

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

APRIL 16, 2026; 7:00 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, BRAD MCILRATH, MORGAN
CLOWARD, STEPHEN JACKSON, DAVID PRICE,
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 Smith Edmondson offered the invocation. Ammon Harris, Youth Council, led the Pledge of Allegiance.

Mayor Petro recognized Youth Councilmember Ammon Harris and requested he share some comments about serving with the Youth Council. He announced the Youth Council had positions which mirrored the City's organization and indicated it provided various service opportunities throughout the year which contributed to the community. He mentioned it had been a fun and enjoyable experience.

MINUTES:

There were no minutes for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced the following Parks and Recreation events:

- Wednesday, April 22, 2026, the Heritage Museum would be hosting a special presentation highlighting farming and ranching in Layton. Various branding irons from the past and those currently in use would be displayed.
- Friday, May 8, 2026, from 5:30-7:30 PM, The Great American Game Night: Honoring 250 Years of Play, in the amphitheater plaza in Commons Park.
- Saturday, May 9, 2026, Moms swim free at Surf 'n Swim.
- Surf 'n Swim would be closed to remove the bubble the week of May 10, 2026.

Councilmember Smith Edmondson announced the 'Learning to Breathe' three-session adult seminars would be offered in conjunction with Davis Behavioral Health and Layton Communities That Care. This would be a free event on Wednesday nights beginning Wednesday, April 22 and ending on May 6, 2026, from 6:30-8:30 PM at the Layton Davis Behavioral Health facility. She provided the website for registration: www.dbhutah.org.

Mayor Petro announced the following events:

- Service opportunity within the community would take place Saturday, April 18, 2026. More information would be shared later in the meeting.
- Layton Rotary Club would be hosting Global Youth Day of Service was scheduled for Saturday, April 25, 2026, at Layton High School beginning at 10:00 AM. The youth would have various service opportunities and lunch would be provided. This would be a great opportunity to complete community service for any citizenship grades. She added the City's Parks and Recreation Department would be providing free swimming at Surf 'n Swim following the service activity for the participating youth.

PRESENTATIONS:

RECOGNITION – LAYTON HIGH SCHOOL BOYS WRESTLING TEAM – FOURTH CONSECUTIVE 6A STATE CHAMPIONS

Mayor Petro announced the Council would be recognizing the achievement of the Layton High School Boys Wrestling Team for its fourth consecutive 6A State Championship. Mayor Petro read a proclamation.

Members of the wrestling team were recognized and received by the Mayor and each Councilmember.

Mayor Petro recognized Coach Fager for being recognized as ‘Coach of the Year’.

The Council shared comments congratulating members of the Layton High School Wrestling Team. The City Council was proud of its accomplishment in the world of wrestling and for the excellent GPA (Grade Point Average) of the Team.

CITIZEN COMMENTS:

Steve Randall, myHometown Layton, identified some of the many classes offered through the myHometown Layton program. He announced Mayor Petro, on behalf of myHometown, had solicited community funding sponsors to reach a goal of \$25,000 and declared that goal had met thanks to the following sponsors: Have A Heart, Northern Wasatch Association of Realtors – President Russie Edwards and CEO Mike Ostermiller, REMAX Retro – Adam Speth, Northern Realty and the Weese Family, Shawn Janke, and Exit Realty – Steve Stringham. He expressed appreciation for their contributions and support. He announced the service project scheduled for this Saturday, April 18, 2026, at the Buddhist Temple. He also mentioned a satellite office would soon be operating in the West Layton area and stated classes scheduled at that facility were already full. He identified the number of volunteer hours which were equivalent to approximately \$73,000 to the City. He continued to express appreciation to Mayor Petro, City Manager Alex Jensen, and Morgan Cloward, City Staff.

Mayor Petro mentioned the philosophy of neighbors helping neighbors had greatly benefited the community and believed it had been a tremendous success. She expressed her excitement for the Program and expressed appreciation to the sponsors of the myHometown Program. She continued to express appreciation on behalf of the City Council for the support, financial contributions, and volunteer service by the realtors in attendance and specifically mentioned L.T. Weese and the Weese Family.

CONSENT AGENDA:

AMENDMENT – DEVELOPMENT GUIDELINES AND DESIGN STANDARDS – ORDINANCE 26-06

Stephen Jackson, Public Works Director, introduced the agenda item and announced the Engineering Division maintained a set of Development Guideline and Design Standards consisting of written standards and standard plans for public facility construction. Updates and revisions to the Guidelines were necessary from time to time in order to meet current construction standards, regulations, and City needs. He added some of this year’s changes were due to State laws and regulations. He reviewed a few of the key updates to the Design Standards.

Staff recommended adoption of the ordinance. He asked if there were any questions and there were none.

THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)’S HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) CONSORTIUM INTERLOCAL AGREEMENT BETWEEN DAVIS COUNTY, LAYTON CITY, AND CLEARFIELD CITY FOR FISCAL YEARS 2027-2029 – RESOLUTION 26-20

Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, explained the HOME Consortium Agreement was an interlocal agreement between Davis County, Clearfield City, and Layton City.

The Agreement allowed communities to apply together for federal funding through the HOME (Home Investment Partnerships Program). This allowed smaller cities whose individual allocation didn't meet the minimum threshold for HOME funding to join forces in a consortium for collective eligibility to receive funding for affordable housing projects. The Federal Home Investment Partnership Program helped with the creation of affordable housing for low to moderate income households.

Mr. Cloward stated Staff recommended approval to continue with the interlocal agreement with Davis County and Clearfield City to allow the communities to apply together for HOME funding and adopt Resolution 26-20, approving the HOME Consortium Agreement for Fiscal Year 2027-2029.

He asked if there were any questions.

Councilmember Smith Edmondson inquired whether any funding had been applied for, collectively with Davis County and Clearfield City, through the program. Mr. Cloward believed the last grant amount received for the current program year was \$500,000.

Councilmember Smith Edmondson inquired whether one entity was the recipient of the grant funding and Mr. Cloward explained the intent was to combine it with the upcoming program year proposed for transitional housing within Davis County.

Councilmember Thomas requested further clarification since Layton City was part of Davis County. Mr. Cloward explained in order for Davis County to be eligible, based upon population, to receive the grant funding, it required the inclusion of other entities.

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

PUBLIC HEARINGS:

TEXT AMENDMENT – NEIGHBORHOOD TOWN CENTER (TC-1) AND ZONING DISTRICT AMENDMENTS – AMENDING TITLE 19, ZONING, BY ADDING CHAPTER R19.28 NEIGHBORHOOD TOWN CENTER (TC-1) ZONING DISTRICT; AMENDING CHAPTER 19.01 GENERAL PROVISIONS; CHAPTER 19.02 DEFINITIONS; CHAPTER 19.04 ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL MAP; AND AMENDING TITLE 20 SIGN REGULATIONS; CHAPTER 20.04 SPECIFIC SIGN REGULATIONS AND PERMITTED LOCATIONS – ORDINANCE 26-08

Brad McIlrath, City Planner, shared a visual presentation and reviewed the background associated with the creation of the Layton Forward General Plan and the Gordon and Highway 89 Master Plan, which culminated in the creation of the Neighborhood Town Center (TC-1) Zone.

He identified the various sections of code being amended and implemented with adoption of the new designation. The following sections of code were being amended:

- Designation of Land Use Authority
- Definitions
- Zoning Districts and Classifications Established
- Purpose of Zoning Districts
- Specific Sign Regulations for Town Center and Urban Zoning Districts

He reviewed the various sections of the proposed new Chapter 19.28, the Neighborhood Town Center (TC-1) Zoning District and shared correlating illustrations:

- Purpose and Intent; Administration
- Zoning Sub-Districts and Regulatory Plan
- Land-Uses
- Uses Permitted with Development Standards

- Building Types; Setbacks and Standards including Architectural Styles for specific housing units
- Design Standards reflecting Transition Setbacks and Entrance Locations
- Transparency and Fenestration
- Roof Types and Examples
- Primary Building Materials
- Secondary Building Materials
- Residential Amenities and Open Space
- Architectural Standards
- Gordon Avenue and Highway 89 Architecture and Plaza Standards
- Site and Landscape Standards
- Interior Parking Lot
- Transition Buffer
- Landscape Screening Installation and Maintenance
- Streetscape Standards
- Street Types
- Parking Standards
- Sign Standards

He announced the Planning Commission forwarded a recommendation of approval with the following modifications and stated Staff supported the recommendations:

1. 19.02.020 – adding a definition for “Floor Height”
2. 19.28.050 – the modification specific to the horizontal expression line
3. 19.28.050 – The Land Use Authority may approve additional materials that demonstrate equal or superior quality, durability, and compatibility with the design standards
4. 19.28.050 – added additional language specific to screening of building mounted utilities or mechanical equipment
5. Clarifying the location of the fence for the landscape buffer

He asked if there were any questions.

Councilmember Smith Edmondson expressed appreciation to Staff for its effort, work, and thoroughness for bringing forth an exceptional plan for the Gordon Avenue/Highway 89 Town Center. She appreciated the provided images to illustrate the desired look.

Councilmember Morris expressed agreement with Councilmember Smith Edmondson’s comments. He believed the General Plan Update and subsequent Plans had taken place over many years which contributed to this satisfactory design plan. He expressed appreciation to previous Staff and Planning Commissions for their contributions.

Councilmember Kolendrianos requested clarification regarding the open space and UDOT’s (Utah Department of Transportation) mitigation plan, which included certain restrictions which would remain in place even after UDOT no longer owned the property. Mr. McIlrath responded in the affirmative. Councilmember Kolendrianos also requested Mr. McIlrath elaborate on conversations with UTA (Utah Transit Authority) regarding transit options. Mr. McIlrath announced he had been asked to participate on an advisory committee with Wasatch Front Regional Council in creating a ‘Transit Supportive Toolkit’. He reported the State of Utah had invested significant infrastructure efforts with providing transit service and reported conversations would be ongoing with UTA to ensure multiple modes of transportation within this town center as well as connections throughout the City.

Councilmember Bloxham also expressed agreement regarding the investment of work regarding the Plan. He requested Mr. McIlrath comment on the difference between this TC-1 Zone and what might be recommended for the proposed town center in the western area of the City. Mr. McIlrath mentioned this would be used as a starting point; however, each one would be context sensitive and mentioned the Mountain Modern architectural design was right for the Gordon Town Center, but the Farmhouse architectural style might be more appropriate

for the western area.

Councilmember Bloxham requested Mr. McIlrath address the balance of implementing the community's desires while at the same time providing direction on something that could actually be constructed by a developer. Mr. McIlrath mentioned the Holladay Town Center would be a good example and identified specifics which were similar to the City's desired plan. He also mentioned some successful Main Street revitalizations: Bountiful, Brigham City, and Logan. He also mentioned other developments such as The Riverwoods in Provo and Station Park in Farmington and spoke about some of those successes and challenges. He expressed his opinion the City's proposed plan was compatible with existing code standards and believed it provided flexibility to the developer, while at the same time ensuring quality development.

Mayor Petro inquired whether a walkable trail could be accommodated around the perimeter of the detention basin/open space component and Mr. McIlrath believed that could be accommodated. Mayor Petro also suggested the inclusion of providing recyclable dumpsters in conjunction with the housing component. Mr. McIlrath believed that was a good suggestion and mentioned the possibility of adding some language which encouraged that contemplation.

Mayor Petro opened the public hearing at 8:31 p.m.

Mayor Petro called for public comment.

Karen Smith, resident, commented about the amount of work which had taken place over a number of years by residents, Planning Commissions, Staff, and City Councils. She had closely followed the proposed development and had served with the community coordination team for the Highway 89 expansion project and had also been involved with the public process associated with the proposed development. She mentioned the numerous public hearings specific to the property and proposed development and expressed her opinion the Plan had been positively received by neighboring residents. She expressed appreciation to Mr. Applonie and Mr. McIlrath for their open mindedness over the years and expressed her excitement where the City was at this time. She reported she had attended the Planning Commission's meeting on Tuesday, April 14, 2026, and believed the neighborhood was pleased with what took place during that meeting. She continued to express her excitement Wright Development Group, Centerville, had purchased the property, which had a reputation for developing successful projects of this type. She continued to express her approval of the proposed TC-1 Zone, and mentioned various specifics included within the Plan which were a direct result from public input. She believed this was a good example of what can come about when the public and City Government worked together for the good of the community. She spoke to the goal of attainable housing component and was pleased there would be a minimum of 15% of owner-occupied housing and was optimistic that percentage could be higher. She was also pleased the homes would be platted for individual sale and expressed optimism the residential developers would work with Wright Development to support the intent and requirements of the TC-1 Zone.

Adam Speth, resident, expressed his desire for owner occupied, attainable, and starter homes be included in the TC-1 Zone. He was pleased to learn the development plan required a minimum of 15% owner occupied housing but suggested it could be higher. He spoke about the shortage of voluntary rent control and starter homes, including townhomes and condominiums. He suggested the City promote more owner occupied housing with new development. He believed the fact the homes would be individually platted would be a huge step in the right direction.

Mayor Petro called for a motion.

Councilmember Smith Edmondson requested clarification whether the motion needed to include each of the Planning Commission's recommendations and Mr. McIlrath responded the motion could include the following language; 'as recommended by the Planning Commission'.

MOTION: Councilmember Smith Edmondson moved to close the public hearing at 8:41 PM and approve the Text Amendment – Neighborhood Town Center (TC-1) and Zoning District Amendments – Amending Title 19, zoning, by adding Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 General Provisions; Chapter 19.02 Definitions; Chapter 19.04 Establishment of Zoning Districts And Official Map; and amending Title 20 Sign Regulations; Chapter 20.04 Specific Sign Regulations and Permitted Locations - as presented and identified by Staff, including recommendations of the Planning Commission, Ordinance 26-08. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Bloxham, Thomas, Smith Edmondson, Kolendrianos, and Morris.** **Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 8:42 p.m.

Kimberly S Read, City Recorder