

**MINUTES OF LAYTON CITY  
COUNCIL MEETING**

**FEBRUARY 2, 2023; 7:03 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, CLINT  
MORRIS, TYSON ROBERTS, BETTINA SMITH  
EDMONDSON, AND DAVE THOMAS**

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, CHAD  
WILKINSON, JOELLEN GRANDY, AND TORI  
CAMPBELL**

**The meeting was held in the Council Chambers of the Layton City Center.**

Mayor Petro opened the meeting and welcomed the public. She acknowledged Erin Harding, Youth Council Representative, participating on the dais. Councilmember Smith Edmondson led the Pledge of Allegiance and offered the invocation.

**MINUTES:**

There were no minutes presented for approval.

**MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Smith Edmondson announced the following:

- Black History Month was designated for the month of February and encouraged others to learn more about it and become familiar with its history.
- Davis Arts Council's Small Stage Series had scheduled performances at 6:00 and 8:00 p.m. on Friday, February 3, 2023.
- OPPA (On Pitch Performing Arts) would be performing Cinderella and indicated tickets could be purchased from its website.
- Bobby Porter, the basketball coach at Layton Christian Academy, would be retiring after this season and the last home game would be played on Friday, February 3, 2023.
- Communities That Care (CTC) had a number of workshops available for families. She explained the organization focused on drug and alcohol prevention, as well as suicide prevention for the youth of Layton City. She reviewed some of the specific classes available: Learning to Breath Program for both youth and adults; Strengthening Families, a six-week program taking place on Monday evenings. She mentioned free dinner and child care would also be available. She directed those interested to the Davis Behavioral website to find the available classes.

Councilmember Roberts reminded the public of the Family Recreation Valentine's Dance at Central Davis Jr. High on Friday, February 10, 2023, at 6:30 p.m. He mentioned a live band would be performing.

**PRESENTATIONS:**

There were no verbal petitions or presentations.

**CITIZEN COMMENTS:**

There were no citizen comments.

**CONSENT AGENDA:**

**AMENDED PLAT – MAIN STREET COMMONS SUBDIVISION – 1<sup>ST</sup> AMENDMENT – 1270 NORTH MAIN STREET**

Chad Wilkinson, Community and Economic Development Director, shared a visual illustration identifying the location of the subdivision and surrounding uses. He explained the proposed plat amendment would create two lots, Lots 6 and 7 from Lot 3 and part of Lot 5, for a proposed pet hospital and vehicle quick lube business. He mentioned both uses were permitted in the C-H (Planned Highway Commercial) zone and the General Plan designated the property within the Main Street Mixed-Use Corridor. The newly created Lot 6 would be approximately 0.46 acres in size and Lot 7 approximately 0.49 acres; both lots met the minimum lot size requirements and were currently vacant. He reported the Planning Commission reviewed the request during its meeting on Tuesday, January 10, 2023, and unanimously recommended approval. Staff also recommended approval of the amended subdivision plat for 1270 North Main Street.

Councilmember Roberts inquired where the accesses for both businesses would be located. Mr. Wilkinson responded the item hadn't yet advanced to the Site Plan process, but identified the location of the proposed curb cut and pointed out there were cross access easements across the lots in the area.

Councilmember Roberts also inquired as to which lot would be the veterinary clinic and which would be the lube shop. Mr. Wilkinson mentioned the veterinary clinic would require a Conditional Use Permit; however, the quick lube was a permitted use. He indicated the veterinary clinic would be located on the newly created Lot 2 with the quick lube located on Lot 1.

**AMENDED PLAT – LAYTON PARKWAY NORTH SUBDIVISION – 2<sup>ND</sup> AMENDMENT – 50 WEST 400 SOUTH**

Mr. Wilkinson recognized JoEllen Grandy, Parks Planner, representing Layton City Parks Department, and mentioned she had been instrumental in creating the trail connection and obtaining grant funding for the pedestrian overpass connecting to the UTA (Utah Transit Authority) FrontRunner Station. He oriented the Council with the location on both a map and an aerial map. He explained the proposed request would amend Lot 1 of the Layton Parkway North Subdivision to accommodate the trail easement. The subdivision was located in the Mixed-Use Transit Oriented Development (MU-TOD) zone. He explained Lot 1 was currently under construction as a multi-family apartment project consisting of two four-story apartment buildings and a club/pool house. The City's Parks Department had been working with the lot owners in continuing the Kays Creek Trail through this lot, which required a 20-foot wide trail easement. This easement was planned to traverse along Kays Creek, which was the north portion of Lot 1. The Kays Creek trail was integral to the site as an amenity for the residents and general public.

He emphasized the purpose for the amendment would be to locate and record on the plat, the 20-foot wide trail easement and to create a landing pad for the future pedestrian overpass providing access to the FrontRunner Station and also providing a connection to the Kays Creek Trail. He stated the Planning Commission reviewed the request during its meeting on Tuesday, January 10, 2023 and unanimously recommended approval.

He asked if there were any questions and there were none.

**MOTION:** Councilmember Bloxham moved to approve the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed unanimously.

**PUBLIC HEARINGS:**

There were no public hearings.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**The meeting adjourned at 7:15 p.m.**

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Tori Campbell, Deputy City Recorder