

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JANUARY 5, 2023; 5:30 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

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

EXCUSED:

TYSON ROBERTS

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, TERRY COBURN,
STEPHEN JACKSON, CHAD WILKINSON, ED
FRAZIER, AND KIM READ**

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

Mayor Petro opened the meeting.

AGENDA:

COUNCILMEMBER REPORT

Councilmember Smith Edmondson requested a future work meeting discussion regarding the scheduling and use of the Ed Kenley Amphitheater specific to the prioritization for the Davis Arts Council.

Councilmember Thomas announced members of the Youth Council had been assigned a mentor for each of the elected and appointed positions. He mentioned participants would be attending future meetings. Mayor Petro expressed appreciation at Staff's willingness to mentor the youth.

Councilmember Morris announced the RAMP Commission would be reviewing grant submissions and announced the deadline had ended.

PRESENTATION – DAVIS AND WEBER COUNTIES CANAL COMPANY

Rick Smith, Davis and Weber Counties Canal Company and Fred Philpot, Lewis Young Robertson and Burningham were in attendance to share a presentation on water rates. Mr. Smith reviewed the history associated with the current drought, mentioned the anticipated water outlook, and suggested the recent storms were encouraging. He reviewed the Capital Projects needed in the future. He identified the number of meters it currently owned and mentioned the grants it had received for this purpose. He announced the secondary water rates had remained the same since 2011 and recently hired Lewis Young to complete a rate study to analyze revenues and expenditures needed to meet operations now and future demands for secondary water.

Mr. Philpot reviewed the financial ratios used in completing the rate study:

- Revenue sufficiency
- Cash reserves
- Debt service coverage ratio
- Ease of implementation and equity
- Recommend rates be reviewed every 2-5 years

He reviewed the scenario analysis which justified immediate action for secondary water rate increases followed by a review of the proposed new rate schedule, respective to acreage and meter size, specific to Layton City users. He announced the rates needed to be adjusted as soon as possible for the 1200 Layton City connections.

Mayor Petro asked if the proposed rate increase would be distributed equitably to all users of Davis and Weber Counties Canal Company since the rate increase was a result of legislation mandating the meter installation. Mr. Smith responded in the affirmative and indicated he would be meeting with other participating entities within the next few months. He stated the majority of users had one-inch meter connections. He indicated notifications would be sent to users after he had been able to meet with all other participating entities. A discussion took place specific to how the billing would occur and how much grant funding had been received by Davis and Weber Counties Canal Company. Mr. Philpot pointed out the model reflected future grant funding and low interest loans offered by the State of Utah. Mr. Smith also pointed out 11% of their users had installed meters prior to the legislation requiring secondary water metering.

Alex Jensen, City Manager, requested clarification about the matrix used in allocating costs and Mr. Philpot responded the number of connections and acre feet of water, as well as direct allocation costs were used. Mr. Jensen requested the data be forwarded to City Staff in order to respond to rate increase questions which could be asked by City users.

Mayor Petro suggested all water companies be consistent with their respective water use restrictions in regard to water conservation efforts to avoid confusion on behalf of the customer.

Mr. Philpot left the meeting at 6:05 p.m.

DISCUSSION – LEGISLATIVE PRIORITIES

Gary Crane, City Attorney, reviewed a tentative agenda regarding the Special Council Meeting scheduled for Tuesday, January 10, 2023, with the Legislative delegation and a discussion followed. The following items were identified as items of discussion:

- Water metering
- Great Salt Lake
- Landscaping/water mandates
- Taxes – property tax, gas tax
- Land use – “Transformative changes” on housing

Councilmember Bloxham stated he would like a discussion regarding the judicial legislation, known as JRI (Justice Reinvestment Initiative), and referenced a specific recent incident within Layton City in which he believed this particular individual should not have been free and on the street with the regular public, being allowed to put other lives at risk by his actions.

Mr. Smith left the meeting at 6:33 p.m.

PROPOSED AMENDMENTS TO TITLE 18 “LAND USE DEVELOPMENT” AND TITLE 19 “ZONING” TO CORRECT ERRORS, MAINTAIN CONSISTENCY AND UPDATE STANDARDS FOR DEVELOPMENT IN LAYTON CITY – ORDINANCE 23-02

Chad Wilkinson, Community and Economic Development Director, explained Staff had identified the need for numerous updates as a result of previous legislation which created inconsistencies in City Code. He reviewed and explained the following changes:

- Corner lot setbacks
- Remove car wash from MU and MU-TOD zones
- Principal and Accessory Use Structures specific to ‘peak of roof’
- ADA (Americans with Disabilities Act) Accessible Parking Standard clarifications including a reference for International Code Council (ICC)
- Major change to specific design standards - restricts pole signs and/or box panel cabinet signs; not permitted in MU and MU-TOD zones

CLOSED MEETING TO DISCUSS PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

CLOSED MEETING:

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:42 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Thomas seconded the motion, which passed unanimously. **Councilmember Roberts was not present for the vote.**

MOTION: Councilmember Bloxham moved to open the meeting at 6:55 p.m. Councilmember Thomas seconded the motion, which passed unanimously. **Councilmember Roberts was not present for the vote.**

MAYOR'S REPORT

Mayor Petro suggested a Strategic Planning Work Meeting be scheduled for Tuesday, January 17, 2023, 4:00 pm at Fire Station 51. Mr. Jensen reviewed some prospective agenda items and the Council expressed agreement with scheduling the meeting.

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 purpose for the closed meeting of the Layton City Council on the **5th day of January, 2023**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Dated this 16th day of March, 2023.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder