

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Work Session Minutes Tuesday, September 16, 2025

The Board of Davis County Commissioners met for a scheduled meeting at 8:30 AM on September 16, 2025, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk’s Office. The agenda for this meeting is incorporated into the minutes as item headers.

Following the approved Davis County policy, artificial intelligence (AI) was utilized in the preliminary creation of these minutes. The final minutes were edited and completed by Davis County Clerk's Office staff.

ROLL CALL

Chair Lorene Kamalu	Layton Hospital President Kelly Duffin
Vice Chair John Crofts	Layton Hospital Chief Medical Officer Dr. Glen Morrell, MD
Commissioner Bob Stevenson	Layton Hospital Communications Manager Chad Hunt
Chief Deputy County Clerk Rebecca Abbott	Intermountain Health Utah Community Health Program
County Controller Scott Parke	Director Anne Cazier
Chief Deputy Civil Attorney Neal Geddes	Intermountain Health Community Relations Manager Matt
Human Resources and Risk Director Chris Bone	Anderson
Commission Office Shauna Brady	Intermountain Health Northern Utah Community Health
Deputy Clerk Becky Wright	Program Manager Priscilla Martinez [arrived 8:35 AM]

AGENDA ITEM

- 18:30 - 9:00 AM
- #2025-987. A Presentation by Intermountain Health for their Annual Community Gift - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office

[Minute 1:12] Kelly Duffin, president of Layton Hospital, stated that the purpose of the meeting was for representatives from Intermountain Health to share how Intermountain helps meet the needs of the community and how Layton Hospital, in particular, fulfills its nonprofit status through charity care and other services. He used a series of slides to illustrate key points [see Attachment A].

Intermountain Health's mission is to help people live the healthiest lives possible, which Intermountain achieves through initiatives that are not always financially self-sustaining but represent an investment in the community. As a nonprofit, Intermountain aims to provide healthcare at the lowest appropriate cost, regardless of a patient's ability to pay, and reinvest net income into the community through asset repurchase and programmatic services.

Intermountain Health's total community benefit in 2023 was \$746 million, significantly exceeding the estimated \$469 million tax burden it would pay if it were not a nonprofit. Clarification was given that Intermountain Health *does* pay taxes on land and property of income-generating services, such as Intermountain Medical Group clinics and portions of hospital campuses, like the ambulatory surgery center at Layton Hospital.

[Minute 05:06] Anne Cazier, Community Health Director, said that Intermountain conducts a Community Health Needs Assessment (CHNA) every three years by analyzing epidemiology data and gathering community input through surveys and meetings. The 2022 data identified significant health needs in Davis County, which drive Intermountain's programs and strategies. An example provided was suicide prevention, as part of the goal to improve mental well-being, which includes distributing firearm locks as part of evidence-based programs.

Commissioner Kamalu noted that Davis County’s Health Department also conducts community health needs assessments. Anne acknowledged that Intermountain Health works closely with the Davis County Health Department to understand data and build strategies collaboratively.

[Minute 6:47] President Duffin provided an overview of Layton Hospital, stating that it has 43 licensed beds, nearly 600 caregivers, and is a designated Level III trauma center. He explained that trauma levels range from I to IV. Level I centers (Intermountain Medical Center, University of Utah, Primary Children's) have the highest specialization and academic medicine components. Level II hospitals (e.g., McKay-Dee Hospital) are similar in skill but lack the academic teaching component. Level III centers have significant subspecialization but to a lesser degree than Level II; for example, Layton Hospital has rotational cardiologists but no cath lab like a Level II, and no neurosurgery. Level IV centers have basic response capabilities. Holy Cross Hospital-Davis and Layton Hospital are both Level III trauma centers.

Commissioner Kamalu asked if there are students at McKay-Dee Hospital, and was informed there is a family residency program through the Porter Family Clinic, but it is limited compared to an academic medical center in a Level I trauma center. Commissioner Stevenson then asked if Brigham Young University is working with Intermountain Healthcare, and was told there is a desire for Utah Valley Hospital to become a Level I center due to the education component.

In response to Commissioner Stevenson's question about how Utah's Level I trauma center hospitals are rated compared to national leaders like the Mayo Clinic, President Duffin explained that outcomes are compared using government-driven ratings from the Centers for Medicare & Medicaid Services (CMS), which gives hospitals a one to five-star rating. Private organizations like Vizient also facilitate information and outcome sharing among thousands of hospitals. Layton Hospital participates in Vizient and CMS, as does all of Intermountain, and the hospital was recently recognized as the number two community hospital in the country among a cohort of 299 comparable small community hospitals.

[Minute 13:01] President Duffin said Intermountain's 2024 gift to the community, encompassing government requirements and industry, includes many components of work and financial contributions:

- Charity Care: Services provided to those in need. Last year, Layton Hospital provided \$4.6 million in charitable care across 6,870 cases. This amount exceeds the estimated tax obligation of just under \$2 million the hospital would pay if it were not a 501(c)(3) nonprofit.
- Medical Discounts: Collective services and charges discounted off retail price, totaling approximately \$34 million.
- Total Gift: The combined charity care and community benefit/discounts amount to \$38 million.
- Capital Improvements: \$7 million was reinvested by Layton Hospital in new equipment and services, including expansion of the labor and delivery unit, the ER, and adding six rooms to increase the medical-surgical unit. Land was purchased in Farmington for a new outpatient clinic that will include behavioral health outpatient services.
- Uncollected Bad Debt: This refers to dollars written off due to non-collection, after services are rendered, which is distinct from purposeful charity care. Intermountain does not use aggressive collection practices like placing liens on homes. Patients can qualify for charity care if they are at 150% of the federal poverty level, with graded provisions up to 277% of the poverty level.
- Service and Education: Includes caregiver-quantified contributions, clinics serving underserved populations, volunteer service, and health professional education, working with local and state educational institutions.

President Duffin stated that Intermountain meets the six State standards required for property tax exemption under nonprofit status [listed in Attachment A], including this annual presentation to the County. It particularly fulfills Standard 5, establishing the total gift to the community.

[Minute 20:40] The presentation ended with time for questions and answers, which generated the following information:

- Intermountain foresees continued growth in Davis County and plans to place ambulatory clinics closer to where people reside and to expand Layton Hospital’s inpatient and outpatient services. Investments, such as a surgery center where costs can be up to 40% lower than at other facilities, are purposeful to provide less expensive care.
- While there might be a long-term need due to navigating increasing population density, Layton Hospital is not anticipated to become a Level II trauma Center within the next 10 years.
- The relationship with Davis Hospital (now Holy Cross, under CommonSpirit) is considered better due to its change from a for-profit to a nonprofit organization, aligning missions more closely.

- Current data indicates sufficient acute care bed capacity in the community, so another hospital is not needed at this time.
- Expected growth areas and advancements at Layton Hospital include neonatal care (due to more births), interventional radiology, and cardiology (due to an aging community). Potential future needs include vascular surgery and cardiothoracic services. Epidemiology data from the 2025 CHNA in Davis County shows a quick uptrend in asthma in children and adults, and an increase in cancer in children. This data helps in preparing services, aiming to be ahead of disease.
- [Minute 27:23] Intermountain supports rural hospitals by being part of a larger health system, which helps navigate financial challenges. They are also national leaders in the development of telehealth services, connecting rural hospitals with subspecialties (cardiologists, neurologists, endocrinologists) available at Level I or Level II trauma center locations. Air medical transports have also been expanded, with a full-time helicopter at Logan Regional Hospital serving areas such as Rich County.
- Medical infrastructure is needed for community growth to happen in the right way.
- Uncollected debt is consistently up about 5% year over year.
- There remains a lack of psychiatrists. Telehealth is helpful in providing behavioral health services. A new Primary Children's outpatient behavioral health campus recently opened in Taylorville, adding significant capacity. The planned Farmington clinic will also include behavioral health outpatient services. Intermountain Medical Group clinics already incorporate behavioral health needs assessments during primary care visits for all ages.
- Davis Behavioral Health identified a gap in maternal health. Intermountain is looking to expand programs like NFP (Nurse-Family Partnership) for young mothers. The hospital presents prenatal care, training, and education in groups to provide far more comprehensive education for mothers.
- [Minute 38:50] Community Engagement: Intermountain is working to be visible in the Davis Links directory created by the County's Health Department. They are also a main sponsor of the County's 8th Annual Community Resilience Symposium in February 2026.
- The rising cost of healthcare is a significant challenge, with Davis County Government seeing premium increases of 11-12% this year. Intermountain aims to reduce costs by moving care to lower-cost settings. The Intermountain organization has two main strategies: simplification (efficiency while maintaining quality) and proactive/preventative care (getting ahead of disease, even if it's not a smart business model for a system profiting from sick people). Davis County has a wellness program, but the high cost of certain specialty medications was noted as a significant financial challenge.

The meeting concluded with a question about the groundbreaking date for the Farmington Clinic, but no date was shared.

MEETING ADJOURNED

The meeting adjourned at 09:15 AM.

ATTACHMENTS

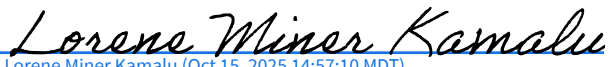
All publicly distributed materials associated with this meeting are noted as the following attachments:

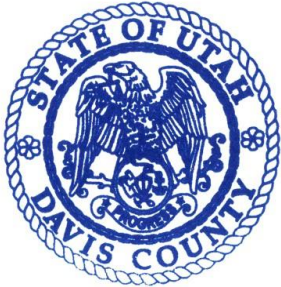
A1-A23. Layton Hospital Charity Care Presentation 2025

Minutes Prepared by:
Becky R. Wright
Deputy Clerk

Minutes Approved on:
10/14/2025


Brian McKenzie (Oct 15, 2025 15:55:42 MDT)
Brian McKenzie
Davis County Clerk


Lorene Miner Kamalu (Oct 15, 2025 14:57:10 MDT)
Lorene Miner Kamalu
Commission Chair





2025 Charity Plan Report for FY 2024

Intermountain Health Layton Hospital
September 16, 2025

Kelly Duffin
Hospital President

A1

Our Intermountain Health Mission
Helping People Live
the Healthiest Lives
Possible®



A2

NONPROFIT

We help meet the diverse healthcare needs of our communities by providing excellent care at the lowest appropriate cost, **regardless of the patient's ability to pay.**



A3



For-profit Healthcare

Returns wealth to shareholders and investors

Prioritizes profitability of offerings and services

Tends to focus on short-term expectations and results



Nonprofit Healthcare

Reinvests in the health and wellness of the community

Prioritizes offerings to meet community need, sometimes at a loss

Tends to focus on long-term sustainability and strength

In 2023, Intermountain Health invested more than double what's expected in Community Benefit

- Intermountain pays certain taxes as a nonprofit system, such as payroll taxes, property taxes, and tax on income obtained from unrelated business activities, **paying \$469 million in taxes in 2023**

- Annual Community Benefit investments support and promote community health for vulnerable and at-risk populations

- Intermountain invested \$746 million in Community Benefit in 2023, which is more than twice what's generally required



Community Health Significant Health Needs

We listen



Improve
Mental
Well-being



Improve
Chronic
Disease &
Health
Outcomes



Address &
Invest in
Social Drivers
of Health



Access to
Care

Hospitals as Community Anchors

Layton Hospital 2024 Stats



577 Caregivers



43 Licensed
Beds



Level III
Trauma Center



19 Medical Specialties



1,382 Active Medical
Providers

Layton Hospital 2024 Highlights



1,537
Babies
Delivered



4,989
Surgeries
Performed



31,362
Emergency
Room Visits

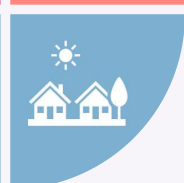
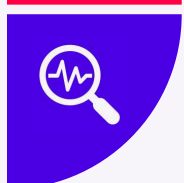
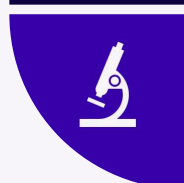
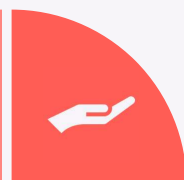
Total Gift to the Community

Understanding what is counted and verified

Value Adjusted Charity
Care

Medical Discounts

Charitable
Contributions



Community Education
and Services

Donation of Time

Community Health
Improvement

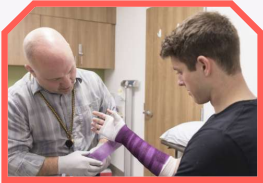


2024 Gift to the Community

Charity Care Cases: 6,870



Value-Adjusted Charity Care
\$4,670,713



Community Benefit
\$34,038,562



Total Gift to the Community
\$38,709,275



Capital Improvements
\$7,006,110



Uncollected Bad Debt
\$6,916,426

Intermountain Health

A11

Additional Gifts to the Community

To Improve Health & Improve Healthcare Access

\$277,783

Community Service, Education, and Improvements

\$151,838

Clinics Serving Underserved Populations

\$558,024

Health Professional Education

\$103,177

Volunteer Service

Intermountain Health

A12

Government requirements to maintain nonprofit status / property tax exemption

State Requirements

- Six standards
- County Board of Equalization conference
- Gift to the community
- Charity plan

Federal Requirements

- Community Health Needs Assessment
- Identification and management of significant health needs
- Hospital activities reported on Form 990, Schedule H
- \$50,000 excise tax per Hospital if requirements not met



A13

Nonprofit hospital requirements in Utah to receive charitable property tax exemption

1a. Must establish that it promotes healthcare, provides financial assistance to the general public, dedicates its property to charitable purposes, and provides Hospital care.

1b. Organizes as a 501 (c) (3) and devotes all revenue & donations for Hospital and healthcare purposes.

2. Zero net earnings or donations benefit individual shareholders or other individuals.

3. Admits and treats all people with zero discrimination, treats everyone regardless of ability to pay, offers financial assistance, and provides evidence of the open access.

4. Governing board is broad and diverse, confers with county board of equalization at least annually, and maintains an active charity plan.

5. Must establish that the total gift to the community is more than the tax liability.

6. Use administration and central resources in ways that enhance and improve the governing Hospital's mission.



A14

Nonprofit hospital requirements in Utah to receive charitable property tax exemption

1a. A Hospital must establish that it is organized on a not-for-profit basis to:

- Promote healthcare
- Provide health-related assistance to the general public
- Dedicated its property to charitable purposes
- Provide Hospital care



A15

Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

1b. A Hospital must establish that it is organized on a nonprofit basis to:

- Intermountain Health is a 501 (c)(3) organization
- The volunteer Hospital trustees operate the Hospital on a nonprofit basis to promote healthcare and devote all revenue and donations to or for Hospital and healthcare purposes.

Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

2. None of the institution's net earnings and no donations made to it inures to the benefit of private shareholders or other individuals.

- No earnings or donations at Layton Hospital inure to the benefit of private shareholders or other individuals.

Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

3. The institution must establish:

- That it admits and treats the public without regard to race, religion or gender
- That Hospital service is based on clinical judgment of physician and not on a patient's ability to pay
- That indigent persons who, in the judgment of a physician, require services generally available at the Hospital receive those services for no charge or reduced charge in accordance with an indigent person's ability to pay
- The institution must provide evidence of how it informs the public of its open access policy and services for the indigent

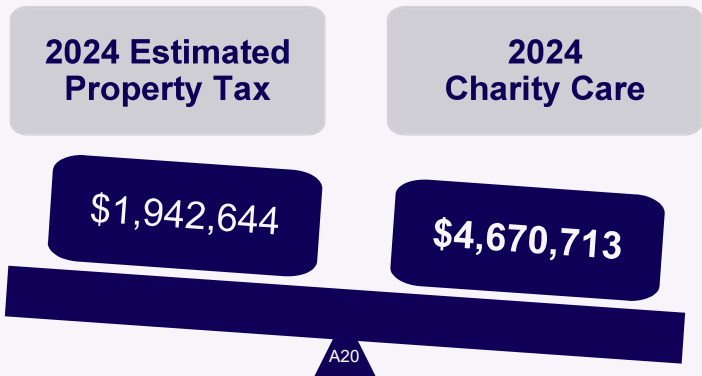
Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

4. The institution must establish that policies integrate and reflect the public interest.

- Governing board has broad-based members representing the community it serves
- Confers annually with county board of equalization concerning community’s clinical Hospital needs that can be addressed by the Hospital
- Establishes and maintains a “charity plan”

Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

5. The institution must establish that its total gift to the community exceeds its property tax liability for that year.



Nonprofit hospital requirements in Utah to receive charitable property tax exemption (cont.)

6. Satellite healthcare facilities and centralized support facilities are entitled to tax exemption if it is shown that facilities enhance and improve the governing Hospital’s mission.

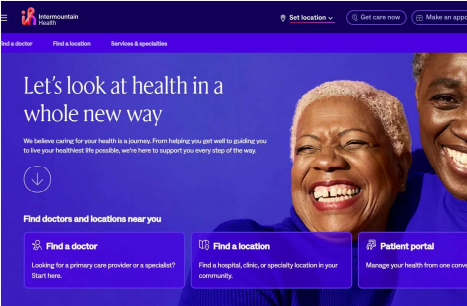


A22

Community Health Needs Assessments and Implementation Strategies

- The Community Health Needs Assessment (CHNA) is a systematic process completed every three years that evaluates the health needs and assets in a community.
- A Community Health Implementation Strategy(CHIS) is a written plan describing how the hospital will address the community health needs identified in the CHNA.

IntermountainHealthcare.org



Scroll to bottom right: Click “CHNA Reports” link.

A23