

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

MAY 21, 2026; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**ZACH BLOXHAM, MIKE KOLENDRIANOS,
CLINT MORRIS, BETTINA SMITH EDMONDSON,
AND DAVE THOMAS**

EXCUSED:

MAYOR JOY PETRO

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, ALLEN
SWANSON, DAVID PRICE, JOELLEN GRANDY,
SCOTT MAUGHAN, GAVIN MOFFAT, DOUG
BITTON, ED FRAZIER, AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Pro Tem Morris opened the meeting.

AGENDA:

TEXT AMENDMENT – AMEND TITLE 16, CHAPTER 16.04 AND SECTIONS 16.04.010, 16.04.015, 16.04.030 AND 16.04.050 OF THE LAYTON CITY MUNICIPAL CODE AND ADOPT THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS AND APPENDICES – ORDINANCE 26-13

Scott Maughan, Fire Chief, explained the City updated its Fire Code every three years and adoption of the Ordinance would update the City's Fire Code. He explained the purpose of the amendments were to clean up language, improve consistency of the application of codes, and modify numbering with the new codes. The proposed amendment also included the prohibition of electric vehicle charging stations within a parking structure. He identified the locations where these electric vehicle charging stations were currently located within the City and indicated those would be allowed to remain; however, the ordinance would prohibit the installation of these in the future. He continued to explain the challenges associated with these types of fires and a discussion took place.

Chief Maughan also explained how the use of a special blanket was beneficial in defusing car fires associated with EV's (electronic vehicles) and the discussion continued.

Staff recommended approval.

Councilmember Bloxham requested clarification regarding the definition of a 'parking structure'. Clint Drake, City Attorney, believed the definition of a 'parking structure' was identified in the building code but stated he would review statute and provide a response later in the meeting.

The discussion specific to these types of batteries continued to take place.

Chief Maughan emphasized the ordinance would become effective July 1, 2026.

TEXT AMENDMENT – AMEND TITLE 16, CHAPTER 16.10 AND SECTION 16.10.010 OF THE LAYTON CITY MUNICIPAL CODE AND ADOPT THE 2024 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, AND C – FIRE HAZARD SEVERITY FORM – ORDINANCE 26-14

Chief Maughan reminded the Council it recently approved the WUI (Wildland Urban Interface) Ordinance in December 2025 and briefly reviewed what that implemented. He informed the Council that during this past legislative session the legislature passed another bill which required the City to adopt the 2024 version of the WUI Code and clarified the majority of the code applied to building and improving land within the designated WUI area. Additionally, it required the City to adopt a WUI Map based on its recommendations. Chief Maughan announced Fire Staff believed the new map was inadequate and would be petitioning to include additional areas it believed should be included in the WUI map and referenced both maps. He pointed out the area designated in the City as the WUI area, would also be designated as a 'no fireworks zone; therefore, any and all fireworks would be prohibited east of Highway 89. He continued to explain the area west of Highway 89 to Fairfield would prohibit aeriels. He pointed out these maps reflected the City's previous fireworks restrictions over the past 15 years.

Councilmember Smith Edmondson requested clarification of what the Council had adopted in December 2025, effective January 1, 2026. Chief Maughan responded that action allowed the City to partner with the State with the CWS (Cooperative Wildfire System) and required adoption of new WUI zones. He clarified the City would still be required to comply with those and pointed out the City was still participating with CWS, and an area was still being designated as the WUI and stated the City only needed to adopt the 2024 WUI Code. The discussion continued.

Doug Bitton, Fire Marshal, announced the Fire Department would continue to educate and mitigate homeowners about fire safety and vegetation near homes.

Chief Maughan pointed out the interactive map on the City's website would identify what fireworks would be allowed based upon an address. He expressed confidence the public had been responsive to the City's past interactive map and restrictions.

Mayor Pro Tem Morris requested clarification how the City's Fire Department would be affected by Governor Cox's drought declaration. Chief Maughan didn't believe it would have much of an impact to Layton City other than having federal resources available should the City experience a fire. He continued to explain how funding would be disbursed during an emergency.

Councilmember Kolendrianos identified a vacant parcel of property and expressed concern about maintenance and whether the City should consider amending its ordinance and a discussion followed. Alex Jensen, City Manager, responded Staff could propose a change to the ordinance at the Council's direction and the discussion continued. No direction was given to Staff to proceed with amending the ordinance.

Mr. Drake shared examples of definitions for 'parking structures' within the state code.

Chief Maughan, Gavin Moffat, and Doug Bitton left the meeting at 6:18 PM.

COUNCILMEMBERS' REPORTS

Councilmember Thomas announced the following:

- July 4th parade applications would be accepted until Friday, June 5, 2026. There would be a \$25 entry fee.

Councilmember Bloxham inquired about political parade entries in the parade and inquired if that was addressed in the parade application. David Price, Parks and Recreation Director, shared an example from a few years ago. He explained the parade application had been changed and informed the Council of the City's parade policy.

- Surf 'n Swim summer passes were currently available for purchase and reviewed the pricing categories.

Councilmember Smith Edmondson informed the Council she would be attending the Prevention Conference in Bryce Canyon from Wednesday, June 10, 2026, through Friday, June 12, 2026. She reported an Executive Board Member had shared a presentation with the South Weber City Council regarding its

possible participation in CTC (Communities That Care). She mentioned it would be hosting a booth at its City celebration. She reminded the Council high school students living in South Weber attend Northridge High School and CTC funding and programs supported the high schools within the City. She explained the importance of that coordination for resources to support the programming.

Councilmember Bloxham mentioned the number of emails opposed to the designation of an off-leash dog park at Eastridge Nature Park and expressed appreciation for the representation of both opinions. He expressed his desire for this to be discussed during a future meeting. A discussion followed regarding the RAMP (Recreation, Arts, Museum, and Parks) appropriation to complete the Eastridge Nature Park/Trail and off-leash trail. Mr. Price believed the direction from the Council would be for the designation of an off-leash dog facility and the discussion continued. Mr. Price stated the finer details had not yet been discussed nor determined and announced Staff would follow the Council's direction. The discussion continued.

Mayor Petro arrived at 6:32 PM.

Councilmember Kolendrianos reported he had attended Open Doors Board Meeting on Wednesday, May 20, 2026, and informed the Council it had moved into its new facility and believed it would be conducive for its future needs. He mentioned it was in the process of selling its Clearfield property and the Layton facility was currently for sale. He added the transfer of the food bank with the Bountiful Food Pantry would be completed by December.

Mayor Pro Tem Morris announced the RAMP Commission would be making recommendations for amendments to the ordinance and updates to the application process. He requested the Council be willing to provide specific direction regarding the recommendations.

Councilmember Smith Edmondson inquired whether the Landscape Ordinance would be coming before the Council. Mr. Jensen responded that should be on the next agenda and identified the noticing time constraints for both the Planning Commission and City Council.

MAYOR'S REPORT

Mayor Petro encouraged participation with the City's America250 events and celebration. She requested the Council's participation in a short video and encouraged them to decorate their properties.

Councilmember Smith Edmondson left the meeting at 6:38 p.m.

CLOSED MEETING:

MOTION: Councilmember Bloxham moved to adjourn the meeting and convene in a closed meeting at 6:39 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares and to discuss Pending or Reasonably Imminent Litigation. Councilmember Kolendrianos seconded the motion, which passed unanimously.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE, OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, ANDN/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES, OR SYSTEMS AS PERMITTED UNDER UTAH CODE 52-4-205

MOTION: Councilmember Kolendrianos moved to open the meeting at 7:00 p.m. Councilmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purposes for the closed meeting of the Layton City Council on the **21st day of May, 2026**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares and to discuss Pending or Reasonably Imminent Litigation.

Dated this 3rd day of September, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder