

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

SEPTEMBER 20, 2018; 5:39 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,
BRUCE DAVIS, TOM DAY, SCOTT FREITAG
AND JOY PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
LON CROWELL, TIM WATKINS, TRACY
PROBERT AND KIM READ**

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

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

UPDATE – REDEVELOPMENT AGENCY (RDA) PROJECT AREAS

Bill Wright, Community and Economic Development Director, distributed the RDA/EDA/CDA report as of September 2018 to the Council and reviewed it with the Council. He referred to a map reflecting the different RDA, EDA and CDA areas located within the City and reviewed specifics with each one.

Councilmember Davis asked about the climate from the taxing entities and Mr. Wright responded a significant amount of negotiations take place with the taxing entities during the designation of the RDA project areas and explained the criteria generally used for consideration.

He referred to the chart reflecting RDA tax increment for the South Main and Fort Lane Redevelopment Project area and reviewed its success with the Council. A discussion took place regarding the recession and its affect in prohibiting growth from 2010-2015. He mentioned the Layton Parkway interchange was constructed during the recession and spoke to the benefits of government constructing infrastructure and building during a recession. He also pointed out how it contributed to other development within the area. He believed the Winkel property would contribute to the final success of the project area.

Councilmember Freitag believed the UTA (Utah Transit Authority) FrontRunner Station and the new IHC (Intermountain Health Care) Layton Hospital should also have been included in the discussion and graph. Councilmember Brown recollected Gold's Gym was originally in that RDA area and Mr. Wright responded in the affirmative. He mentioned even though the IHC facility hadn't been included within the RDA, it was initially a significant investment which abruptly stalled following the rezone due to implementation of the Affordable Care Act. He stated the project area had been designed in such a way that a single project could narrow the gap between the projected tax increment and actual revenue. He expressed his opinion rapid growth would continue due to the strong economy.

Mr. Wright directed the Council to the East Gate EDA Project Area chart and reviewed the figures. He pointed out the benefit had been recognized due to development in the general area which was not included within the EDA Project Area.

He directed the Council to the Antelope Drive CDA Project Area which included the RC Willey project and explained the obligations to both the City and RC Willey. He mentioned the City wouldn't receive any tax increment until the development of the property was first assessed. He indicated the City would need to determine if that should happen before or after the store was opened and explained the criteria the Council should consider in making that determination.

Councilmember Freitag requested Mr. Wright remind the Council why the Antelope Drive CDA Project Area didn't include adjacent parcels of property in the area. Mr. Wright reminded the Council of the challenges specific to bonding associated with the school district and the timing associated with the designation of the project area. He believed opportunity would present itself in the future to designate a new project area for this parcel.

Councilmember Brown recollected the RDA had not only contributed funds to Layton Cycle but Gold's Gym as well. Mr. Wright responded he would have to research whether Gold's Gym had received funds and if so indicated those figures would be included if applicable and provide an updated illustration to the Council.

Mr. Wright reviewed the South Main/Fort Lane RDA valuation and the dates specific to creation, initiation and completion. He spoke specifically to the following businesses/redevelopment in the RDA areas and reviewed the investment, increment received and current value associated with each: Kay's Crossing, Historic Train Station – Café Sabor and UTA parking, Winkel Properties, Destination Homes, Young Kia, Village at Church and Main, Home Depot, Layton Parkway, WinCo, CVS, and Black Bear Diner. Councilmember Brown inquired if there was a cap on how much tax increment could be generated specific to Young Kia and Mr. Wright responded he would also need to research that and report back at a later date.

Mr. Wright reviewed the East Gate Economic Development Area businesses and reviewed the tax increment associated with the following: Janicki, Kihomac, WesTest, Grayhawk Business Park and Layton Medical, and Fairfield Road extension within the East Gate development with the Council.

Mr. Wright spoke to the RC Willey located in the Antelope Drive Community Development Area and reviewed specifics with the Council.

Mr. Wright reported the Davis School District's participation in the Downtown RDA would expire in 2019 and pointed out the benefits for them to continue participating in the RDA and indicated the City should soon begin conversations with the District and a discussion followed.

The Council expressed appreciation to Mr. Wright and Lon Crowell for the information provided both verbally and in the Report.

UPDATE – JAQUES ANNEXATION

Gary Crane, City Attorney, reminded the Council it recently approved the Jaques annexation with the condition that a street exist through the center of the property. He stated the proposed subdivision would be a private subdivision. He indicated it would be in the best interest of the City to not create a circumstance in which a City street existed on private property via an easement. He reported language in the annexation and development agreement reflected the City would have access through the subdivision; however, the property owner had the authority to close off the road, if it chose to do so, in the future. He expressed his opinion this was unlikely. He informed the Council if the road was a public street, the City would be obligated to snowplow and maintain it. He indicated there were other subdivisions with similar streets and emphasized the City/public had access.

Mr. Crane clarified the motion approving the Jaques annexation had included language that the road within the development remain open to the public and not be a "private" road within the development. He pointed out he was merely making the Council aware of the change.

MAYOR'S REPORT

Mayor Stevenson announced the City had sponsored a table at the Boy's and Girl's Club Conference at the Ogden Eccles on Saturday, October 13, 2018. He invited the councilmembers to attend the event and inform Staff if they could not attend.

He informed the Council the HAFB (Hill Air Force Base) Roundup was scheduled for Thursday, October 4, 2018, beginning at 6:00 p.m. and suggested the City Council meeting be moved to 5:00 p.m. Mr. Wright reported a public hearing had been noticed for 7:00 p.m.

He stated a City Council meeting was scheduled for Thursday, December 20, 2018, and suggested cancelling that meeting and the Council expressed agreement.

Councilmember Brown expressed appreciation to the Council for their help with the appreciation lunch served earlier today. The employees really enjoyed it and she believed it was a great success.

Councilmember Day reported the Planning Commission had requested a joint meeting with the City Council for the purpose of discussing the PRUD Ordinance. Mayor Stevenson asked if the Council would be receptive to meeting with the Planning Commission during one of their meetings on a Tuesday night and the Council expressed agreement.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder