

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JUNE 2, 2022; 5:39 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, KEVIN MCGAHA, CHAD
WILKINSON, STEPHEN JACKSON, TRACY
PROBERT, ED FRAZIER, AND KIM READ**

EXCUSED:

GARY CRANE

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

Mayor Petro opened the meeting.

AGENDA:

COUNCILMEMBER REPORT

Councilmember Thomas announced the Layton City Youth Council was in the process of completing a service project, collecting trash, at the Welker Trailhead. He expressed his opinion the signage was effective in discouraging photography in the open space.

Mayor Petro invited the Youth Council to help with the distribution of popsicles along the Fourth of July parade route and Councilmember Thomas responded in the affirmative for the Youth Council.

Councilmember Smith Edmondson requested direction with how members of the Council should address inaccurate comments which might be shared during the public hearing specific to water rates. She also expressed concern with commercial properties consisting of large grassy areas being watered during recent rain storms and inquired if data could be compiled which identified square footage comparisons to residential areas of similar size.

Mayor Petro indicated the budget item would be moved to the end of the agenda to allow Staff the opportunity to present some educational information.

PRESENTATION – 9/11 MEMORIAL REPORT

Jennie Taylor, Major Brent Taylor Foundation, reminded the Council this year marked the 21st anniversary of 9/11, Davis Remembers. She expressed her excitement at bringing the Davis Remembers mobile museum to Davis County the week preceding September 11. She announced Johnny Ferry would explain the details.

Johnny Ferry, Major Brent Taylor Foundation, expressed appreciation for allowing the group to conduct planning meetings in Layton City Offices. He stated the project had been completed in conjunction with the 9/11 museum in New York City. He explained the presentation would take place at the Legacy Event Center at the Davis County Fairgrounds the week of September 11. He shared a visual presentation illustrating what could be expected by those attending the mobile museum. Ms. Taylor also explained the desired effect the presentation would have for participants. Mr. Ferry requested the City assist with advertising and promoting the event. Ms. Taylor solicited local connections which could be shared during the presentation. Mr. Ferry also requested the City identify four distinctive photos which illustrated or portrayed Layton City's history and/or heritage which could be displayed. He mentioned the event would

be free to the public; however, there were costs associated with bringing the event to the County and requested the City provide a list of possible businesses which might be interested in sponsoring the event. Ms. Taylor added the foundation was a 501C3 organization.

Councilmember Thomas asked about the possibility of using a flag from the Foundation for the City's Fourth of July Parade and a discussion followed.

Ms. Taylor invited volunteers to play a softball game with soldiers on Tuesday, June 14, 2022.

UPDATE – DAVIS COUNTY

Mayor Petro welcomed Davis County Commissioner, Lorene Kamalu to the meeting. Commissioner Kamalu introduced herself to the Council and distributed a handout reflecting the current Commission's assignments for 2022 and other county elected officials. She briefly reviewed her assignments and responsibilities on the Commission. She mentioned the Davis County Memorial Courthouse Open House was scheduled for Friday, June 10, 2022, following its historical renovation. She also mentioned the proposed remodel of the indoor arena for the Legacy Events Center. She asked if there were any questions from the Council.

Councilmember Roberts mentioned the Davis Conservation District wasn't reflected on the assignment sheet.

Councilmember Bloxham requested clarification for separating the Clerk and Auditor's Office. Commissioner Kamalu explained the population of the County had significantly increased and reviewed the duties of each of those positions pointing out the Auditor's responsibilities were related to finance and the Clerk's responsibilities were elections and licenses offered through the county. She added State Statute identified when and how these two offices could be separated which was related to an election.

She expressed appreciation to Tracy Probert, Finance Director, for his service on the Internal Audit Committee, which was one of the Auditor's responsibilities to oversee.

REZONE REQUEST – 2535 NORTH HILL FIELD ROAD – CP-1 (PLANNED NEIGHBORHOOD COMMERCIAL) TO MU (MIXED-USE) – ORDINANCE 22-05

Chad Wilkinson, Community and Economic Development Director, shared a visual illustration and informed the Council the Planning Commission forwarded a positive recommendation via split vote and desired to provide the Council an explanation.

He identified the location of the parcel and announced the proposed rezone. He mentioned concern had been expressed by some commissioners about converting Commercial zoning to Mixed-Use, which allowed for residential use. He shared an illustration of the General Plan and reported this particular area was closely scrutinized during the General Plan update process. He mentioned Staff identified this area as a place which made sense to provide housing for Hill Air Force Base (HAFB) and explained it met the following qualifications:

- Located on a major roadway within the City
- Located on a major transit route within the County and identified the designated UTA (Utah Transit Authority's) bus route which carried a decent amount of riders

He also explained that during the General Plan process it was anticipated that some underperforming commercial sites would be converted to Mixed-Use or housing. He informed the Council, Staff was identifying areas which were viable commercial parcels and shared some examples.

He emphasized the Commission did forward a positive recommendation for the zone change and a discussion took place. Mr. Wilkinson indicated the focus of the discussion was with the land use; converting Commercial property to Mixed-Use and the discussion continued regarding the commercial

component in conjunction with the housing. He clarified the Mixed-Use didn't necessarily require retail on the lower level with vertical housing along arterial corridors; rather, it was to create a mix of uses occurring across property boundaries and suggested vertical Mixed-Uses might not be viable on every single parcel. He pointed out this parcel was not a high performing parcel and had been underperforming for some time, which supported the rezone.

PROPOSED BUDGET FOR FISCAL YEAR 2022-2023

Tracy Probert, Finance Director, shared a visual presentation and stated he was prepared to review changes since adoption of the Tentative Budget which included the following:

- Proposed water rate increase
- 9-1-1 Dispatch Center Project
- Market based wage adjustments

He pointed out and spoke to the following topics and their respective relationship to the proposed water rate increase:

- Water Master Plan and Rate Study completed in 2017
- Pandemic interrupted the plan
- Inflation – Compensation, Operations, Capital Projects (up to 30% over original estimates)
- Maintain a top rated Class A System
- Drought and continuing conservation efforts
- Conservation and the effect on revenue

Stephen Jackson, City Engineer, reviewed information identified in the Water Master Plan:

- Existing water system
- Supply and demand projections
- Peak supply and demand projections
- Distribution system evaluation
- Recommended system improvements

He mentioned the following deliverables:

- 10-year Capital Facilities Plan
- Impact Fee Analysis
- Water Rate Study

He reviewed statistics and specifics associated with the City's existing culinary water system and emphasized the City's system was a very complex system with very few in the State comparable to that of Layton City's. He mentioned the estimated system replacement value was \$265 million. He reviewed the 5-year Capital Improvement Plan and respective costs associated with each identified project which totaled \$50,843,281, at today's costs and including costs associated with meters for secondary water connections.

He reviewed comparisons of water usage comparing agriculture to other outdoor usage and explained how agriculture water rights were implemented within the State of Utah. He informed the Council the amount of water available to every water user was decreased, including agriculture users.

Mr. Jackson explained how the City addressed water needs associated with development and highlighted the following:

- Development was required to bring the needed water to the system specific to said development
- This water was generally repurposed from the agriculture use
- Multi-family and townhome developments used far less outdoor water than single family
- The City adopted a new water-wise outdoor landscaping ordinance
- Utah's housing shortage required the City to carefully balance new development in conjunction with water conservation

- Water was a finite resource and the legislature recently required the installation of meters for secondary water systems
- Property owners had the right to develop their respective property based on the City's General Plan.

A discussion took place regarding water use by large outdoor commercial users such as schools and churches. Mr. Probert requested direction from the Council regarding speaking points they would like Staff to highlight during the presentation in the regular session and the discussion continued. He pointed out anything larger than ¾" in meter size was specific to a commercial (school/church) or industrial user.

Mr. Probert shared the proposed culinary water excess consumption rates with the City. He also shared a comparison reflecting other cities culinary water rates which reflected/concluded there was only one Davis County City with a lower water rate. He shared an example of a minimum water bill, reflecting the proposed water rate increase.

ACCEPT QUIT-CLAIM DEED – 0.07 ACRES OF PROPERTY OWNED BY CHRISTIAN LIFE CENTER – RESOLUTION 22-24 – APPROXIMATELY 2360 CANYON VIEW DRIVE

This item wasn't addressed by the Council.

MAYOR'S REPORT

No Mayor's report was shared.

The meeting adjourned at 6:56p.m.

Kimberly S Read, City Recorder