formal acceptance via resolution would then be approved by the Council.

JoEllen Grandy, Parks Planner, shared a visual illustration which highlighted the two projects:

- Kays Creek Trail Pedestrian Overpass at the FrontRunner Station

She shared a visual illustration which identified the location where the connection near the Layton FrontRunner Station was proposed and informed the Council the project would soon go out for bid. She shared a map reflecting the City's trail improvement goals pointing out the City had made concerted efforts to connect the Kays Creek Trail from the mountains to the lake. She identified the location of focus, completing a trail connection over the railroad tracks via pedestrian overpass bridge. She also mentioned the signaled crossing at Main Street. She shared details associated with the project illustrations of the pedestrian overpass. She reminded the Council, City Staff had worked closely with UTA and UDOT regarding the project and shared an illustration of what the overpass would resemble. She shared an illustration which identified the various funding sources over several years for the project. She concluded if the proposed grant funding was secured, through Representative Blake Moore's office, this would allow the City to re-appropriate the internal funding for other City projects.

Councilmember Thomas inquired about the timeline associated with the grant submission and Ms. Grandy responded the grant process required a quick submission timeframe and Staff was quickly compiling the necessary documents to submit.

Ms. Grandy identified the second project for grant funding consideration:

- Freedom's Plaza in Constitution Circle near the Vietnam Veterans Memorial Replica

She shared an illustration reflecting what the plaza would resemble pointing out the following features in the concept plan:

- Reflection pool
- Plaques highlighting Founding Father's documents
- Symbolism of 13 columns, representing the original 13 colonies
- Benches around the reflecting pool
- Gold Star Family monument

She continued to share conceptual plans resembling the completed project. She reported Staff had been working closely with a committee including Mayor Petro, Vietnam Veterans Organization, Major Brent Taylor Foundation, and War Dog members in order to obtain a collective view in an effort to complete a positive patriotic plaza. She also indicated a design team had assisted in compiling necessary construction documents and mentioned the committee had revised a number of versions and renditions of the proposed plaza. She identified feedback or suggestions which had been incorporated including trees, trellises, benches, and an enhanced walkway entrance to the plaza. Staff believed this would be a worthy project and pointed out it would be a nice fit for the America250 celebration year. She informed the Council of how much the funding request would be and requested the Council's support. She asked if there were any questions.

Councilmember Morris inquired whether the City needed to prioritize the projects and Ms. Grandy responded no ranking of the projects was requested; therefore, the applications would be submitted side by side. She suggested it would be left up to the sub-committee to review the requests and determine which project(s) met its goals for funding.

Councilmember Kolendrianos requested clarification whether submission for either the Recreational Trail Program or the Utah Outdoor Recreation grant had been requested for this grant cycle. Ms. Grandy responded the City had secured that funding in the 2024-2025 grant cycle.

Councilmember Bloxham requested he be notified once the grant application was submitted.

Alex Jensen, City Manager, requested Ms. Grandy speak about the timing of the projects once grant funding was received. She explained once the grant was awarded, the City would have 12 months to complete the project. She expressed her opinion since the pedestrian overpass would soon be proceeding through the bid process, it might be a better fit for the grant funding. She mentioned Staff was still completing the construction plans for the Freedom's Plaza project and added the City would want to have all funding in place prior to beginning the project in order to ensure it could be completed. A discussion took place regarding the cost of the Freedom's Plaza.

Mayor Petro pointed out the significance of the location of the Vietnam Veterans Memorial Wall Replica and proposed Freedom's Plaza would be in Constitution Circle.

Mr. Price announced two separate letters of support needed to be signed by the Mayor and Council in order to proceed through the grant process. The Mayor and Councilmembers signed the letters of support.

Mayor Petro mentioned the remainder of the meeting would be a discussion of Council priorities and requested each Councilmember announce their respective priorities.

Mayor Petro identified her following priorities:

- Active Transportation Plan, Parks Plan, and Street Plan to provide clear paths and active mobility within the City. She mentioned training being offered by Wasatch Front Regional Council (WFRC) providing valuable insights associated with alternate forms of transportation. She specifically mentioned the inclusion of intersections implementing traffic calming options making them pedestrian friendly.
- The City's PRUD ordinance and commented she didn't care for rear-loaded units.

Councilmember Bloxham believed exceptions followed the rule in relation to PRUD's and suggested the City could implement more stringent requirements. He believed there were certain locations which were better suited for the use of the PRUD and shared an example in which the application of the PRUD ordinance was needed and/or appropriate to be conducive for development. He would like to explore what more narrow language would resemble for development.

Councilmember Kolendrianos believed developers wanted options and allow the market to guide development within the City. He mentioned the Ag Heritage Zone and stated he was opposed to that application and stated he would like to allow higher density; however, the open space associated with the PRUD should be a benefit to the City as opposed specific to the development. He spoke about some recent modifications with a specific development which provided more options to the developer. He also suggested implementing outreach from adjacent property owners when implementing the PRUD with development.

Councilmember Smith Edmondson suggested reviewing the Ag Heritage Overlay because of its connotation which was different from the actual implementation. She believed the language should be more intentional to what would be allowed.

Councilmember Bloxham expressed his desire the City's land use ordinances would ensure the uniqueness of the western portion of the City remain and didn't believe that area was suited for higher density. He expressed his opinion density should be located near freeway systems, transit, and commercial options. He believed individuals that want walkability would choose to live in those types of areas, adjacent to amenities within a walkable distance. He didn't want suburbs to resemble an urban area and didn't believe the City should feel obligated to provide flexibility to developers; the City should be able to dictate the type of development for a specific area. The Council should utilize its land use authority.

Councilmember Thomas stated he wasn't aware of vacancy figures or the availability of townhouses and apartments within the City. He inquired whether the City should consider an ordinance prohibiting the removal of topsoil associated with homebuilding and development and shared a personal experience. He believed this would be instrumental with water conservation efforts.

Councilmember Bloxham mentioned the Utah Water Saver's Program. He recalled participation required the City to adopt a landscaping ordinance, which hadn't happened. He inquired about the possibility of that being brought back before the Council and requested clarification regarding its requirements. He suggested this should be considered with the three large developments recently approved in the western portion of the City. Clint Drake, City Attorney, responded those developments would be vested under the City's current ordinance.

Councilmember Kolendrianos would like the City to consider a new landscaping ordinance which required some xeriscaping in an effort to reduce water consumption. Weston Applonie, Community and Economic Development Director, pointed out the City's current PRUD required water-wise landscaping. Councilmember Kolendrianos reviewed his costs associated with purchasing water over the previous 20 years.

Councilmember Smith Edmondson expressed her desire for the City to designate a Communications Director or Team. She stated these positions were in much smaller cities surrounding Layton and suggested it would be beneficial for someone with that title to provide information on the City's behalf to residents.

She would also like the Council to review the RAMP (Recreation, Arts, Museum, and Parks) Bylaws to ensure the City's intentions were clearly stated. Accessibility of the City building, both exterior and interior, to residents with mobility issues and shared an example.

Councilmember Morris stated he would be supportive of both the communications effort and RAMP Bylaws as priorities. He expressed concern regarding Station Area Plan and expressed concern about Staff's vision regarding that particular area of the City. Mr. Applonie reviewed the history associated with the creation of the Station Area Plan and informed the Council, City Staff were actively working to determine what that area would resemble. He pointed out State requirements would dictate some of the elements included in the Plan.

Councilmember Thomas pointed out the significance of America250 and would like some commemoration or acknowledgement of that event and a discussion followed. Mayor Petro mentioned Parks and Recreation would be designing and commissioning a commemorative coin in conjunction with America250.

Mayor Petro recapped the discussion and concluded the Council would like to explore and/or address the following items:

- PRUD ordinance specific to AG Overlay, rear entry option, open space qualifications, and topsoil
- Utah Water Program and landscaping ordinance
- Communications/CIO (Chief Information Officer) role
- RAMP Bylaws review
- Building accessibility both interior and exterior
- Station Area Plan update
- Transportation planning: bicycles, width of sidewalks, utilization of intersections, safe routes to schools, trail connections, etc.
- Historical monument/recognition specific to Layton City commemorating America250

Mayor Petro reminded the Council about ULCT (Utah League of Cities and Towns) Mid-year conference in April.

Mayor Petro mentioned America250 would be incorporated with the July 4th parade and announced something other than popsicles would be distributed.

The meeting adjourned at 6:58 p.m.

Kimberly S Read, City Recorder