

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

OCTOBER 20, 2022; 5:30 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, LON CROWELL, TRACY
PROBERT, TERRY COBURN, STEPHEN
JACKSON, ED FRAZIER, AND KIM READ**

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

Mayor Pro Tem Bloxham opened the meeting.

AGENDA:

COUNCILMEMBER REPORT

Councilmember Smith Edmondson reminded the Council it was invited to the Communities That Care meeting with key leaders scheduled for Friday, November 4, 2022. She mentioned invitations would be sent soon and explained a lunch would be provided as the meeting was scheduled from 12:00 – 3:00 p.m.

Councilmember Morris reported the new members to the RAMP (Recreation, Arts, Museum, and Parks) Commission were sworn in during its last meeting and the new Chair and Vice Chair were elected. He announced the Chair was Cameron Cross and the Vice Chair was Bridget Gerrard.

Mayor Pro Tem Bloxham informed the Council he sat in on a meeting with Open Doors and announced it was preparing for holiday season and was anticipating a great need due to the nature of the economy and inflation. He indicated donations for teens were always needed and had some great ideas/solutions for meals and services.

He also mentioned Interim committees with the Legislature were taking place.

WEST DAVIS CORRIDOR ECONOMIC DEVELOPMENT ANALYSIS

Lon Crowell, Economic Development Director, introduced Rob Sant, Lewis Young Robertson and Burningham, selected to complete an economic impact study for development near the interchanges for the West Davis Corridor. He indicated five cities participated in the grant for this purpose.

Mr. Sant reviewed his previous experience working with Davis County which resulted in applying for a grant on behalf of the five cities: West Point, Syracuse, Layton, Kaysville, and Farmington, to identify the development benefits along the West Davis Corridor as a cohesive group as opposed to each entity developing their individual respective Plan. He reported Transportation Land Connection (TOC) funds administered by Wasatch Front Regional Council (WFRC).

Mr. Sant announced the presentation would explain the findings of the Study which was completed with a market lens to identify what type of development the market could support at the interchanges. He

suggested the participating cities should use the study in making decisions specific to land use at the interchanges moving forward. He stated there were seven interchanges along the corridor from Farmington to West Point and shared the presentation.

Mayor Petro arrived at 5:37 p.m.

He shared demographics identified in the study:

- Population
- Household adjusted gross income
- Age
- Education

He reviewed information specific to taxable sales specific to the City for the previous nine years and concluded Layton City was a regional draw. He also reviewed market data which identified the following currently available along the I-15 corridor:

- Competitive office sites
- Competitive industrial sites
- Competitive commercial sites

He reviewed the following Real Estate trends:

- Industrial
- Office
- Retail
- Residential

He mentioned it was anticipated the market would see an increase demand for office and retail space. He also spoke to the projected residential housing demand.

He shared a visual illustration identifying the Layton node along the West Davis Corridor which identified the supportable future development within the area that suggested a regional business park, including a residential component. He also identified the projected fiscal benefit to Layton City and expressed his opinion the actual impact of the West Davis Corridor to the City would be much higher.

Mr. Sant asked if there were any questions. Mr. Crowell mentioned this was a condensed version of the analysis and stated he would be providing the Council a hard copy of the Study. A discussion took place regarding the projected future development and Mr. Sant pointed out the traffic study and vehicular traffic hadn't been included within the study and suggested WFRC would need to complete a separate study for that data and/or projections.

Alex Jensen, City Manager, expressed his optimism the Study reflected family sustaining jobs for the area proposed for development with manufacturing, industrial, and/or professional jobs and a discussion followed regarding those benefits.

Mr. Crowell mentioned the analysis was compatible with the City's General Plan and identified Goals.

Mr. Sant left the meeting at 5:57 p.m.

PRESENTATION – COMPATIBLE LANDS FOUNDATION

Chad Wilkinson, Community and Economic Development Director, introduced Joe Knott, Compatible Lands Foundation (CLF), and informed the Council, City Staff had met with him and learned how the organization supported Hill Air Force Base (HAFB) with the conservation easement with private landowners.

Mr. Knott introduced Darren Lilley, local representative, and shared a presentation with the Council specific to the Readiness and Environmental Protection Integration Program (REPI). He announced the buffer program was implemented at HAFB in 2017. He reviewed how the CLF worked to preserve compatible land use near military bases by acquiring and holding: conservation easements, restrictive easements, and fee purchased lands.

He also reviewed current activities and responded to questions from the Council which were specific to the following: timing, funding, and land values and scenarios specific to different types of property uses.

Mayor Petro and the Council asked questions and Mr. Knott provided responses to the following:

- The amount of time needed to create an easement
- Whether deals for easements currently in process were funded
- How timing and increasing property values within the one year time frame impact the deal for the easement
- Identified acreage for easements within the City
- The property owner had received prior compensation for use restrictions being placed against the property
- Did the property owner have the opportunity to complete its own appraisal
- Issues or violations after closing

Mayor Petro allowed residents to ask Mr. Knott questions and the discussion continued. Mr. Knott pointed out the property owner had the opportunity to change their mind anytime during the process up until payment had been accepted.

Mr. Knott and Mr. Lilley left the meeting at 6:39 p.m.

MAYOR'S REPORT

Mr. Jensen, mentioned Stephen Jackson, City Engineer, was present to share the most recent water report and inquired whether there was interest on behalf of the Council. He mentioned Terry Coburn, Public Works Director, would be presenting the agenda item, the amendment to the Water Conservation Plan, during the regular City Council Meeting immediately following this meeting; however, he wouldn't share in depth information. The Council expressed interest in the information and requested clarification specific to the proposed bonding.

Mr. Jackson clarified the following:

- The State of Utah was requiring the City to restrict water use between the hours of 10:00 a.m. and 6:00 p.m. for outdoor watering
- Gary Crane, City Attorney, would explain the purpose for the bonding
- Water Conservation Plan

Mr. Crane explained the City would be receiving a loan from the State of Utah for the installation of secondary water meters and it required the City to bond to guarantee the loan payments. He explained the parameters resolution, the agenda item, was the first step associated with bonding and indicated a public hearing would follow.

Mr. Jensen pointed out this was the same process associated with any type of bond and spoke to the State's requirements associated with receiving the funding and a discussion followed regarding the timing and installation of the meters, and water conservation. He suggested there were other avenues available to the State to ensure its payments which wouldn't have any costs or burden to the City and Mr. Jackson continued to discuss specifics associated with the grant funding. A discussion also took place regarding water conservation data provided by the State and other water districts.

The meeting adjourned at 6:57 p.m.

Kimberly S Read, City Recorder