

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

JULY 2, 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, SCOTT MAUGHAN, 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.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced an historical puppet show would be presented in the Kenley Amphitheater tomorrow, Friday, July 3, 2026, beginning at 6:00 PM. This would be a free event.

Councilmember Smith Edmondson informed the Council, Layton CTC (Communities That Care) would be hosting an event, 'The Teen Brain' at Layton City Hall, Wednesday, July 29 at 7:00 PM. This would be a free event, however, registration was required and provided URL addresses for registration.

Mayor Petro announced the City's Semiquincentennial celebration events had begun last week and stated there were still many activities celebrating America's 250. She reviewed a few of the July 4th events and specifically mentioned the following:

- Rotary Club would be offering a breakfast in the bowery at 6:30 AM
- Flag raising ceremony was scheduled for 8:30 AM
- The Parade would begin at 10:30 AM and indicated a treat which 'screamed' America would be distributed along the parade route.
- Festivities in Commons Park
- City's fireworks display would be presented that evening

She cautioned residents about the City's fireworks restrictions.

Mayor Petro introduced London Black, Youth City Council, and Ms. Black explained why she enjoyed serving on the Youth Council; the opportunity to meet people within the community.

MINUTES:

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

Layton City Council Meeting – May 21, 2026.

The vote was unanimous to approve the minutes as written.

PRESENTATIONS:

There were no scheduled presentations.

CITIZEN COMMENTS:

There were no citizen comments.

CONSENT AGENDA:

There were no scheduled Consent Agenda items.

PUBLIC HEARINGS:

REZONE REQUEST – LAYTON FARMS – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-23 – 2000 WEST GORDON AVENUE

Weston Applonie, Community and Economic Development Director, introduced the agenda item and shared a visual illustration which reflected the location of a vacant parcel of property proposed for rezone. He oriented the Council to the vacant parcel of property and explained the purpose for rezone would be to develop a single-family subdivision under the R-1-8 zoning guidelines. The applicant had provided a concept plan consisting of 32 lots and shared it with the Council. He announced the Planning Commission reviewed this item during its meeting on Tuesday, June 9, 2026, and unanimously forwarded a recommendation of approval to the City Council.

Councilmember Smith Edmondson inquired whether the development had a requirement for a specific size of home and Mr. Applonie responded homes would need to be lot averaged to 8,000 square feet; however, the home didn't need to be a designated size.

Councilmember Smith Edmondson requested clarification about the lots on the concept plan reflecting the pink color and Mr. Applonie responded the coloring reflected errors which would need to be corrected before advancing through the approval process.

Councilmember Kolendrianos pointed out the existing utility easement on the property near the trail and Mr. Applonie indicated specific requirements associated with the easement would be notated on the subdivision plat.

Councilmember Kolendrianos requested clarification about the storm water from the trail and Mr. Applonie responded that would be further addressed during the preliminary and final subdivision approval processes.

Mr. Applonie also pointed out the Rail Trail access/connection via the subdivision.

Mayor Petro opened the public hearing at 7:13 p.m.

Mayor Petro called for public comment.

There were no public comments.

MOTION: Councilmember Bloxham moved to close the public hearing at 7:14 p.m. and approve the rezone request – Layton Farms – A (Agriculture) to R-1-8 (Single Family Residential) – 2000 West Gordon Avenue as presented, Ordinance 26-23. Councilmember Kolendrianos 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 7:15 p.m.

Kimberly S Read, City Recorder