

COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

December 6, 2022

The Board of Davis County Commissioners met for a Work Session at 8:30 a.m. on December 6, 2022, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA §52-4-202.

AGENDA AS POSTED

Roll Call

8:30 a.m.-9:15 a.m. **Davis County 3rd Quarter Transportation Grant (Cont'd from the 11/29/2022 Work Session)—Presented by Bartly Matthews, Community and Economic Development Transportation Planner**

9:15 a.m.-10:00 a.m. **Presentation on the Completed West Davis Corridor Study—Presented by Rob Sant and the Community and Economic Development (CED) Department**

Adjournment

DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of the content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

ROLL CALL

Davis County Commissioners in attendance: Randy B. Elliott, Chair; and Bob J Stevenson. Lorene Miner Kamalu, Vice-Chair joined virtually.

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Jeff Oyler, CED Planning Manager; Bartly Mathews, CED Transportation Planner; Neal Geddes, Chief Civil Deputy Attorney; Curtis Koch, Clerk/Auditor; Kent Anderson, CED Director; Cynda Melville, Commission Office; and Chris Bone, Human Resource Director.

Members of the public in attendance: Alex Jenson, Layton City Manager; Steve Jackson, Layton City Engineering; Liz Felix, Layton City Engineering; and JoEllen Grandy, Layton City Parks Planner. Layton City Mayor Joy Petro joined virtually.

The meeting commenced at 8:31 a.m.

WORK SESSION DISCUSSION

Davis County 3rd Quarter Transportation Grant (Cont'd from the 11/29/2022 Work Session)—Presented by Bartly Matthews, Community and Economic Development Transportation Planner (Minute 00:37)

Kent Andersen gave the Commission an update on the current projects underway at the Agricultural Heritage Center and the Legacy Events Center in the county. Bartly Matthews followed with a discussion that continued from the November 29th Work Session regarding Third Quarter Transportation Projects. Specifically, two Layton City projects were discussed. The first is a request for funding to widen West Hill Field Road between 3200 West and 3650 West. It is to increase the operational capacity of the corridor and enable Layton City to expand its transportation services to West Layton to support the population growth and UDOT's West Davis Corridor Project. The widening of this project will improve the mobility for all users but will be developed to prioritize pedestrian safety. The total project cost is \$1.1 million, with a 20 percent required match from Layton City of \$220,000 and a COG-recommended award of \$880,000.

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The second request is a pedestrian overpass bridge at the Layton Front Runner Station to span the width of the Union Pacific/Front Runner railway corridor and touch down immediately next to the Front Runner Station with direct access to their services. This will improve access and ridership to transit stations and would serve as a continuation of the Kay's Creek Trail system that travels in a northeast-to-southwest alignment from mountains on the east bench to the Shorelands Preserve on the west side of Layton. Wasatch Front Regional Council awarded Layton City a CMAQ Grant of \$2 million. Layton City has also submitted an application to UDOT for Transit Transportation Investment Funds (TTIF). The project cost is \$6.1 million, with a total match of \$2.5 million. They have requested a grant of \$3.6 million from Davis County, but after a COG review, It was recommended to award them a grant of \$2 million, knowing that additional funding may come through. JoEllen Grandy confirmed they had been awarded the TTIF grant monies for \$3.6 million. The CMAQ grant has been awarded but is federalized, meaning the entire project would revert to federalized funding if they accept the money. Kent suggested taking the TTIF grant monies and federalizing the project, and adding "the County would grant up to \$2 million" language to the agreement. The County would likely pay less than \$2 million, given all the recently awarded grants combined with the Layton City match. Commissioner Kamalu said, for the record, doing some of this work helps our community and others coming into the State of Utah and beyond. It is a big deal! These requests will be brought before the Commission next week for approval.

(See Attachments A1-A6, B1-B19, and C1-C16.)

Presentation on the Completed West Davis Corridor Study— Presented by Rob Sant and the Community and Economic Dept. (Minute 47:47)

Kent Andersen gave an introduction to the presentation. He said Davis County had developed 83 percent of its land, and 85 percent is residential. The primary driver of growth until the mid-2040s is projected to be from natural increase. Continued employment growth drives net migration becoming a more significant contributor. Thirty-five percent of the population is under 19. They analyzed the remaining available land across the cities in Davis County. The top three areas with open land for development were found in West Point, Layton, and Syracuse. The West Davis Corridor spans those cities and will create some opportunities. The West Davis Corridor Interchange Market Study is intended to help cities find the best land uses. Four interchanges along the Corridor have significant opportunities; they are SR193, Antelope Drive in Syracuse, 2700 W Layton, and North Farmington Station. It will still be up to the communities to go out and do the solicitations, zoning, etc.

Rob explained how the idea for the study came about. Each city had to contribute \$1500 towards the grant in addition to the \$150,000 grant awarded by the Wasatch Front Regional Council, which funded the study. This was a massive benefit to all of the cities to combine their efforts into one study at a lower cost to each of them.

Each of the four areas was explained in terms of market lens square footage, and various uses were discussed. The fiscal benefit could be as much as \$2.2 billion in taxable value, potentially bringing 9,499 new jobs (excluding North Farmington Station's fiscal impact). Curtis Koch said it is a balancing act to control the incentivization of growth when it comes naturally over time. Rob said the goal is to help cities use this study as a guide to help them decide on the best land uses.

(See Attachments D1-D13.)

ADJOURNMENT The meeting adjourned at 9:56 a.m.

MATERIALS PRESENTED All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A6	Agricultural Heritage and Legacy Events Center Update
B1-B19	3200 West and West Hill Field Rd Widening-Layton
C1-C16	Layton - Front Runner Station Pedestrian Overpass
D1-D13	West Davis Corridor Market Study Presentation

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Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 1/3/2023

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Randy B. Elliott
Randy B. Elliott
Commission Chair

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