MINUTES OF LAYTON CITY COUNCIL MEETING | **JULY 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, JADYN SANDERS, STEPHEN JACKSON, WESTON APPLONIE, 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 Bloxham offered the invocation and led the Pledge of Allegiance.

Mayor Petro recognized Brodey Hedgepeth, Youth Council, participating in the meeting. Brodey shared his experience of attending a leadership training and stated he enjoyed participating in community service.

MINUTES:

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

Layton City Council Budget Meeting – March 17, 2026.

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced the following events:

- A free puppet show performance was scheduled for Monday night, 7:00 PM at the amphitheater honoring America250.
- A free concert performed by 'Riders in the Sky' was scheduled for Friday, July 24, beginning at 7:00 PM.
- The Electric Light Parade along Wasatch Drive ending in Commons Park would begin at 10:00 PM, followed by a disco party and food trucks in Commons Park.

Councilmember Smith Edmondson announced the Layton CTC (Communities That Care) would be hosting a workshop titled 'The Teen Brain' promoting healthy teen brain development on Wednesday, July 29, 2026, 7:00 PM. This free workshop would be for both parents and teens. She provided the URL link needed to register and mentioned a family pass to Layton Surf 'n Swim would be given away at the end of the evening. There would also be free refreshments for attendees.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

Irene Hill, resident, requested clarification regarding the 6,000 gallon minimum allowed water usage and whether any unused water went to neighboring entities. She also expressed concern with the recently proposed Property Tax Rate increase being considered by Davis County in conjunction with Layton City's rate increases for utilities for those residents on a fixed income.

CONSENT AGENDA:

INTERLOCAL COOPERATION AGREEMENT BETWEEN LAYTON CITY AND DAVIS COUNTY REGARDING GENTILE STREET – 2400 EAST TO 2600 EAST, PROJECT PW25-58 – RESOLUTION 26-35 – ALONG GENTILE STREET FROM APPROXIMATELY 2400 EAST TO 2600 EAST

Stephen Jackson, Public Works Director, introduced the agenda item and explained the City had been working with Davis County to improve Gentile Street between 2400 East and 2600 East, near the Valley View Course. He reviewed the scope of the project and identified the improvements which also included infrastructure improvements needing to be completed by the City. He stated Davis County had agreed to partner with the City in completing the project by contributing $1,592,000, 80% of the expenses, toward the roadway improvements. The City would contribute $398,000, 20% of the expenses, toward the infrastructure improvements. The work would be completed on or before December 31, 2027. Staff recommended approval and he asked if there were any questions.

Councilmember Morris inquired whether this project was similar to other transportation improvement reimbursement projects from Davis County and Mr. Jackson responded the project would be completed using Prop 1 Transportation Tax Funds.

Councilmember Smith Edmondson was grateful for the opportunity to partner with Davis County to complete the project and believed the on street parking along the roadway would be an advantage for those also visiting Hobbs Creek. She expressed appreciation to Staff for their efforts in exploring various funding sources.

Councilmember Bloxham inquired whether the City had needed to purchase property along the narrow roadway to complete the project. Mr. Jackson responded the portion in front of the golf course was currently located on City right-of-way; however, property was purchased north of the golf course in order to accommodate a six-foot wide sidewalk.

Mayor Petro believed the parking along Gentile would be of value; however, more importantly this street would tie into the City's town center to the north and suggested this would enhance the area. She was also appreciative of Davis County for its contribution which benefited both entities.

Councilmember Kolendrianos asked whether expenses associated with City Staff managing the project would be recoverable. Mr. Jackson responded that hadn't been requested since the City would be designing the project for the water line infrastructure and believed the 20% contribution would be fair. Councilmember Kolendrianos asked what the total cost to the City would be, including costs directly related to Staff. Mr. Jackson stated the total bid was roughly $2.6 million and estimated Staffs' time at approximately $20,000 to $30,000. He mentioned this figure would be normal for a project of this size.

BID AWARD – LANDMARK EXCAVATING, INC. – GENTILE STREET – 2400 EAST TO 2600 EAST, PROJECT PW25-58 – RESOLUTION 26-36 – ALONG GENTILE STREET FROM APPROXIMATELY 2400 EAST TO 2600 EAST

Mr. Jackson explained the resolution would authorize the bid award for Landmark Excavating for the Gentile Street 2400 East to 2600 East, the previous agenda item. The resolution would also authorize an agreement with Landmark Excavating for the project. He stated a bid process had been taken place and nine bids received, with Landmark submitting the lowest responsive, responsible bid in the amount of $2,679,430. The engineer's estimate was $3,500,000. Staff recommended approval and asked if there were any questions.

Councilmember Smith Edmondson clarified the City would be responsible for any remaining portion which exceeded the $1,592,000 contributed by Davis County. Mr. Jackson responded water line and sewer line funding had been included in the Budget for these appropriations and clarified funding from Davis County would be specific toward the transportation portion of the project.

Councilmember Bloxham pointed out the engineer's estimate was higher than what the City would contribute toward completing the project and suggested this would be a great investment. Mr. Jackson indicated the project had very competitive bidding.

REAPPOINTMENT TO THE PLANNING COMMISSION – TREVOR STEENBLIK, JULIE PIERCE, WESLEY FELICE, JUSTIN WHITWORTH, SCOTT CARTER, BRET NIELSEN, AND CHASE FREEBAIRN – RESOLUTION 26-30

Weston Applonie, Community and Economic Development Director, announced the resolution would authorize the reappointment of Trevor Steenblik, Julie Pierce, Wesley Felice, Justin Whitworth, Scott Carter, and Bret Nielsen as regular members of the Planning Commission and Chase Freebairn be reappointed as an alternate member of the Planning Commission.

He expressed gratitude for continued service of the Commissioners and reported Mayor Petro had recommended the reappointments. Staff supported Mayor Petro's recommendation and asked if there were any questions.

Councilmember Bloxham mentioned members of the Planning Commission devote a significant amount of time volunteering and providing important work and service to the City Council. He expressed appreciation to each member of the Planning Commission and indicated he seriously valued recommendations received by the Body.

Councilmember Smith Edmondson requested Mr. Applonie speak to the terms for those serving on the Planning Commission and explain how the appointments were made. Mr. Applonie responded the term for each member of the Commission was three years and each member could serve for a maximum of three terms. The appointments were made by the Mayor and City Council. Applications from interested individuals were solicited by the City and the Commission was made up of nine members: seven full-time and two alternate positions. Following submissions of applications, an interview process by the Mayor would take place. He added this process usually took place every other year.

Councilmember Morris believed serving on the Planning Commission was a difficult and thankless job and also expressed his appreciation for the members' dedicated efforts. Additionally, Planning Commission Meetings, similar to City Council, take place and also expressed appreciation to Staff for their efforts. He also valued the recommendations submitted to the City Council.

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

PUBLIC HEARINGS:

REZONE REQUEST – APPROXIMATELY 2382 EAST 1200 NORTH (PARCEL ID 09-088-0161) – REZONE FROM A (AGRICULTURE) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-22

Mr. Applonie shared an illustration and reviewed the agenda item with the Council. He oriented the Council to the location of the property requested for rezone and explained how the small parcel became an 'insignificant parcel'; it originally belonged to Davis Schools and was originally connected to the larger parcel identified as "A" which the City had acquired. The property owner of the home and adjacent parcel had requested the rezone to match its property of R-1-10 in order to incorporate it into its plot, in addition to any other adjacent small parcels.

He reported the Planning Commission had reviewed this item during its meeting on Tuesday, June 23, 2026 and unanimously recommended approval of the rezone to the City Council.

Councilmember Morris clarified the homeowner intended to purchase the property from the City and Mr. Applonie responded in the affirmative.

Mayor Petro opened the public hearing at 7:26 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Kolendrianos moved to close the public hearing at 7:27 pm and approve the Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) Rezone from A (Agriculture) to R-1-10 (Single Family Residential) as presented, Ordinance 26-22. Councilmember Morris seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris Kolendrianos, Thomas, Bloxham, and Smith Edmondson. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:28 p.m.

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Kimberly S Read, City Recorder