

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**APRIL 4, 2024; 6:18 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, DARREN CURTIS, WESTON  
APPLONIE, LON CROWELL, STEPHEN  
JACKSON, ED FRAZIER, AND KIM READ**

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

Mayor Petro opened the meeting.

**AGENDA:**

**UPDATE – DAVIS ARTS COUNCIL**

Terri Cowan, Davis Arts Council (DAC), Director of Development, announced DAC would be celebrating its 45th year and expressed gratitude for the City's continued and generous support and willingness to partner with DAC. She introduced Kristin Wojciechowski, who had been selected as the Director of Development. She explained how the organization was able to serve the community year round and expressed appreciation to Layton City for recognizing the benefits of arts within the community. She reported approximately 40,000 people were served last year with the different programming, 80% which was free to the community and without RAMP (Recreation, Arts, Museum, and Parks) Grant Funding and Layton City, this wouldn't be possible. Patrons also brought economic value to the City and reported residents of 17 counties, other than Davis County, and 63 residents of other states, had participated with events.

Ms. Wojciechowski introduced Dawn Brandvold, DAC Selection Committee, who announced some of the performers for the Summer Nights with The Stars concerts: Bachman Turner Overdrive, Phillip Phillips, Colby Callait, and Ricky Skaggs. She announced four shows were \$10, two shows were \$15, with the most expensive grass seating at \$20 for the regular season concerts. She added special engagements would be priced a little higher and explained the intent was to provide affordable entertainment to the community.

Ms. Brandvold mentioned the Sunday Evening Concerts were free and reported over 140 submissions had been received from local performers and the Free Friday Movies were also family friendly. She expressed her opinion the Kenley Amphitheater and DAC was a jewel within the City. She explained auditions were also required for performers to sing the National Anthem at every performance.

Ms. Wojciechowski distributed DAC calendar of events to the Council.

Mayor Petro expressed appreciation to Ms. Cowan for her contribution in making the DAC such a great success and stated she would greatly be missed. Ms. Cowan expressed appreciation to the City Council and Layton City for its continued support of the DAC.

**BUDGET DISCUSSIONS**

Tracy Probert, Finance Director, shared a visual presentation specific to the City's Enterprise Funds with the Council. He reviewed the Water Fund and indicated it was in a healthy position and mentioned the

rate increase which occurred in July 2022 had resulted with the intended effect with the recovery following water restrictions and drought conditions. He indicated the small increase in water usage combined with the rate increase supported capital projects with a healthy reserve balance needed to complete the remaining projects in the 5-year plan and beyond. He reported Weber Basin Water would address the Council during a future meeting regarding its rates and plans. He shared a graph reflecting water consumption rate comparisons.

He reviewed the Storm Water Fund and commented on the reserve balance. He pointed out the decrease in Impact Fees had resulted in decreased revenue and stated a rate increase was proposed.

He reviewed the Sewer Fund and stated some large projects had been completed over a three-year period. He reminded the Council the \$29.45 reflected on the City's utility bill for sewer, only \$7.95 was for Layton City; the remaining amount, \$21.50 was North Davis Sewer District's pass through for treatment. He mentioned the reserve balance was lower than what was desired by Staff.

He reviewed the Street Lighting Fund and reported over \$2 million of projects had been completed over a three-year period. Councilmember Morris inquired whether the City would be in a position to begin completing lighting projects within dark areas/neighborhoods within the City. Mr. Probert indicated that question should be asked of Stephen Jackson, City Engineer.

He reviewed the Refuse Fund and mentioned the reserve balance would determine whether a rate increase would be needed when the contract with Waste Management was renewed in a few years. He indicated it currently had a healthy reserve balance.

He informed the Council the Pool Fund didn't generally carry a reserve fund balance because it was subsidized by the General Fund. He suggested a budget amendment could be brought forth regarding the completion of some needed projects at the pool. He mentioned this transfer amount was consistently increasing. Mayor Petro pointed out there was a significant cost for the City to operate the existing pool.

He directed the Council to the Emergency Medical Fund and explained it was in a healthy position. He specifically mentioned rate increases, grant funding, changes to what the City received for Medicaid transports.

He explained the Secondary Water Fund was specific to the contract with Weber Basin to maintain its secondary water system.

He asked if there were any questions applicable to the Enterprise Funds and there were none.

Mr. Probert reviewed the Special Revenue Funds and directed the Council to the Victims Services fund. He specifically identified the amount subsidized by the City and reported grant funding had been decreasing each year; therefore, it was relying more and more on the General Fund subsidy. He added this fund wasn't intended to have much of a reserve balance.

He reviewed the Alcohol Enforcement Fund and explained its purpose and identified the General Fund subsidy. He clarified the small increase was specific to the Police Officer overseeing the Program. Councilmember Morris inquired whether this was a mandate to the City or whether it was something expected of the community by the Police Department. Alex Jensen, City Manager, responded grant funds to help offset costs were available if the City chose to participate in an enforcement program.

Mr. Probert directed the Council to the E911 Fund and highlighted the significant changes to the figures and reminded the Council it was a result of providing E911 services to Clearfield City and North Davis Fire District. Layton City would be the recipient of their respective revenue from phone bills. He also identified the costs associated with providing services to these entities to then be billed. He further explained the personnel costs would be accounted for under the Communications Division of the Police Department. He pointed out there were restrictions on how this fund balance could be appropriated.

He reminded the Council, Layton City was the lead agency for the Metro Strike Force and stated revenue for this fund was generated by grants and/or contributions from participating cities.

He reviewed the RDA (Redevelopment Agency) fund and highlighted the Young development project. He also reviewed the EDA (Economic Development Agency) fund and pointed out the reimbursement to the City was identified to take place in 2025 for property it purchased for the EDA. He clarified once the property was sold the transaction would take place.

He reviewed the Impact Fee Fund and reported the fund was used to complete streets, public safety, and parks projects and reviewed those projects with the Council. He pointed out the City wasn't carrying a significantly large balance in this fund and concluded the City was in a good position regarding this particular fund.

He reviewed Class "C" Road Fund and indicated there was significant activity associated with the fund and pointed out the funding associated with the carryover maintenance projects and other maintenance projects programmed for 2024. He mentioned the possible property purchase using funding from the reserve fund. He clarified the City traditionally didn't carry a large balance in this fund.

He reviewed the Prop 1 Transportation Fund and mentioned the potential property purchase for the Sugar Street re-alignment project which affected the reserve balance.

Mr. Probert identified the revenue estimated for the RAMP (Recreation, Arts, Museum, and Parks) Fund and the proposed grant fund expenditures. He pointed out the fund would continue to carry approximately one year's worth of funding.

He reviewed the Capital Projects Fund and reminded the Council it reviewed the entire project list and funding sources during the Budget Work Meeting on Wednesday, March 20, 2024.

He directed the Council to the Debt Service Fund and specifically mentioned the UTOPIA reserve payment, the park bond payment, and the UIA (Utah Infrastructure Agency) funding to help offset costs for the UTOPIA reserve payment.

He mentioned the Building Services Fund which was a result of legislation specific to building permits.

Stephen Jackson, City Engineer, responded to Councilmember Morris' earlier question regarding the Street Lighting Fund and identified the following projects:

- Highway 89 lighting was completed
- Layton Parkway and 2700 West was completed
- Aspen East was currently underway
- \$120,000 would be included in the proposed budget for residential street lighting in dark areas
- Additional lighting along Fairfield Road would also need to be appropriated

He indicated the City would be shifting into areas which weren't UDOT (Utah Department of Transportation) projects this year.

**REZONE REQUEST – SMITH'S FOOD AND DRUG – A (AGRICULTURE) TO M-2 (HEAVY MANUFACTURING/INDUSTRIAL) – ORDINANCE 24-07 – 282 WEST HILL FIELD ROAD**

Weston Applonie, City Planner, shared an illustration and explained the request was to rezone 26.41 acres of property from Agriculture to Manufacturing to develop and expand the Smith's Food and Drug operations to the adjacent property north of its existing production and storage facility. The expansion would accommodate a perishable grocery warehouse with a large freezer for frozen items. The proposal would provide additional parking and better movement of semi-trucks through both the existing and expansion site. The Planning Commission reviewed the request during its meeting on Tuesday, March 12, 2024, and unanimously forwarded a positive recommendation to the Council. Staff also supported the

recommendation.

Mayor Petro requested Mr. Applonie orient the public to the diagram adjacent to Hill Field Road and Sugar Street. He reviewed the proposed designated route for the semi-trucks and also pointed out the ingress and egress for the proposed project.

Mayor Petro mentioned this item would come before the Council during the regular meeting immediately following this meeting.

**GENERAL PLAN MAP AMENDMENT, REZONE REQUEST, AND DEVELOPMENT AGREEMENT – DOUBLE J INVESTMENTS, LTD – GENERAL PLAN MAP AMENDMENT FROM (AGRICULTURE) TO (LIGHT MANUFACTURING/INDUSTRIAL), REZONE REQUESTS FROM A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING/INDUSTRIAL) – ORDINANCE 24-09, ORDINANCE 24-08, AND RESOLUTION 24-13 – 445 EAST ANTELOPE DRIVE**

Mr. Applonie announced the applicant, Robert Love, was representing Double J Investments and was requesting a General Plan Map Amendment of approximately 5.2 acres and a rezone of approximately 3 acres. He reviewed an illustration and explained the small parcel in gray, M-1 parcel, had not been identified on the General Plan Map; however, it had been called out in the General Plan Text. This would clarify the parcel would be identified as Industrial, as well as the parcel proposed to be rezoned. He further explained the General Plan stated “limited portions of the land near Antelope Drive/Fort Lane and Fairfield Road/State Highway 193 were recognized as Manufacturing and Industrial Areas and could be considered for Industrial”. He indicated the rezone from A to M-1 and amending the General Plan Map would be considered within the General Plan since it was located near the intersections. Additionally, the development agreement attached to the Staff Report would be accompanied with the rezone request and would provide guidance for future development of the property which specifically called out prohibited uses. He reported the Planning Commission reviewed this item during its meeting on Tuesday, March 12, 2024, and voted unanimously to recommend approval of the General Plan Map Amendment, the Rezone Request, and the Development Agreement. Staff also supported the recommendation.

Councilmember Morris inquired whether this development agreement was similar to that of the car wash located near the intersection along Antelope Drive. Mr. Applonie responded it was similar; however, this development agreement was more restrictive regarding retail and commercial uses and indicated the owner was agreeable to that inclusion.

**MAYOR’S REPORT**

No Mayor’s report was shared during this meeting.

**COUNCILMEMBER REPORT**

No Councilmember report was shared during this meeting.

**The meeting adjourned at 7:01 p.m.**

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Kimberly S Read, City Recorder