



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, December 19, 2024, starting at 7:00 PM in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com.

Public comment is only taken during a meeting for Action Items, "Call to the Public", or for a public hearing. **Those wishing to speak during these times must sign-up in person before the meeting begins.** Comments may also be directed to the City Council via email to publiccomment@kaysville.gov. Emailed comments will NOT be read out-loud at the meeting.

CITY COUNCIL Q&A – 6:30 PM

The City Council will be available to answer questions or discuss any matters the public may have.

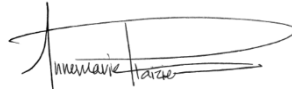
CITY COUNCIL MEETING – 7:00 PM

The agenda shall be as follows:

- 1) OPENING
 - a) Presented by Council Member Abbi Hunt
- 2) CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
- 3) PRESENTATIONS AND AWARDS
 - a) Davis High School Military Memorial Wall Fundraiser - Davis High Student Government
 - b) Annual Fiscal Year 2024 Independent Audit Report
- 4) DECLARATION OF ANY CONFLICTS OF INTEREST
- 5) CONSENT ITEMS
 - a) Approval of minutes from the December 5, 2024, Council Meeting
 - b) Appointment of Paul Toller as Planning Commission Alternate
- 6) ACTION ITEMS
 - a) Consideration of enacting a new title of Kaysville City Code 17-37 Moderate Income Housing Overlay
- 7) COUNCIL MEMBERS REPORTS
- 8) CITY MANAGER REPORT
- 9) ADJOURNMENT

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Kaysville City Hall, Kaysville City website at www.kaysville.gov, and the Utah Public Notice website at www.utah.gov/pmn. Posted on December 13, 2024.

A handwritten signature in black ink, appearing to read 'Annemarie Plaizier', with a large, sweeping horizontal stroke extending to the right.

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: December 19, 2024

TYPE OF ITEM: Presentations & Awards

PRESENTED BY: Dean Storey

SUBJECT/AGENDA TITLE: Annual Fiscal Year 2024 Independent Audit Report

EXECUTIVE SUMMARY:

Kaysville City has completed the audit for the Fiscal Year ending June 30, 2024, in accordance with Utah Code Section 10-6-151:

10-6-151. Independent audit requirements.

Independent audits of all cities are required to be performed in conformity with Title 51. Chapter 2a-201

51-2a-201. Accounting reports required.

(1) The governing board of an entity whose revenues or expenditures of all funds is \$1,000,000 or more shall cause an audit to be made of its accounts by a competent certified public accountant.

Additionally, the City has prepared an Annual Comprehensive Financial Report (ACFR), a presentation of audited financial statements which reports the financial position and results of operations as well as demographic and statistical information.

HBME, a Certified Public Accounting Firm, will report on the audit.

Copies of the ACFR will be made available at the meeting. The report has been published on the [City website -- Government / Departments / Administration-Finance / Annual Financial Report](#).

City Council Options:

Staff Recommendation:

No Action Needed - Presentation only.

Fiscal Impact:

ATTACHMENTS:

None

KAYSVILLE CITY COUNCIL
December 5, 2024

Minutes of a regular Kaysville City Council meeting held on December 5, 2024 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Public Works Director Josh Belnap, Information Technology Assistant Jordan Hansen, Sgt. Jeremy Owens, Val Starkey, Laurene Starkey, Mary Ann Ebert, Mark Ebert, Stan Bonnemort, Daniel Smith, Summer Smith, Jill Dredge, Bela Szeto, Chase Griffin, Kal Flammer, Ephriam Raehl, Jacob Blood, Jace Van Orman, Jacob Rathbun, Madison Kelly, Amanda Neely, Levi Neely

OPENING

Council Member Blackham opened the meeting with a shared thought and prayer. The Pledge of Allegiance was then recited by those in attendance.

CALL TO THE PUBLIC

Val Starkey raised concerns about public safety communication. He referenced a recent police report regarding an arrest and noted that there had been no timely public communication about the incident. He suggested that there should be better mechanisms in place to ensure the public is informed of critical safety matters beyond what is provided by the media. Mr. Starkey stated that proactive communication would help keep the community informed and safe, and acknowledged the strong reputation of the Kaysville police force.

Summer Smith spoke in support of the proposed Code Blue warming centers for unsheltered individuals. Drawing on her personal experience with homelessness and her family's volunteer efforts, she highlighted the positive impact such centers have on both individuals in need and the broader community. She encouraged those who may be skeptical of the initiative of warming centers to volunteer at the centers, as it would provide insight into the value and impact of the service.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

CONSENT ITEMS

Council Member Blackham made a motion to remove Consent Item (e) — Negotiation of contract for the reconstruction of 200 North utilities and pavement project — for further discussion. Council Member Oaks seconded the motion.

The vote on the motion was as follows:

Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea

The motion passed unanimously.

Council Member Oaks made a motion to approve the remaining consent items as listed:

- a) Approval of minutes from the October 25, 2024, Council Work Session.
- b) Approval of minutes from the November 7, 2024, Council Meeting.
- c) Obligation of American Rescue Plan Act (ARPA) funds.
- d) Negotiation of contract for signal installation at Mutton Hollow Road and Main Street.

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea

The motion passed unanimously.

4E. NEGOTIATION OF CONTRACT FOR THE RECONSTRUCTION OF 200 NORTH UTILITIES AND PAVEMENT PROJECT

Public Works Director Josh Belnap provided an overview of the 200 North utilities and pavement project. He explained that the city had been working for eighteen months to design and coordinate a project to replace underground water, storm drain, and sewer lines, as well as to add sidewalks, curbs, and repave 200 North from Main Street to Fruit Heights.

Mr. Belnap stated that the city issued a request for proposals in 2023 to find a contractor that could help create a design to reduce costs, maximize ease of construction, and minimize community impacts. After interviewing three contractors, the city selected Brinkerhoff Construction as its

partner for the general design and construction. The contractor was required to open its accounting records on past projects to assist the city in developing a cost estimate. This process also allowed the city to execute a construction contract if it determined the contractor's pricing to be fair and reasonable, and if the city felt the contractor was capable of completing the necessary construction. City staff spent significant time reviewing Brinkerhoff Construction's accounting records, have reviewed their bid on another Kaysville project (which was a low bid), and have spoken with other entities who have worked with Brinkerhoff Construction, and are recommending that the city council authorize the City Manager to negotiate a contract with Brinkerhoff Construction for this project.

This project will be split into two phases, and the timing for the design of Phase 2 will be finalized as construction on Phase 1 is ongoing. Brinkerhoff Construction will then move into Phase 2 once the first phase is complete. The total project cost was estimated at \$13.8 million, with 24% of the funds dedicated to waterline work and 76% allocated to curbs, sidewalks, and paving. ARPA funds, including at least \$1.1 million, would be used, and the city anticipated a \$3.5 million grant from Davis County, though the grant had not been finalized.

Council Member Blackham asked for clarification on the item, believing the item pertained to the hiring of a construction management contractor.

Josh Belnap explained that the item was for the approval of a construction contract for the 200 North project, which included repaving and waterline work, rather than construction management. He noted that Brinkerhoff Construction had been initially engaged to assist with construction planning and value engineering. The current approval would allow the project to progress, utilizing ARPA funds and meeting federal requirements. The project was divided into two phases, with the second phase focusing on additional elements such as curbs, sidewalks, and aesthetic improvements.

Council Member Blackham emphasized the benefits of hiring a construction management firm for large projects, referencing its success in previous projects, as it reduced the burden on city staff.

Josh Belnap acknowledged this approach and noted that the design firm J-U-B Engineers, which had been involved in the design for both the city and the Central Davis Sewer District for this project, might also serve as the construction manager, ensuring streamlined coordination.

Council Member Hunt made a motion to approve Consent Item (E) - Negotiation of contract for the reconstruction of 200 North utilities and pavement project – as presented. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea

The motion passed unanimously.

ACTION ITEMS

A RESOLUTION ADOPTING THE PROPOSED WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT RECYCLING OPT-OUT PROGRAM

City Manager Jaysen Christensen presented the resolution to adopt the proposed Wasatch Integrated Waste Management District Recycling Opt-Out Program, which had been discussed previously as a Work Item. The program would automatically enroll new Kaysville residents in the recycling program beginning January 1, 2025. Households at or below 150% of the federal poverty line could opt out through a hardship program, which follows the Utah HEAT program. It is not anticipated that many households would qualify for this hardship program, but for those that do, the city would subsidize the \$5 monthly recycling fee. The goal of this recycling program is to increase participation in recycling, as 80% of new residents already voluntarily enroll. Automatic enrollment would help the city qualify for a \$3,500 monthly diversion incentive.

Council Member Oaks clarified that the program would apply only to new residents and that current residents who had opted out of recycling would not be affected.

Council Member Adams made a motion to approve the resolution adopting the proposed Wasatch Integrated Waste Management District Recycling Opt-Out Program, which was seconded by Council Member Oaks.

The vote on the motion was as follows:

Council Member Oaks, Yea
Council Member Blackham, Nay
Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Nay

The motion passed with a vote of three to two.

WORK ITEMS

INTERLOCAL AGREEMENT WITH CENTRAL DAVIS SEWER DISTRICT FOR THE 200 NORTH ROAD IMPROVEMENT PROJECT

Public Works Director Josh Belnap provided an update on the ongoing coordination between Kaysville City and the Central Davis Sewer District regarding the 200 North Road Improvement Project, which includes approximately \$1.4 million in underground sewer line replacement. He explained that the interlocal agreement between the two entities would formalize roles and responsibilities related to public involvement, construction oversight, and cost sharing for the project. Mr. Belnap emphasized the importance of clearly delineating responsibilities to prevent

miscommunication and streamline the execution of the project. He also highlighted the need to minimize community impact, such as avoiding prolonged road closures and maintaining access during construction.

Mr. Belnap proposed hiring a single contractor to manage both the city's and the Sewer District's portions of the work. This approach aimed to reduce community disruptions, avoid duplicated efforts, and improve overall project efficiency. By having one contractor oversee both portions of the project, the city would reduce the likelihood of conflicting schedules, misaligned construction goals, and unexpected delays caused by multiple contractors working simultaneously in the same area.

Council Member Blackham expressed support for the use of a dedicated construction management firm to oversee the project. He highlighted the benefits of having a single point of oversight to reduce the workload on city staff and ensure consistent coordination between all stakeholders. He also stressed the importance of clearly defining the roles and responsibilities of each party within the interlocal agreement, including managing public notifications, coordinating water shut-offs, and scheduling inspections. Clear definitions, he noted, would help prevent disputes or confusion as construction progressed.

Josh Belnap agreed with Council Member Blackham's recommendations and noted that the engineering firm J-U-B, which was actively involved in the project's design for both Kaysville City and the Central Davis Sewer District, was expected to assume the role of construction manager. By doing so, the city would benefit from J-U-B's existing familiarity with the project, streamlined coordination between the city's and the Sewer District's objectives, and an established working relationship with the city's team.

Council Member Oaks inquired about the budgeting for construction management.

Josh Belnap confirmed that the costs, including public involvement and construction oversight, were accounted for in the project budget as a lump sum.

Council Member Jackson expressed appreciation for the proactive approach, emphasizing the importance of keeping residents informed and minimizing disruptions.

Council Member Hunt made a motion to move the item to an Action Item Council Member Blackham seconded the motion.

The vote on the motion was as follows:

Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea

The motion passed unanimously.

COUNCIL MEMBERS REPORTS

Mayor Tran provided an update on the eighth annual "Kaysville Gives" initiative, a community-driven Christmas fundraiser benefitting local schools, shelters, food pantries, and subsidized housing. The program supports eight elementary schools, two junior highs, one high school, and an alternative high school in Kaysville. Mayor Tran highlighted recent activities, including a shopping day where city staff and community volunteers purchased gifts to fulfill donation tags. She noted that approximately 300 gift tags remained, which could be fulfilled via Amazon or picked out from the virtual tree. Mayor Tran encouraged residents to participate in the upcoming "Fill the Fire Truck" event on Saturday morning, December 7, at the fire station, where donations could be dropped off. She reported that last year the program supported 140 families and this year it aims to assist 130 families identified as needing help through school counselors.

Council Member Hunt commended the program, emphasizing the personal impact of fulfilling specific gift requests from children, which ensures recipients receive meaningful items.

Council Member Adams noted the presence of community members who had prepared signs to share their perspectives on warming centers for unhoused individuals. He inquired if they would be allowed to briefly address the council.

Mayor Tran asked if there were members of the audience wishing to speak to the council at that time.

Madison Kelly expressed support for warming centers, emphasizing their importance for vulnerable groups such as veterans and LGBTQ+ individuals. She highlighted that many Americans are just a few paychecks away from homelessness, underscoring the essential role of these centers. She stated that many of these individuals do not have family or a church they can rely on for support and often have nowhere to go. She stressed that it is the community's responsibility to ensure these individuals have access to a safe and warm place to stay.

Amanda Neely shared a sign her six-year-old son created and spoke about her experiences as a foster parent. She highlighted the challenges faced by foster youth aging out of the system, many of whom lack a support network and often end up without stable housing. Mrs. Neely emphasized the importance of providing resources and community support to help these individuals overcome systemic challenges and find a secure path forward.

Levi Neely echoed Amanda Neely's sentiments, stressing the importance of providing safe, warm spaces for the unhoused and advocating for community support.

CITY MANAGER REPORT

City Manager Jaysen Christensen announced that Kaysville would transition from the Davis County Sheriff's dispatch service to Bountiful's dispatch service on January 9, 2025, along with other cities in southern Davis County. This change is expected to result in significant cost savings for the city.

Mr. Christensen proposed canceling the April 3, 2025 council meeting, which coincides with the Davis School District's spring break. He noted that budget work sessions would be held in March and April.

Mr. Christensen also provided an update on UDOT's Shepherd Lane Overpass reconstruction. He reported that UDOT plans to close the overpass for 90 days from May to August 2025 to expedite the project, potentially completing it by fall 2025 instead of mid-2026. The plan had been reviewed with first responders, the school district, and Farmington officials, with no major concerns raised.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the city council meeting at 7:39 p.m. The motion passed unanimously.

CITY COUNCIL STAFF REPORT



MEETING DATE: December 19, 2024

TYPE OF ITEM: Consent Items

PRESENTED BY:

SUBJECT/AGENDA TITLE: Appointment of Paul Toller as Planning Commission Alternate

EXECUTIVE SUMMARY:

Recently, Krista Keech vacated her seat as Planning Commission Alternate. Per Ordinance 17-4-1(2), Mayor Tran has chosen to appoint Paul Toller as a Planning Commission Alternate to fill the remainder of Ms. Keetch's term, which will end on June 30, 2026.

KCC 17-4-7 Appointment Of Planning Commission Alternates

Alternate members may be appointed to the Planning Commission. Such appointment shall be in the same manner as the appointment of a Planning Commissioner. Alternate members will only participate in Regular Meetings when needed to fill a vacancy during the temporary absence of a Planning Commissioner. Alternate members may fully participate in the Planning Commission Work Meeting.

City Council Options:

Approve or reject

Staff Recommendation:

Approve

Fiscal Impact:

None

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



MEETING DATE: December 19, 2024

TYPE OF ITEM: Action Item

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Consideration of enacting a new title of Kaysville City Code 17-37 Moderate Income Housing Overlay

EXECUTIVE SUMMARY:

The Housing & Neighborhoods chapter of the 2022 General Plan includes the following:

Objective 1.5: (J) Implement zoning incentives for moderate income units in new developments. To be compliant with the 2025 Moderate Income Housing Reporting due next year, the city must adopt zoning incentives prior to the end of 2024.

Staff has drafted a straightforward ordinance that requires a development agreement for the implementation of this new zone. The ordinance would create flexibility with new housing developments and has requirements to ensure the provision of housing that would meet moderate income requirements. If the Council adopts this new zone, the process for rezoning a property to the Moderate Income Housing Overlay would be fully discretionary and would require public noticing and public hearings like any other rezone application.

At their December 12, 2024, meeting, the Planning Commission considered adoption of a new chapter of the City's land use code, Title 17 Chapter 37 Moderate Income Housing Overlay. A public hearing was held, with one citizen commenting on their lack of support for subsidized housing and citing concerns about the government taking a communist role and changing the nature of the city. No other comments were received on this item. After discussion, the Planning Commission voted unanimously (6-0) to recommend the City Council adopt a new chapter of the land use code, 17-37 Moderate Income Housing Overlay.

Minutes from the meeting are not available, but you can view the discussion on this item [by clicking on this link](#).

City Council Options:

1. Approve the enactment of Kaysville City Code 17-37 Moderate Income Housing Overlay.
2. Deny the enactment of Kaysville City Code 17-37 Moderate Income Housing Overlay.

Staff Recommendation:

Based on the positive recommendation from the Planning Commission, staff recommends the City Council approve the enactment of Kaysville City Code 17-37 Moderate Income Housing Overlay.

Fiscal Impact:

N/A

ATTACHMENTS:

1. PC Moderate Income Housing Overlay 12.12.24
 2. Ordinance 17-37 MIH Overlay Zone PC Rec
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PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: December 7, 2024

Agenda Item #5: Consideration of enacting a new title of Kaysville City Code 17-37 Moderate Income Housing Overlay

Meeting Date	December 12, 2024
Application Type	Ordinance Text Amendment
Applicant	Kaysville City
Title Chapter Section	Title 17-37 Moderate Income Housing Overlay

1. BACKGROUND

The 2022 General Plan identifies the goal of adding zoning incentives to encourage moderate income priced units in new developments. This particular goal is part of the annual reporting the City must submit to the state. Staff has drafted an ordinance which would create a new chapter in our land use code, chapter 17-37 Moderate Income Housing Overlay zone. The Moderate Income Housing Overlay would allow for flexibility with new housing developments and ensure the provision of more diverse housing within our city.

If adopted, the Moderate Income Housing Overlay could be applied to any of the residential zones. The Moderate Income Housing Overlay will allow an applicant to propose a project that can provide more affordable housing units by allowing increased number of dwelling units in a project, as well as reducing setbacks, lot size or frontage requirements.

The intent of the new zone is to eliminate typical zoning regulations and encourage diversification of housing not only in the City as a whole, but create a diversity of products and pricing within a certain neighborhood. Because of this, the proposed zoning code is simple and doesn't have set regulations, but requires those typical regulations are adopted on a case by case scenario through the use of a development agreement.

Objective 1.5: (J) Implement zoning incentives for moderate income units in new developments.

Timeline

In 2023, research best practices for zoning incentives and density bonuses in preparation for presenting appropriate text amendments to the Planning Commission and City Council in 2024.

Implementation Measures

- Conduct research regarding best practices on zoning incentives in relation to moderate income and affordable housing.
- Solicit feedback from the local development community on feasible and desirable incentives and incorporate feedback into text amendments as appropriate.
- Draft applicable text amendments for residential and mixed use zones to incentivize and allow for the construction of moderate income housing.

2. GENERAL PLAN

As denoted in the picture to the right, the 2022 General Plan supports the creation of this zone, and specifically requires

the City to adopt zoning incentives which will facilitate housing priced for moderate incomes.

3. PUBLIC NOTICING AND PUBLIC COMMENT

A public hearing notice was posted on November 27, and at the date of the writing of this memo, no comments have been received.

4. RECOMMENDATION

Based on support from the 2022 General Plan, staff recommends the Planning Commission send a recommendation of approval to the City Council for the enactment of 17-37 Moderate Income Housing Overlay.

5. ATTACHMENTS

Title 17-37 Moderate Income Housing Overlay draft ordinance.

ORDINANCE 24-X-X

AN ORDINANCE ENACTING TITLE 17, CHAPTER 37, MODERATE INCOME HOUSING OVERLAY ZONE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City desires to encourage housing diversity and housing affordability in appropriate areas of the city; and

WHEREAS, Kaysville City desires to ensure compliance with the moderate income housing reporting required by the State of Utah; and

WHEREAS, the City adopted the 2022 General Plan and committed to consider the implementation of zoning incentives for moderate income units in new developments within the year of 2024; and

WHEREAS, the Planning Commission held a public hearing on December 12, 2024, and after deliberation voted 6-0 to recommend the City Council approve enacting Title 17, Chapter 37 Moderate Income Housing Overlay zone; and

WHEREAS, the Kaysville City Council considered the adoption of Title 17 Chapter 37 Moderate Income Housing Overlay zone in an open and public meeting and the opportunity for interested parties to be heard has been appropriately provided; and

WHEREAS, the City Council finds it to be in the best interest of its citizens to enact the ordinance outlined below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 17, Chapter 37 Moderate Income Housing Overlay, shall be enacted to read as follows:

17-37 Moderate Income Housing Overlay

17-37-1 Purpose

The Moderate Income Housing Overlay zone will create flexibility in zoning regulations and provide for diversity in housing opportunities, and therefore opportunities for home ownership and building of equity. The Moderate Income Housing Overlay (MIHO) will provide housing opportunities for individuals meeting the moderate income housing criteria outlined in Utah State Code. The overlay zone is intended to create unique and affordable housing opportunities in all areas of the City, and is appropriate for large developments as well as smaller infill development projects. The Moderate Income Housing Overlay will be governed by a development agreement which will define development parameters, including lot sizes and housing types and other development standards.

17-37-2 Eligible Zones

The MIHO may be applied to any of the following zones:

1. R-1 Single Family Residential
2. R-2 One To Two Family Residential District
3. R-4 One To Four Family Residential District
4. R-M Multiple Family Residential
5. R-T Old Kaysville Townsite Residential District
6. R-D Diverse Residential District
7. Master Planned Community
8. Mixed Use Overlay

17-37-3 Development Agreement Required

The MIHO zone requires a development agreement (DA) which will establish regulations traditionally included in zoning code, including frontage requirements, lot sizes, setbacks, parking, open space, etc. The DA shall be recorded on all properties included in the project and shall run with the land.

17-37-4 Application Materials Required

The MIHO rezone application shall be accompanied by concept level plans, including:

- a. A statement addressing:
 - i. The overall concept and general details of the proposed project including acreage of the project, the number and type of housing units and other information the application may feel is relevant.
 - ii. How the proposed project aligns with the City's current general plan.
 - iii. How the project will contribute to moderate income housing.
- b. A site plan.
- c. An amenities plan including open space, trails, park areas, buildings, etc.
- d. Landscape plan, which shall include waterwise landscaping and limit the inclusion of turf in areas which are not associated with active recreation.
- e. Proposed building sizes including square footage and height.
- f. Proposed setbacks.
- g. The location of streets, alley's, access points, etc.
- h. Renderings and elevations of proposed buildings.
- i. The kinds and types of materials to be used on the exterior of all buildings.
- j. A traffic impact analysis may be required as determined by the Public Works Department.

17-37-5 Moderate Income Housing Guarantee

The MIHO requires the production of dwellings which meet moderate income housing guidelines established by the State. The DA for the MIHO shall require implementation of various tools which will ensure the production of moderate income priced housing. Conventional tools to be considered include:

1. Implementation of an income qualification processes, which shall be the responsibility of the developer, or a qualified designee to establish and maintain.
2. Deed restrictions to require housing is occupied by owners who meet income requirements, the length of time ownership is require or other restrictions as established by the DA.

3. Creation of a Homeowner's Association accompanied by Conditions, Covenants and Restrictions that will regulate ownership, rental of properties, etc.
4. Limits on HOA fees for moderate income housing may be required.
5. Land trusts.
6. Other tools as approved in the DA which will assist in housing products being priced for moderate income individuals.

17-37-5 Building Material Requirements

To ensure the moderate income housing produced will be a quality and lasting product, requirements for building materials may be included in the DA. Requirements may include, but are not limited to, architectural controls, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council.

17-37-6 Zoning Incentives and Regulations

The number of housing units allowed shall be determined by the base zoning, and additional units may be granted based on the provision of moderate income housing units. A minimum of 10% of the project's housing must meet moderate income housing pricing. Attached units, like twin homes or townhomes will be considered for approval in the MIHO regardless of what the base zone permits.

Additional units above the base density may be allowed in exchange for flexibility on lot size, frontage requirements, setbacks, height or parking or other regulations as deemed appropriate by the City Council as outlined in the DA.

Regulations on lot size, frontage requirements, setbacks, height or parking are established through the approval of the DA.

17-37-7 Other Considerations

The applicant may bring any concept, plan, or concession forward for consideration which may not be included in this chapter but will contribute to the production of moderate income housing. These requests will be considered on an individual basis and may or may not be approved by the City Council.

Other considerations include, but are not limited to, a request for a reduction of impact fees, an adjustment to city infrastructure standards, a waiver or reimbursement of application fees, etc. These requests shall be accompanied with information or data that will describe the intended impact and how that will contribute to the production of moderate income housing.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this ____ day of _____, 2024.

	Aye	Nay	Absent	Abstain
Council Member Adams				
Council Member Blackham				
Council Member Hunt				
Council Member Jackson				
Council Member Oaks				

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder