

1. City Council Meeting Agenda

Documents:

[MAY 4, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF](#)
[MAY 4, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING AUDIO](#)
- [MEETING VIDEO](#)



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a special meeting beginning at 6:00 p.m. on Thursday, May 4, 2017, followed by a regular City Council meeting at 7:00 p.m. in the Council Chambers of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:00 p.m. UDOT PRESENTATION

1. Utah Department of Transportation Presentation on US-89 Highway Project.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Dave Adams.
2. Call to the Public.
3. Ordinance 17-4-1. Rezone of 0.96 acres of property at 85 East Crestwood Road to include the PRUD (Planned Residential Unit Development) Overlay Zone.
4. Ordinance 17-4-2. Rezone of 1.53 acres of property at approximately 1450 South and Burton Lane from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district.
5. Ordinance 17-4-3. Rezone of 1.66 acres of property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district.
6. Preliminary Plat for the Anglers Cove Subdivision at 373 East Shepard Lane.
7. Preliminary Plat approval for Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North.
8. Acceptance of improvements for Sunset Equestrian Estates Subdivision Phase 14C.
9. Acceptance of improvements for the Cottages at Hyde Park Subdivision Phases 2 & 3.
10. Purchase Agreement of Power Department Utility Poles.
11. Adoption of FY 2018 Tentative Budgets and Scheduling of Public Hearing.
12. Kaysville Success Framework - Council Discussion.
13. Council Member Reports.
14. Minutes.
15. Calendar.
16. 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.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on May 1, 2017.

Maria T. Devereux
Maria T. Devereux
City Recorder



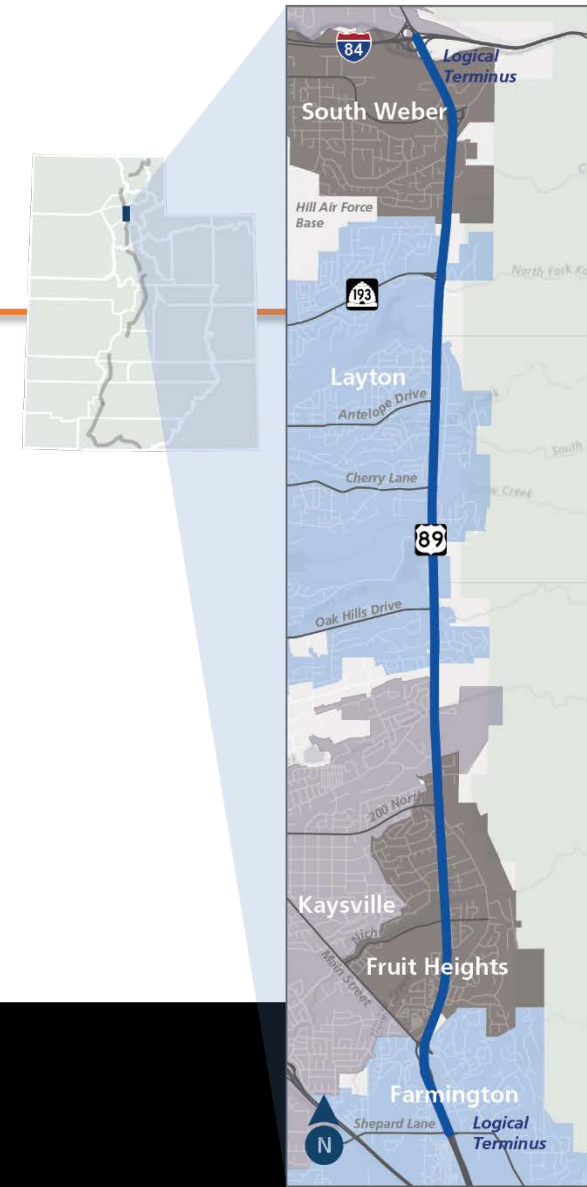
US-89
STATE ENVIRONMENTAL STUDY
FARMINGTON TO I-84

City Council Update

May 4, 2017

Study Area

- The State Environmental Study will evaluate transportation improvements on US-89 from Shepard Lane in Farmington to I-84 in South Weber.





Scoping Summary

- A Scoping Open House was held on February 16, 2017
 - Approximately 285 attendees
 - Received over 460 comments.
- Main themes included:
- Increased noise
 - Access concerns
 - Safety
 - Pedestrian and bicycle access
 - Increased truck traffic





Purpose and Need

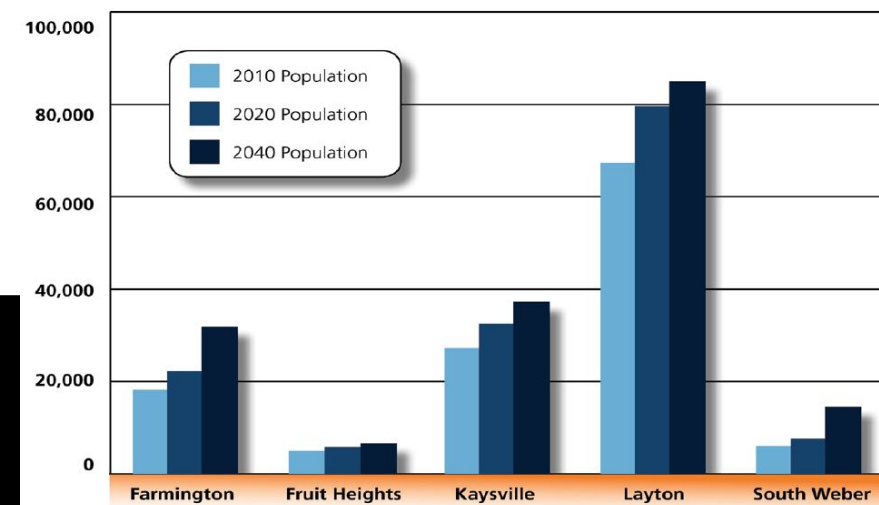
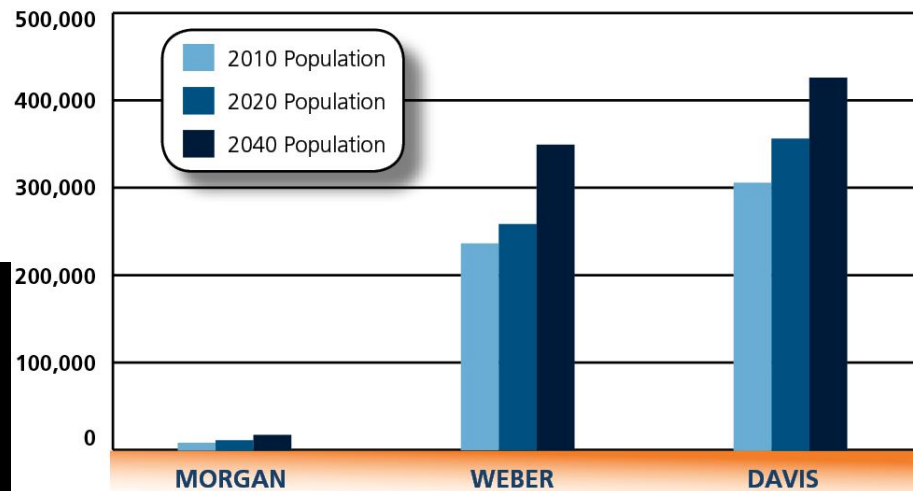
- The **purpose** is to:
 - Improve regional and local mobility
 - Address current and future travel demand on US-89
 - Provide enhanced system linkage between I-15 and I-84
 - Improve safety





Needs

- ***Increasing Regional Growth and Development:*** Municipalities within and near the study area are transitioning from rural residential and agricultural to residential suburbanized and commercial. This growth is leading to increased travel demand on Davis County's regional north-south travel corridors.

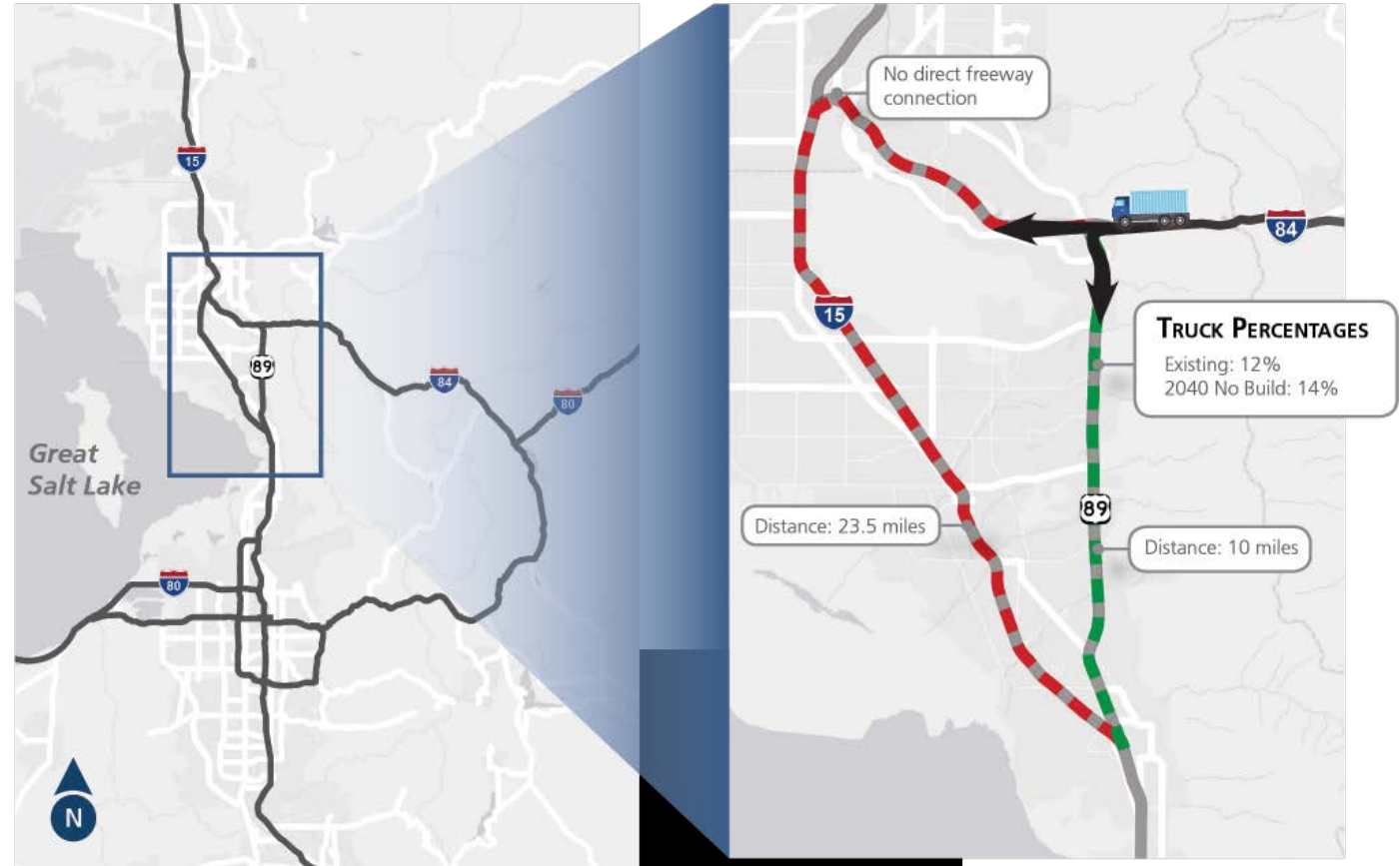




US-89 STATE ENVIRONMENTAL STUDY FARMINGTON TO I-84

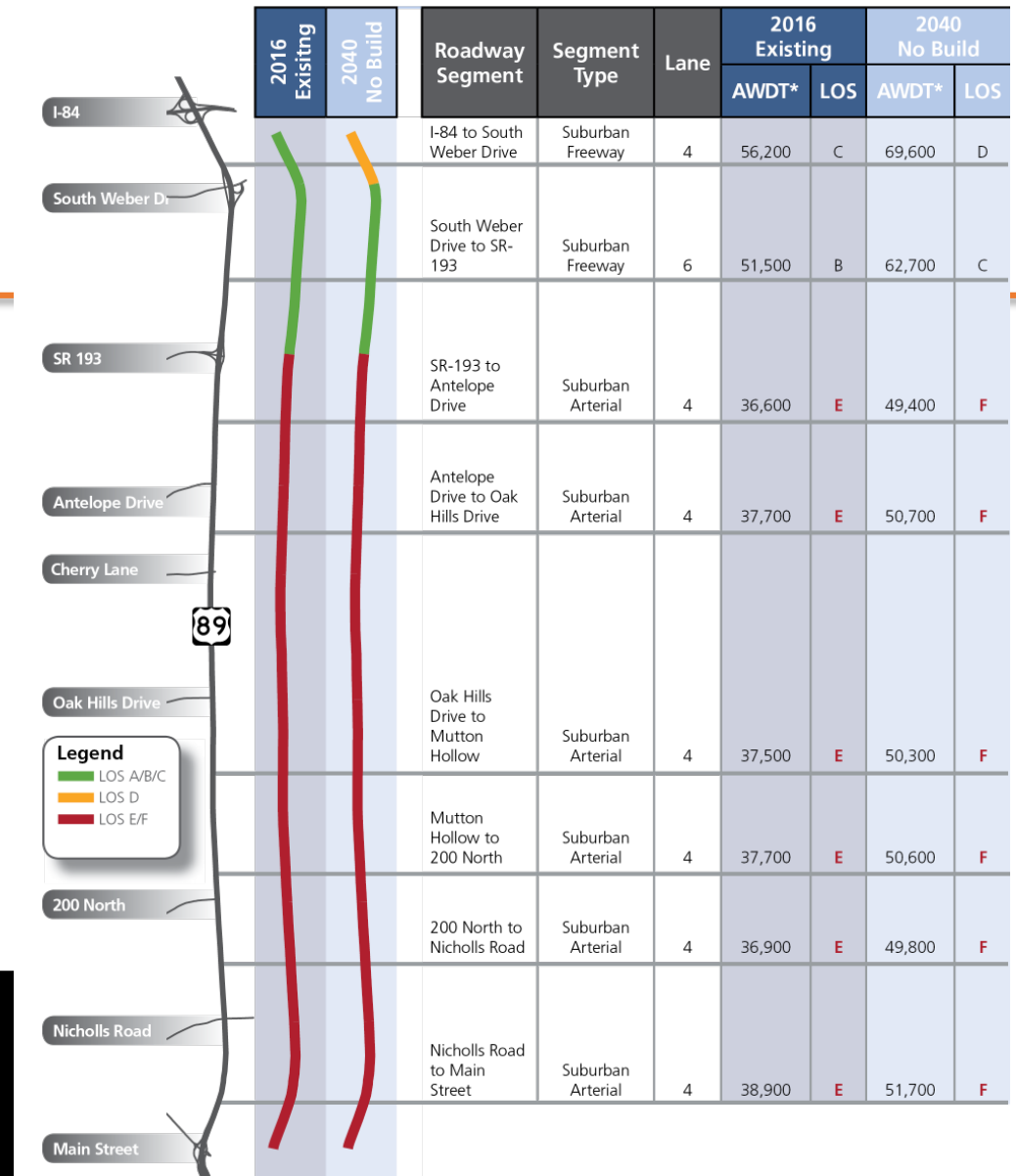
Needs

- ***Lack of a Well-Functioning Connection between I-15 and I-84:*** US-89 is a vital system link between I-15 and I-84. In 2040, if no improvements are constructed, travel times will increase substantially.



Needs

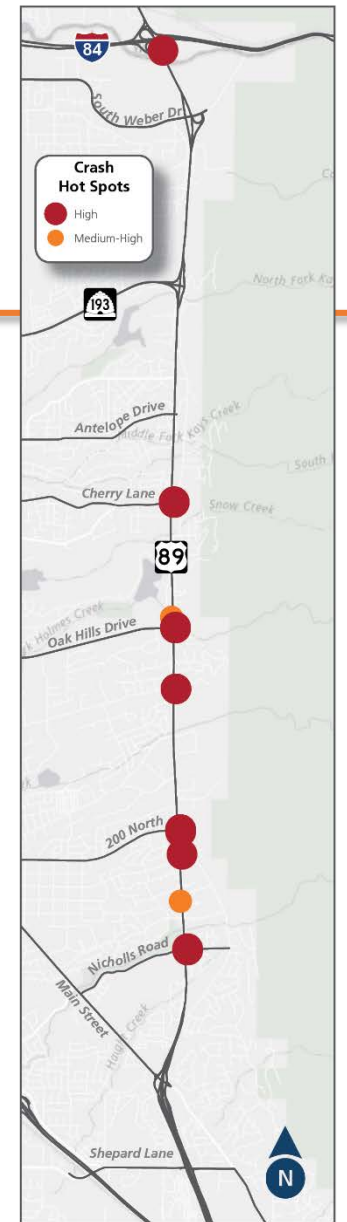
- Current and Future Traffic Congestion:** Currently US-89 is operating at failing conditions. In 2040, if no improvements are constructed, congestion will worsen and the corridor will continue to operate at failing conditions.



Needs

- **Safety:** A high number of crashes are occurring that are related to signalized intersections where there are sudden speed or lane changes associated with traffic congestion. The frequency of crashes involving wildlife along this corridor is also substantially high.

Crash Severity	Front-to-Rear	Angle/Head-On	Run-off-Road Right	Wild Animal Impact
Fatal	0	1	0	0
Incapacitating Injury	1	3	1	0
Non-Incapacitating Injury	14	8	4	4
Possible Injury	39	15	1	2
Property Damage Only	108	30	8	74
Total	162	57	14	80





Alternative Development

- The study team is evaluating three alternatives:
 - No-action Alternative
 - Freeway Concept (**left** of the slide bar)
 - One-Way Frontage Road System Concept (**right** of the slide bar)





US-89
STATE ENVIRONMENTAL STUDY
FARMINGTON TO I-84

What's Next?

Alternatives Open House

June 20, 2017

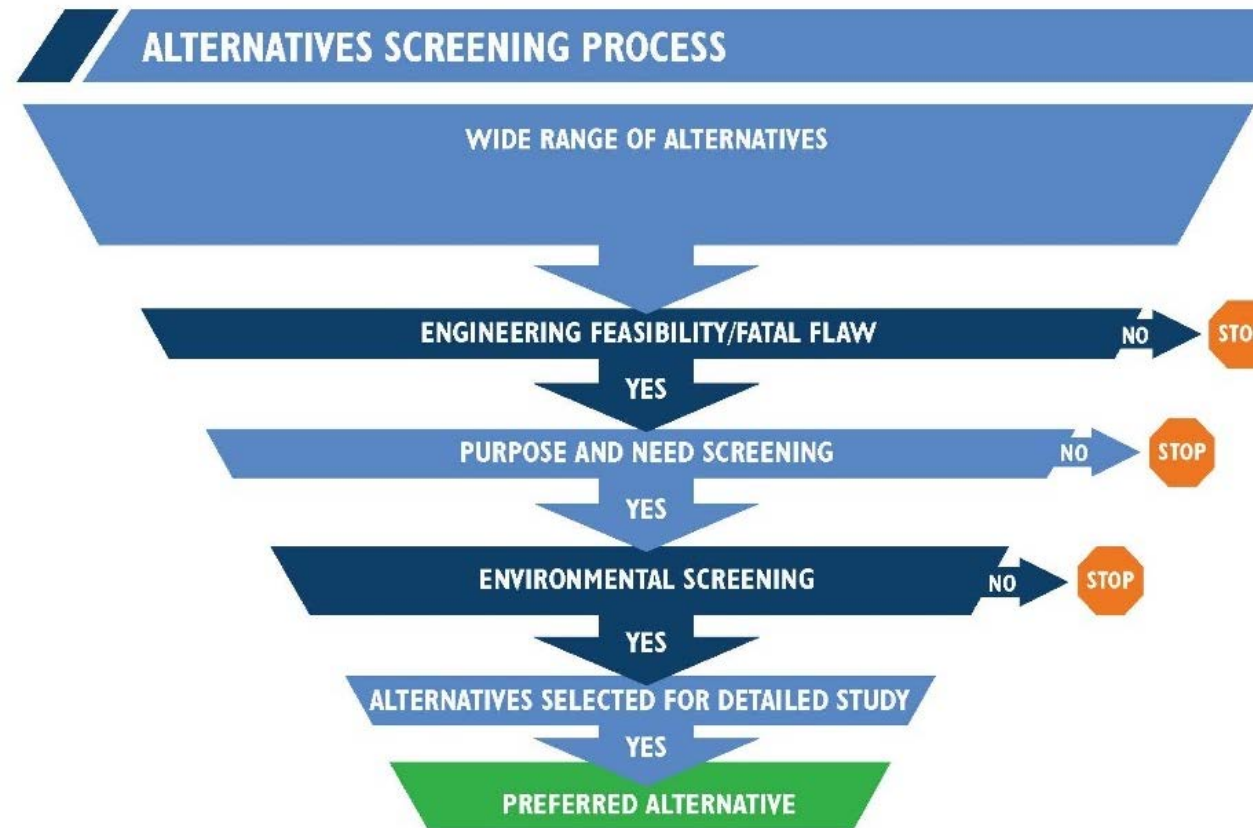
Layton High School

4:30 pm to 7 pm





Alternatives Screening

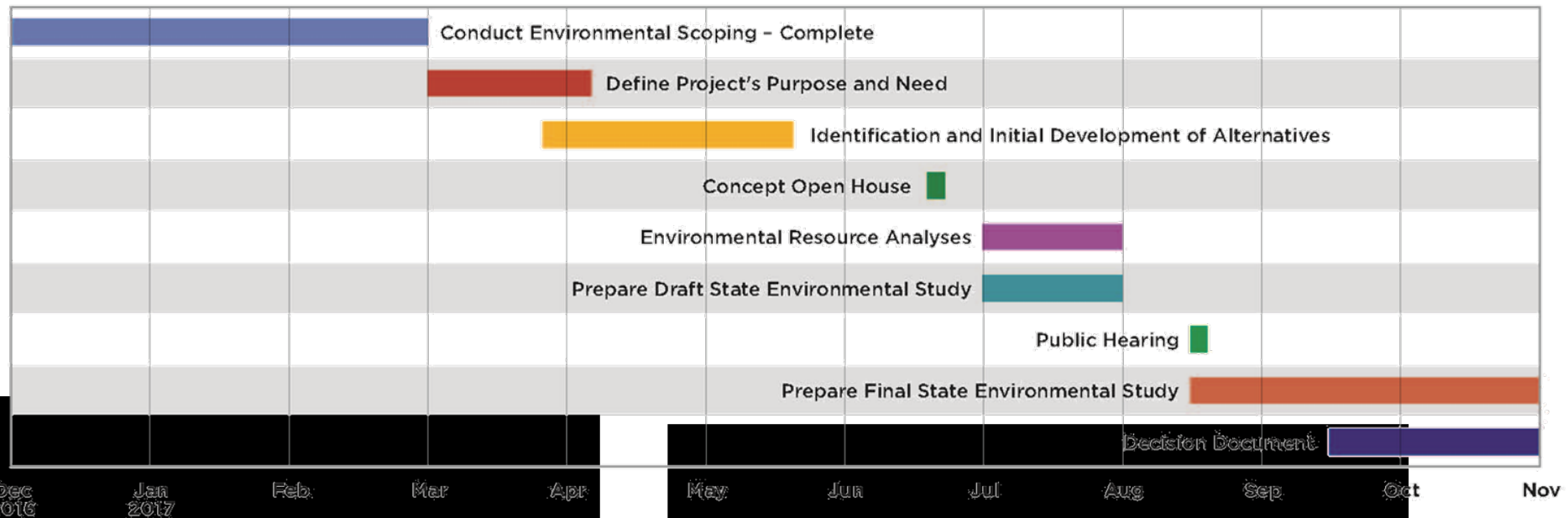


SES Schedule



US-89 STATE ENVIRONMENTAL STUDY FARMINGTON TO I-84

US-89; FARMINGTON TO I-84 STATE ENVIRONMENTAL STUDY SCHEDULE



If a build alternative is selected, design could begin in 2018



Stay Involved

- Mike Romero, UDOT PM
- Larry Reasch, Consultant PM
- Study Contact Information
 - Website – udot.utah.gov/us89
 - Hotline – 888-752-US89 (8789)
 - Email – us89@utah.gov



City Council Staff Report

Rezone of 0.96 acres of property to include the PRUD (Planned Residential Unit) Overlay Zone.

May 4, 2017

Applicant/Owner: Dan Stephenson / Buffalo Properties LLC
Location: 85 East Crestwood Road
Zone: R-1-8 (Single Family Residential)

Description:

The Kaysville City Planning Commission held the public hearing for consideration of the PRUD overlay zone at the subject property for the Crestwood Place PRUD subdivision in February of 2017. It recommended approval of the overlay zone subject to approval of the final plat for the subdivision.

The City Council at its previous meeting on April 22, 2017 approved the final plat for the Crestwood Place Subdivision. The final step to consider for this proposed project is the overlay zone. Per 17-34-6 (3) 'After the final plat is approved, the overlay zone may be approved.'

Recommendation:

Ordinance 17-4-1 has been prepared which would formalize the application of the PRUD overlay zone at the subject property. Staff recommends approval of the ordinance as presented.

Attachment 1: Ordinance 17-4-1
Attachment 2: Zoning Map
Attachment 3: Area Map
Attachment 4: Approved Subdivision Plat

ORDINANCE NO. 17-4-1

REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO INCLUDE THE PRUD OVERLAY ZONE, HEREINAFTER FULLY DESCRIBED IN THIS ORDINANCE.

WHEREAS, the City Council of Kaysville City, State of Utah, has determined to rezone certain real property by including the PRUD (Planned Residential Unit Development) Overlay Zone; and

WHEREAS, to comply with the law in such cases made and provided, the Kaysville City Planning Commission has heretofore given notice as required by law setting a public hearing on said rezoning for the purpose of hearing all interested parties on said zoning request; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council has at other meetings duly held considered said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished subject to the approval of a final plat; and

WHEREAS, the City Council after due consideration and in accordance with the recommendation of the Kaysville City Planning Commission approved the final plat shown to the City Council during its regularly scheduled meeting on the 22nd day of April, 2017;

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

1. The real property as shown on the attached map, which is made a part hereof, containing 0.96 acres, shall be and the same is hereby rezoned and the Zoning Map amended by including the PRUD (Planned Residential Unit Development) Overlay Zone.

2. This Ordinance shall take effect on the date of publication of a summary thereof, one time only, in The Davis Clipper.

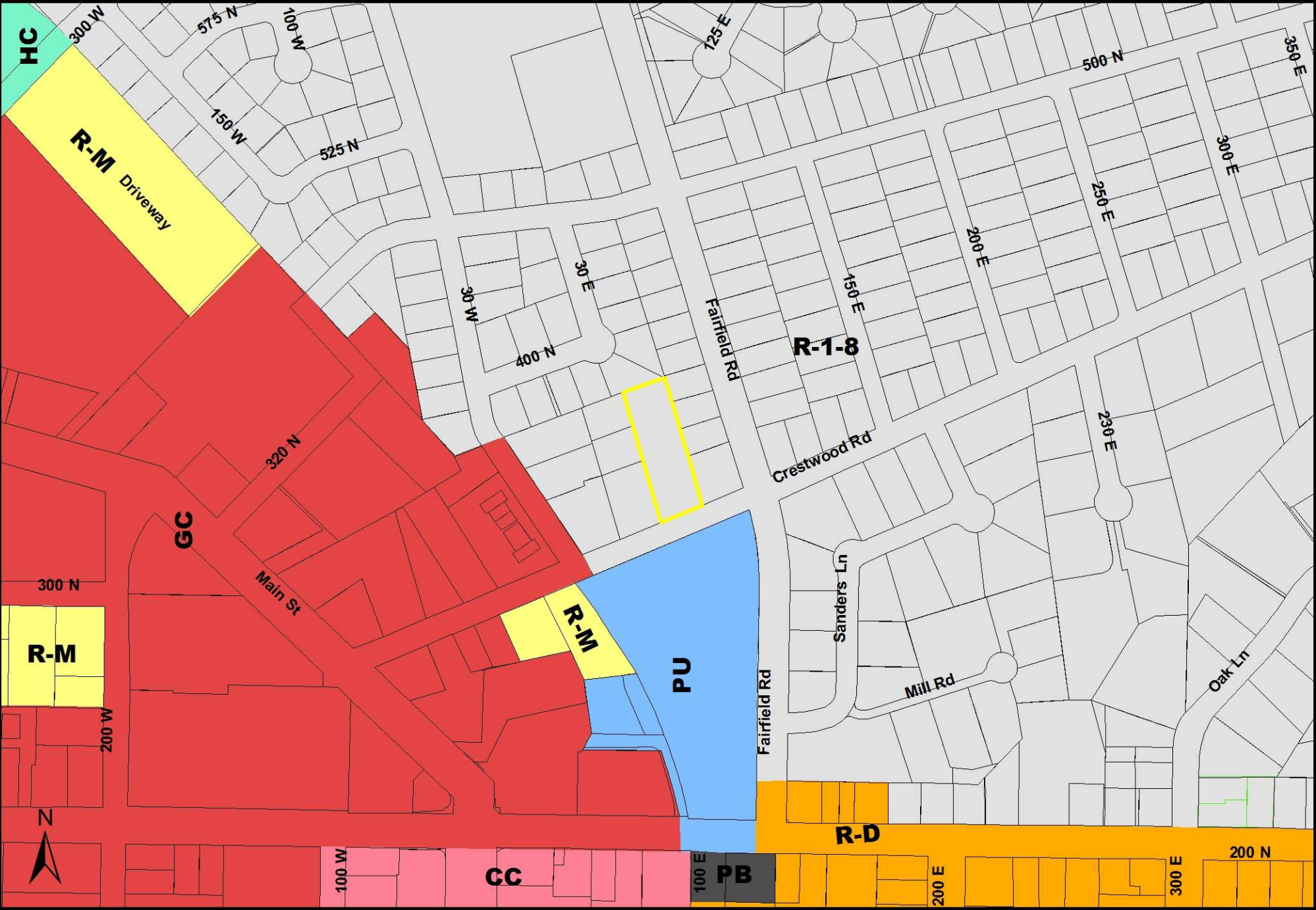
APPROVED AND ADOPTED this 4th day of May, 2017.

Steve A. Hiatt
Mayor

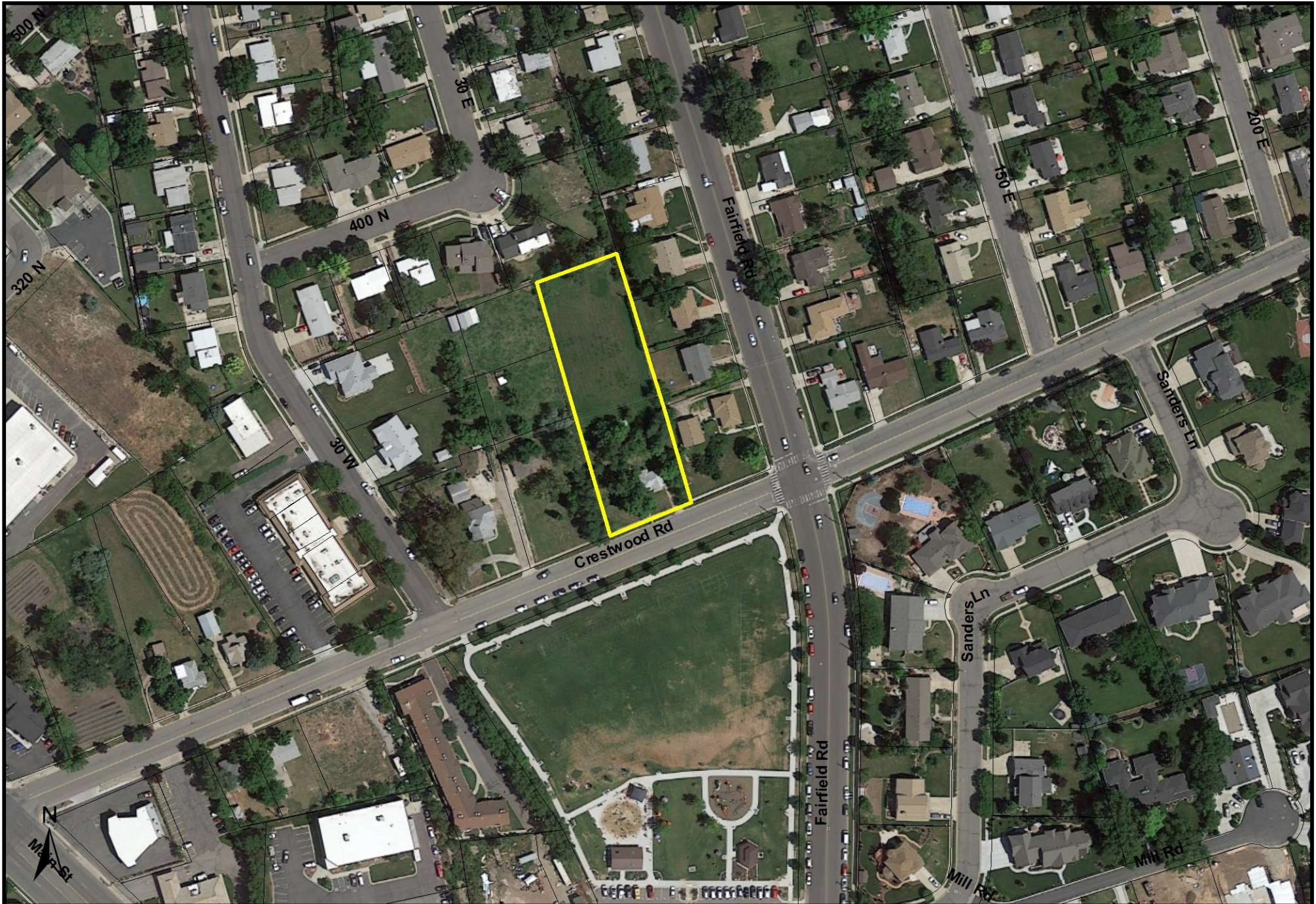
ATTEST:

Maria T. Devereux
City Recorder

85 East Crestwood Road



85 East Crestwood Road



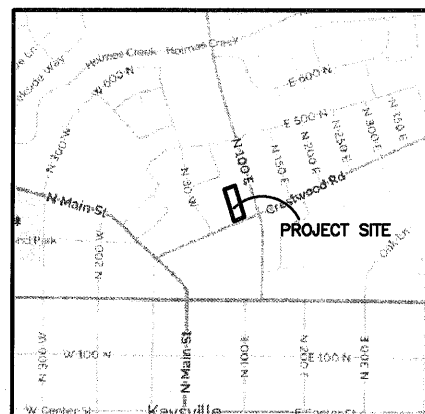
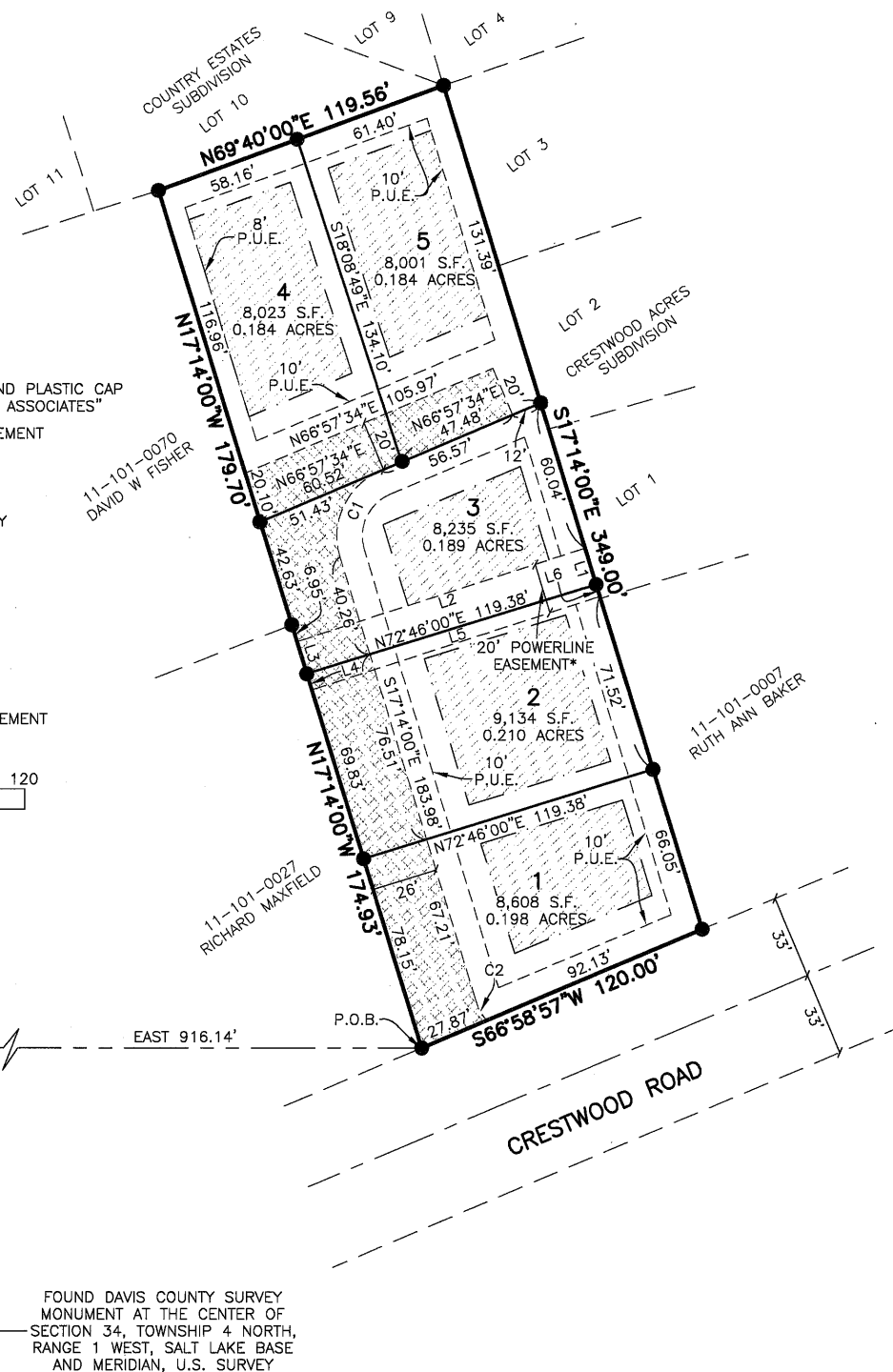
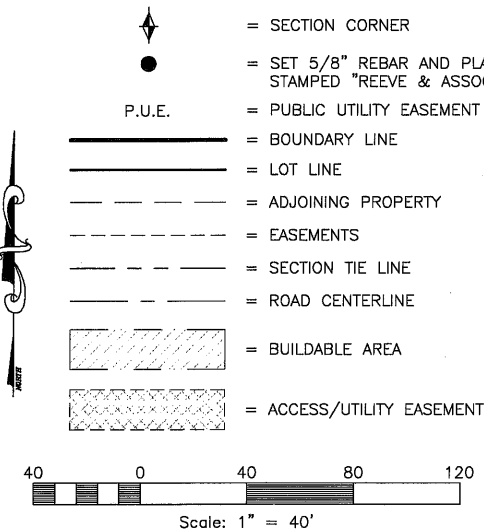
CRESTWOOD PLACE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
KAYSVILLE CITY, DAVIS COUNTY, UTAH

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°14'00"E	15.01'
L2	N71°57'18"E	119.40'
L3	S17°14'00"E	13.32'
L4	S17°14'00"E	6.68'
L5	S71°57'18"W	119.40'
L6	N17°14'00"W	4.99'

LEGEND



VICINITY MAP
(NO SCALE)

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 722.72 FEET AND EAST 916.14 FEET FROM THE CENTER OF SAID SECTION 34; THENCE N17°14'00"W 174.93 FEET; THENCE N17°14'00"W 179.70 FEET TO THE SOUTHERLY LINE OF COUNTRY ESTATES SUBDIVISION; THENCE N69°40'00"E ALONG SAID SOUTHERLY LINE, 119.56 FEET TO THE WESTERLY LINE OF CRESTWOOD ACRES SUBDIVISION; THENCE S17°14'00"E 349.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CRESTWOOD ROAD; THENCE S66°58'57"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,001 SQUARE FEET OR 0.964 ACRES MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 4 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N89°50'54"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY AND TO CREATE A FIVE LOT SUBDIVISION. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND CAP STAMPED "REEVE & ASSOCIATES".

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	28.00'	41.14'	37.54'	25.30'	N24°51'47"E	84°11'34"
C2	20.00'	8.37'	8.31'	4.25'	S29°13'06"E	23°58'11"

NOTE:

*POWERLINE EASEMENT WILL BE 10 FEET EACH SIDE EQUALING 20 FEET.

SURVEYOR'S CERTIFICATE

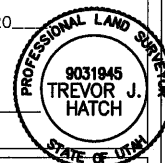
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CRESTWOOD PLACE SUBDIVISION** IN **KAYSVILLE CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **KAYSVILLE CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945

UTAH LICENSE NUMBER

ROBERT D. KUNZ



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, UNITS AND STREETS, AND COMMON AREA AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND **CRESTWOOD PLACE SUBDIVISION**, AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO KAYSVILLE CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY KAYSVILLE CITY AND ALSO TO GRANT AND DEDICATE TO KAYSVILLE CITY ALL THOSE PORTIONS LABELED COMMON AREA.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **CRESTWOOD PLACE SUBDIVISION**
Designer: **N. ANDERSON**
Number: **6366-01**
Scale: **1"=40'**
Begin Date: **10-31-13**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.

KAYSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE KAYSVILLE CITY PLANNING COMMISSION.

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

KAYSVILLE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

KAYSVILLE CITY ENGINEER

DATE

KAYSVILLE CITY COUNCIL

PRESENTED TO THE KAYSVILLE CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

KAYSVILLE CITY MAYOR

ATTEST:

CITY RECORDER

KAYSVILLE CITY ATTORNEY

APPROVED BY THE KAYSVILLE CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

KAYSVILLE CITY ATTORNEY





City Council Staff Report

Request to rezone 1.53 acres of property from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district May 4, 2017,

Applicant/Owner:

Jim Puffer

Location:

Approximately 1450 South Burton Lane

Description:

Many years ago the subject property was part of the open space for the Old Mill Subdivision. This property, along with much of the originally anticipated common areas, was never improved. Despite much effort by the City and the homeowners association, the developer never fully completed these areas as planned.

As part of a long discussion with the HOA, in its effort to have its common areas improved as they expected, it was determined that the subject property was not actually needed as open space within the subdivision for the number of homes that were ultimately built. As this area is essentially separated from the rest of the subdivision, the HOA's main interests were in making improvements to other areas. To help fund these improvements the City permitted the sale of this property so the HOA would be able to improve the other desired areas.

Since the property was no longer under the control of the HOA, Mr. Puffer bought the vacant lot as a place to store bins used for mulch, gravel, stacks of pavers, etc. for his landscaping business. He would ultimately like to have a building on site to store certain materials that are more prone to theft. Under the existing R-1-20 zone, only homes and accessory buildings to a home are allowed to be built. The proposed LI zone would allow for construction of a storage building, and would better fit the evolving use of the site.

The LI zone requires that buildings be at least 30 feet from property lines abutting a residential district. The property is surrounded by the R-1-20 zoning to the north, R-A zoning to the west and south, and the LI zoning district to the east. The property is at the west end of the Burton Lane overpass and abuts the Denver & Rio Grande Western trail to the west. The D&RGW right-of-way is about 75 feet wide.

The regulations of the LI zoning district are found in Chapter 17-21 of the Kaysville City Ordinance.

The Planning Commission held a public hearing on 4/13/17 with no public comment. The applicant had a scheduling conflict and was unable to attend on this date so the item was tabled until 4/27/17 where the Planning Commission opted to allow public comment of which there was none.

The Kaysville City General Plan states under "Business and Industry":

- A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

Recommendation:

After holding the public hearing and discussing this item the Kaysville City Planning Commission voted 6 to 1 in favor of recommending approval of the rezone. The motion included a recommendation that the rezone be subject to a development agreement which would require a fence to remain on the west property line that is at least 6 ft. in height, trees to be planted along the trail corridor, no signage allowed, any future change of use requires amendment to the development agreement, and the zone extend across the trail to allow building near the property line. The applicant expressed that he was comfortable with these conditions.

The descending vote was in favor of the rezone to the LI zoning district, but voiced their opposition to the motion as it was the Commissioner's opinion that such a restrictive development agreement was not necessary.

Possible Motions:

- Direct staff to put together a development agreement to include the items recommended by the Planning Commission and any other changes desired by the City Council.
- Approve the request for the LI zoning district without requiring a development agreement.
- Deny the request of the proposed rezone.

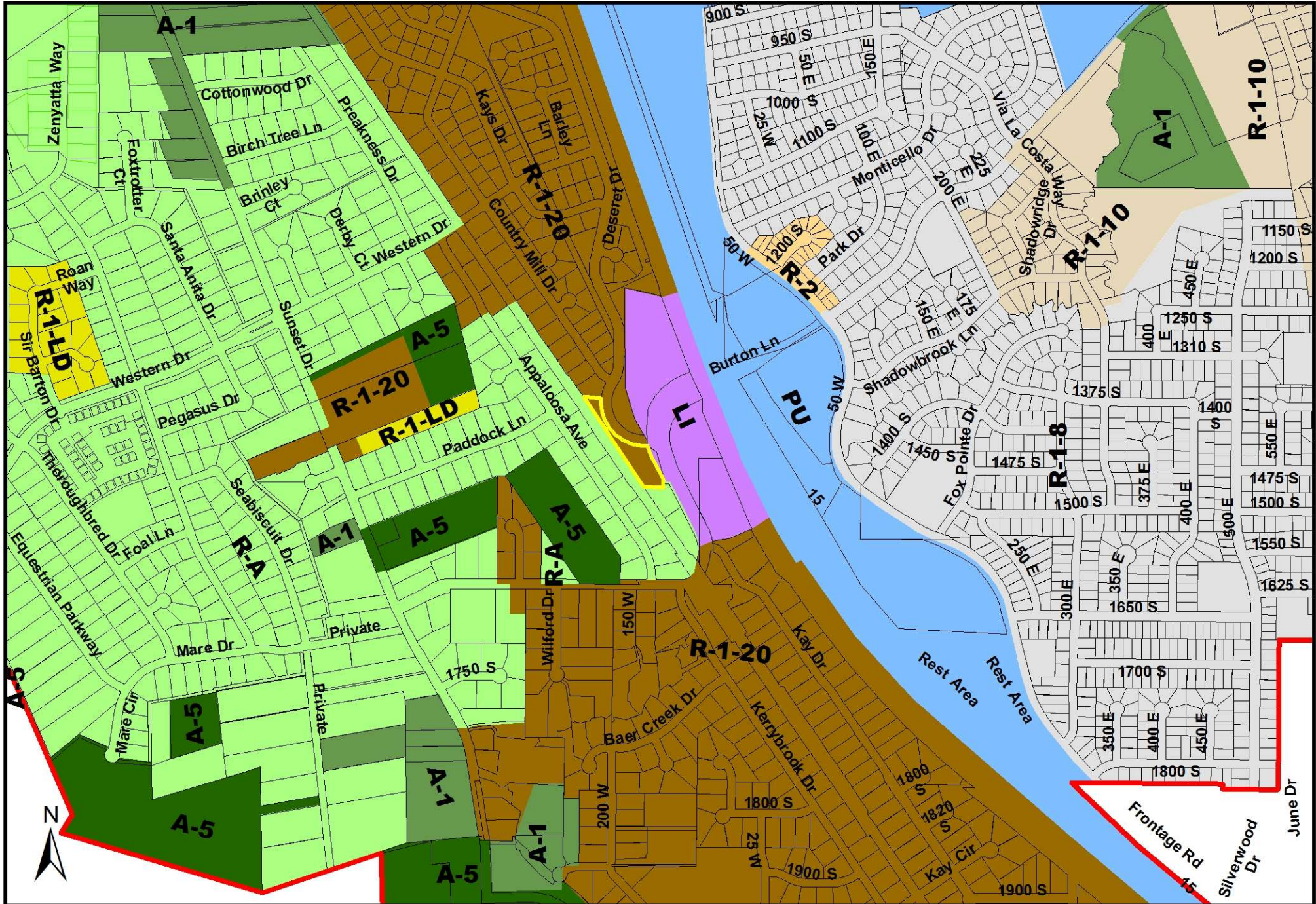
Attachment 1: Location Map

Attachment 2: Current Zoning Map

Approximately 1450 South and Burton Lane



Approximately 1450 South and Burton Lane - Zoning Map





City Council Staff Report

Rezone of 1.66 acres of property from R-1-20 (Single Family Residential) to R-1-LD (Single Family Residential) and Preliminary Plat for the Anglers Cove Subdivision May 4, 2017

Applicant/Owner: Brock Johnson
Location: 373 East Shepard Lane

Description:

The subject property at the corner of Shepard Lane and 350 East is requesting a rezone to the R-1-LD zone in order to subdivide into 3 total lots. The existing home facing Shepard Lane would remain on site and the requested zone would permit an additional 2 lots under the 2 lots per acre formula allowed in that zoning district.

As shown in the proposed preliminary plat the existing home would remain on .90 acres while the other lots would be 0.38 acres each or 16,500 sq. ft. The requested zoning limits development to 2 units per acre but allows for some flexibility in lot size so long as each lot has at least 90 ft. of frontage and no less than 12,000 sq. ft. As proposed the preliminary plat meets the standard requirements of the zone.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
 - 2. East of I-15, allow zero to five units per acre with some higher density housing.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the requested rezone to the R-1-LD Zoning District.

The City Council should make a motion regarding the request for the rezone.

Possible motions include:

- Motion to approve the requested rezone to the R-1-LD zoning district.
- Motion to approve the request subject to a development agreement with certain conditions.
- Motion to deny the requested rezone.

A motion should also be made regarding the Preliminary Plat. The Planning Commission voted unanimously to forward a favorable recommendation for the preliminary plat subject to approval of the requested R-1-LD zone as it meets applicable ordinances and standards.

Attachment 1: Ordinance 17-4-2

Attachment 2: Zoning Map

Attachment 3: Location Map

Attachment 4: Preliminary Plat

ORDINANCE NO. 17-4-2

REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-1-LD ZONING DISTRICT, HEREINAFTER FULLY DESCRIBED IN THIS ORDINANCE.

WHEREAS, the City Council of Kaysville City, State of Utah, has determined to rezone certain real property from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) Zone; and

WHEREAS, to comply with the law in such cases made and provided, the Kaysville City Planning Commission has heretofore given notice as required by law setting a public hearing on said rezoning for the purpose of hearing all interested parties on said zoning request; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council has at other meetings duly held considered said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

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

1. The real property as shown on the attached map, which is made a part hereof, containing 1.66 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation to the R-1-LD (Single Family Residential Low Density) zoning district.

2. This Ordinance shall take effect on the date of publication of a summary thereof, one time only, in The Davis Clipper.

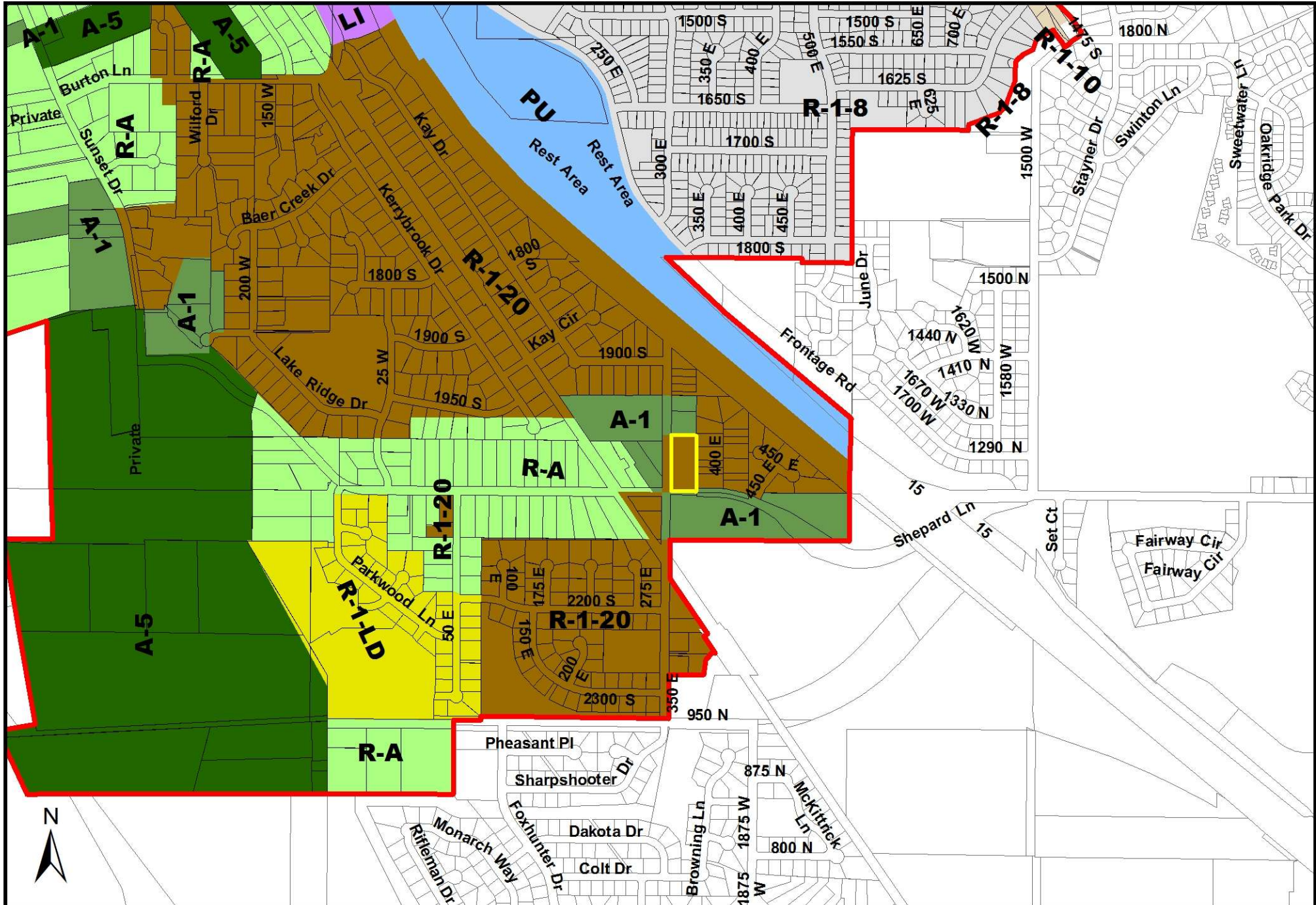
APPROVED AND ADOPTED this 4th day of May, 2017.

Steve A. Hiatt
Mayor

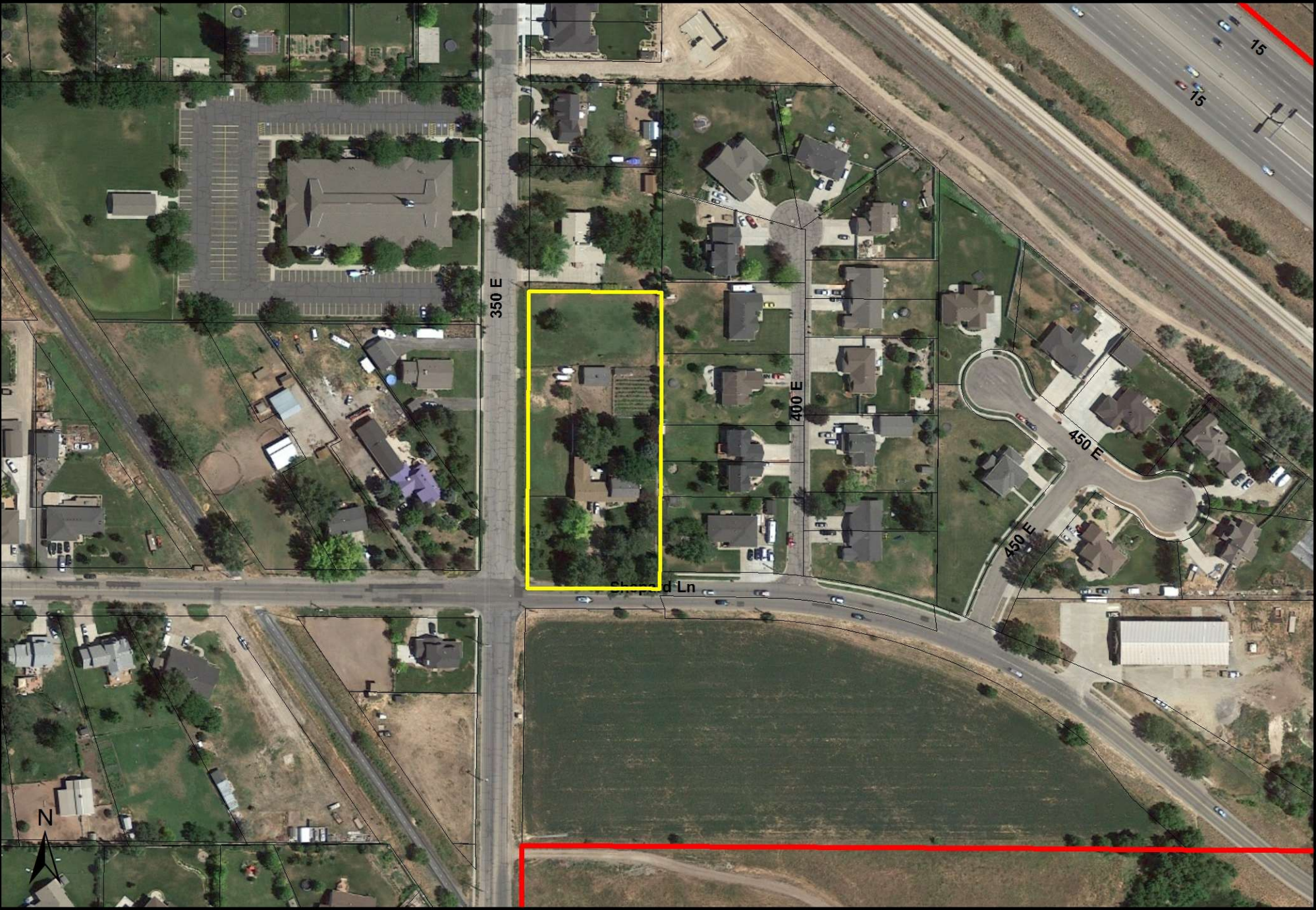
ATTEST:

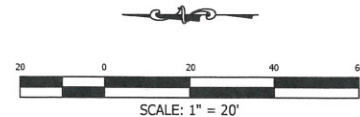
Maria T. Devereux
City Recorder

373 East Shepard Lane Current Zoning



373 East Shepard Lane





PRELIMINARY PLAT ANGLERS COVE

OWNER:
DEBRA K BROWN
373 E SHEPARD LANE
KAYSVILLE UT. 84037

DEVELOPER:

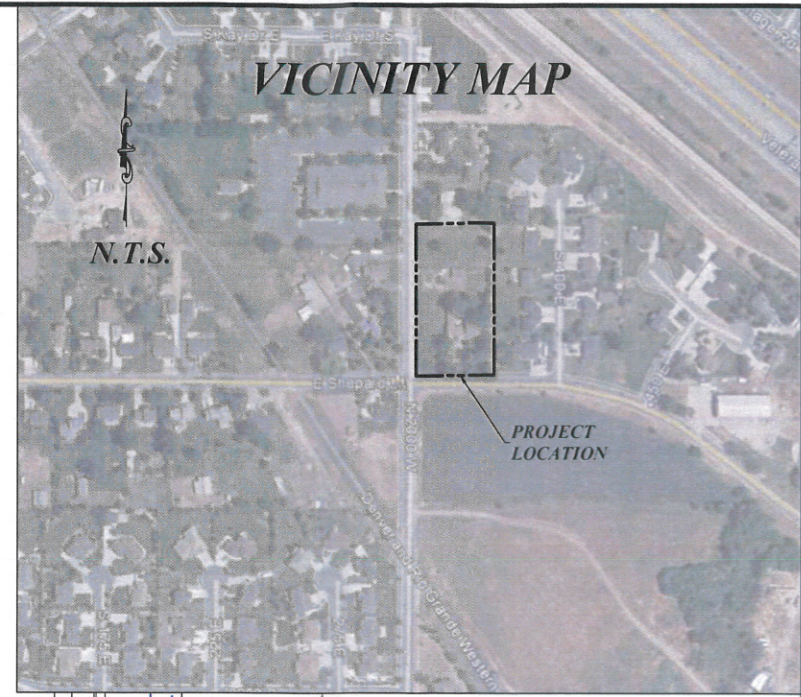
THERE ARE CURRENTLY NO STORM DRAINS IN THE AREA.
EXISTING STORM WATER FLOWS IN EXISTING CURB AND GUTTER
SOUTH TOWARD INTERSECTION OF SHEPARD LANE AND 350
EAST STREET AND WATER FLOWS WEST IN EXISTING CURB AND
GUTTER ON SHEPARD LANE TOWARD SAME INTERSECTION. THIS
IS A LOW POINT ON THE EXISTING STREETS.

FEMA FLOOD ZONE:
ZONE X

CURRENT KAYSVILLE CITY ZONE:
R-1-20

LOT 1 & 2 WILL BE RE-ZONED TO R-1-14
LOT 3 WILL REMAIN R-1-20

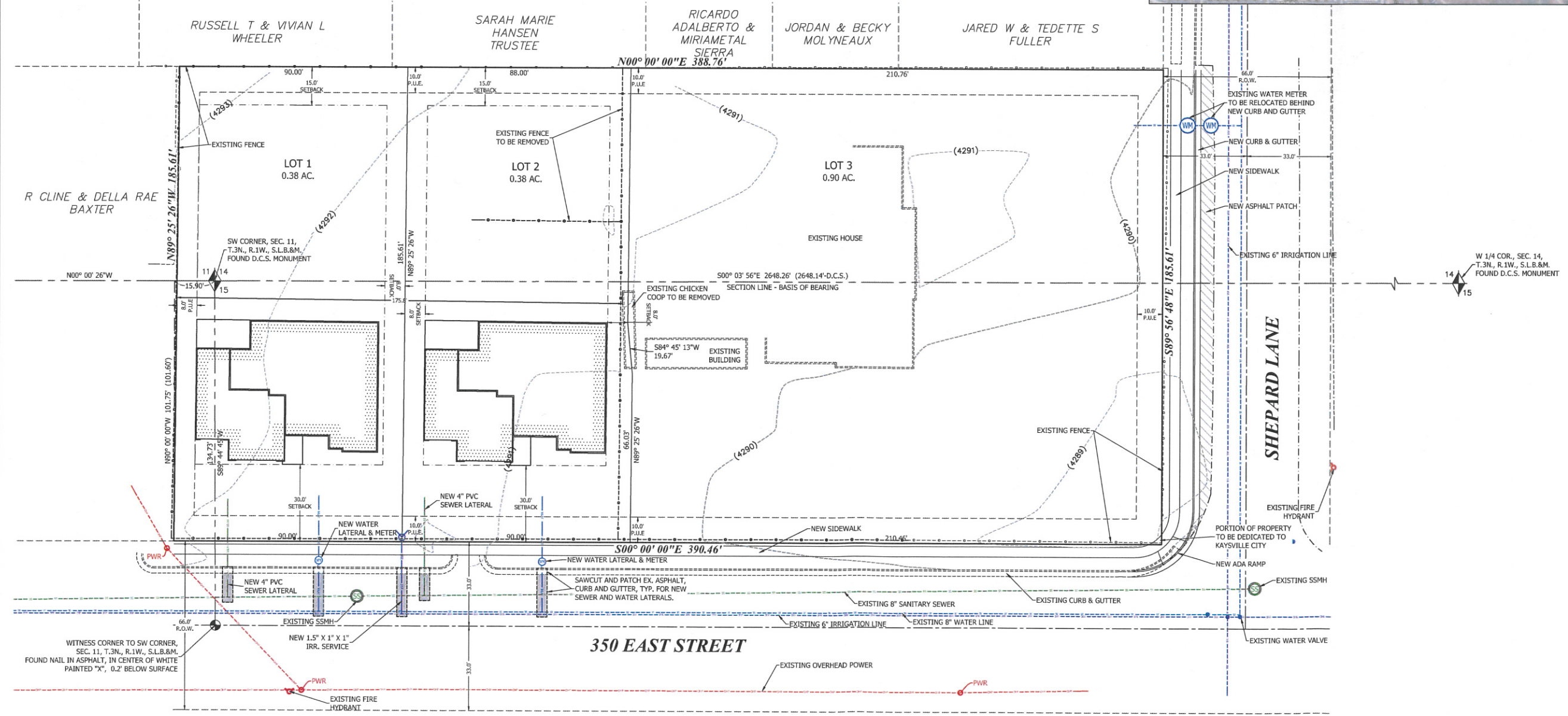
TOTAL ACREAGE OF SUBDIVISION:
1.66 AC.



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



PRELIMINARY
NOT FOR
CONSTRUCTION



PRELIMINARY PLAT ANGLERS COVE

373 EAST SHEPARD LANE
TAX PARCEL #08-05-0001
LOCATED IN THE SE 1/4 OF SEC. 10, THE SW 1/4 OF SEC. 11,
THE NW 1/4 OF SEC. 14, & THE NE 1/4 OF SEC. 15, T.3N., R.1W., S.L.B.&M.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: TJB 3/21/2017
APPROVED: STA [DATE]
PROJECT: PRELIMINARY PLAT.dwg
PRELIM



City Council Staff Report

Preliminary Plat for the Cityside Townhomes subdivision April 27, 2017

Applicant/Owner: JPL Construction Inc.
Location: 265 North 200 West and 209 West 300 North
Zone: R-M (Residential Multi-Family)

Description:

The subject property at the corner of 200 West and 300 North behind the Fresh Market grocery store and Post Office is requesting the PRUD overlay in order to permit the proposed subdivision plat. The plat is nearly identical to one that was approved just over a year ago which includes 12 townhome style dwelling units. The units would be accessed from 300 North Street. There would be three buildings which would each include four (4) units. Each unit would be platted on its own separate lot and the remaining area would be common open space managed by an HOA.

The buildings would be 25 ft. from 200 West Street property line, 20 ft. from 300 North Street property line, 15 ft. from the apartments to the west, and 10 ft. from the commercial property to the south.

Eight of the units are 20 ft. in width with another four units being 22 ft. in width. Among other factors, the width of the units is relevant in considering parking capacity. Apart from covered parking provided within each unit, there are six parking stalls provided along the drive for guests and residents. Parking in a four unit dwelling is at 2 spaces per unit.

This Common Open Space Subdivision will require approval of the PRUD overlay zone. The Planning Commission voted in favor of the PRUD overlay zone for the proposed project. The City Council will consider this together with the final plat if the preliminary plat is desirable.

The Planning Commission held a public hearing at their meeting on 4/27/17. Only the applicant and property owners were present, otherwise no one spoke in favor or opposition to the project.

Recommendation:

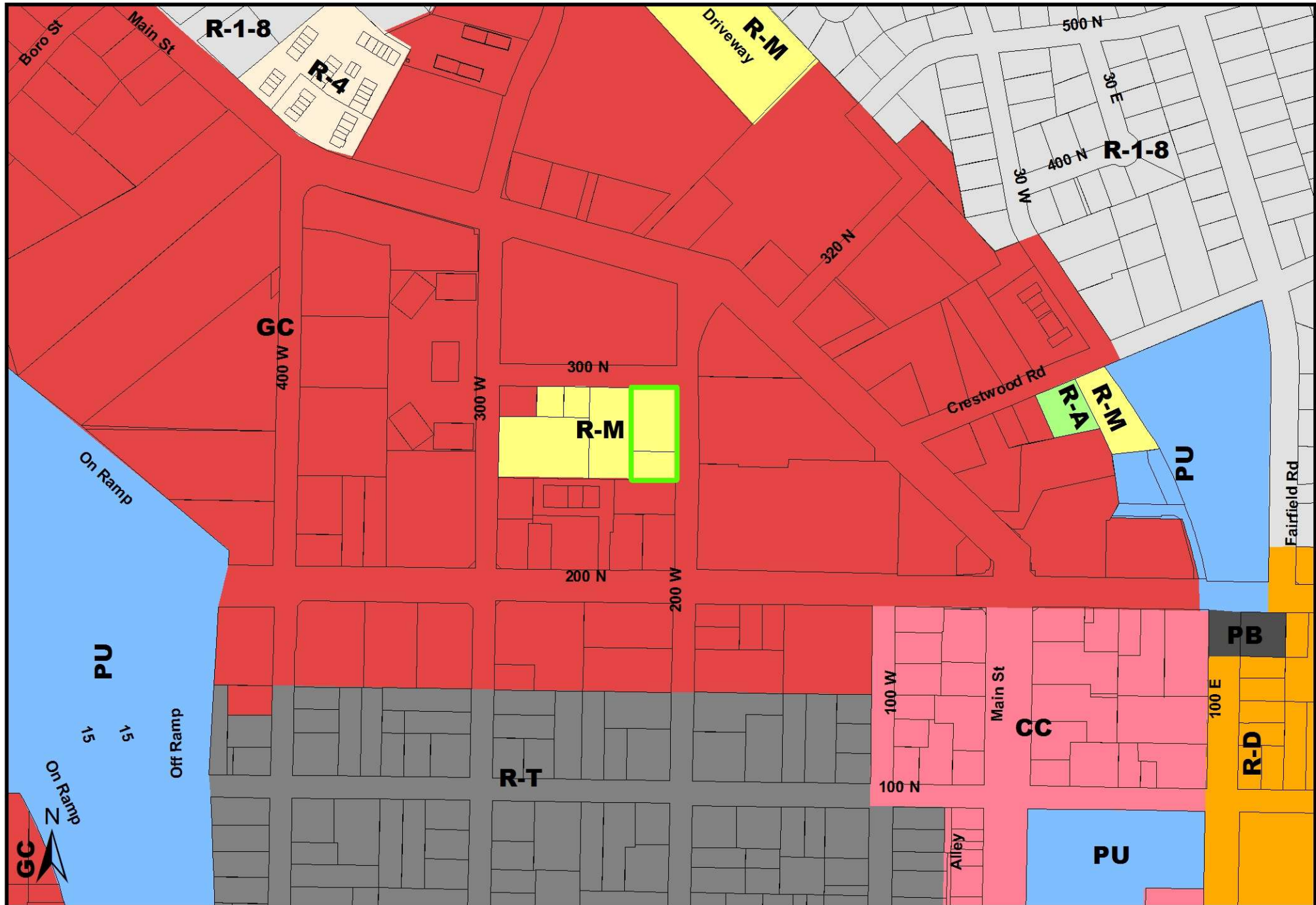
The Planning Commission voted unanimously in favor of the proposed preliminary plat subject to approval of the requested PRUD overlay zone as it meets applicable ordinances and standards.

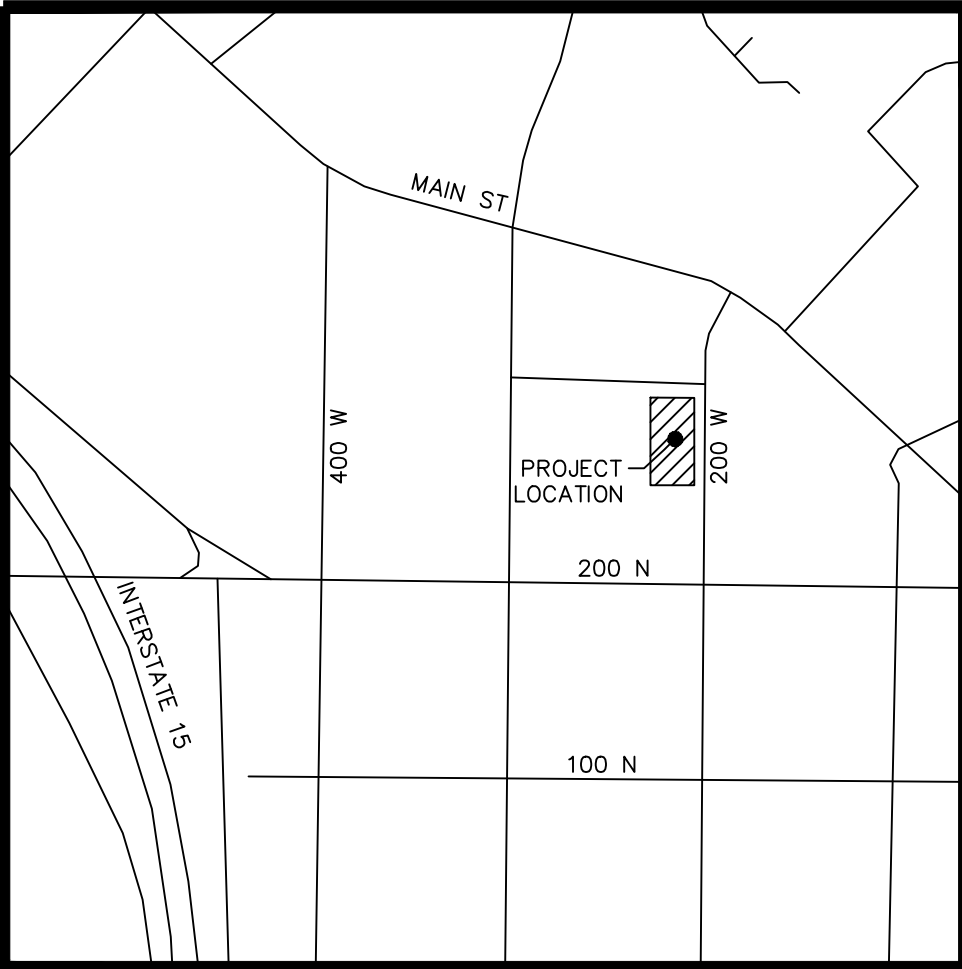
Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat
Attachment 4: Conceptual Rendering of Buildings

265 North 200 West and 209 West 300 North



265 North 200 West and 209 West 300 North - Current Zoning





VICINITY MAP
N.T.S

SITE TABULATIONS
ACREAGE 0.77± ACRES
UNITS 12
DENSITY: 15.58 UNITS / ACRE
OPEN SPACE: 0.34± ACRES
ZONING: R-M (MULTIPLE FAMILY RESIDENTIAL)
PARKING: 24 GARAGE STALLS, 6 STANDARD STALLS

- NOTES:**
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #49011C0237E, EFFECTIVE DATE: JUNE 18, 2007, THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL EXISTING BUILDINGS TO BE REMOVED AND SERVICES TERMINATED.
 - PROPOSED STRUCTURES WILL HAVE NO BASEMENTS. GROUND WATER FACILITIES ARE THEREFORE NOT NECESSARY.

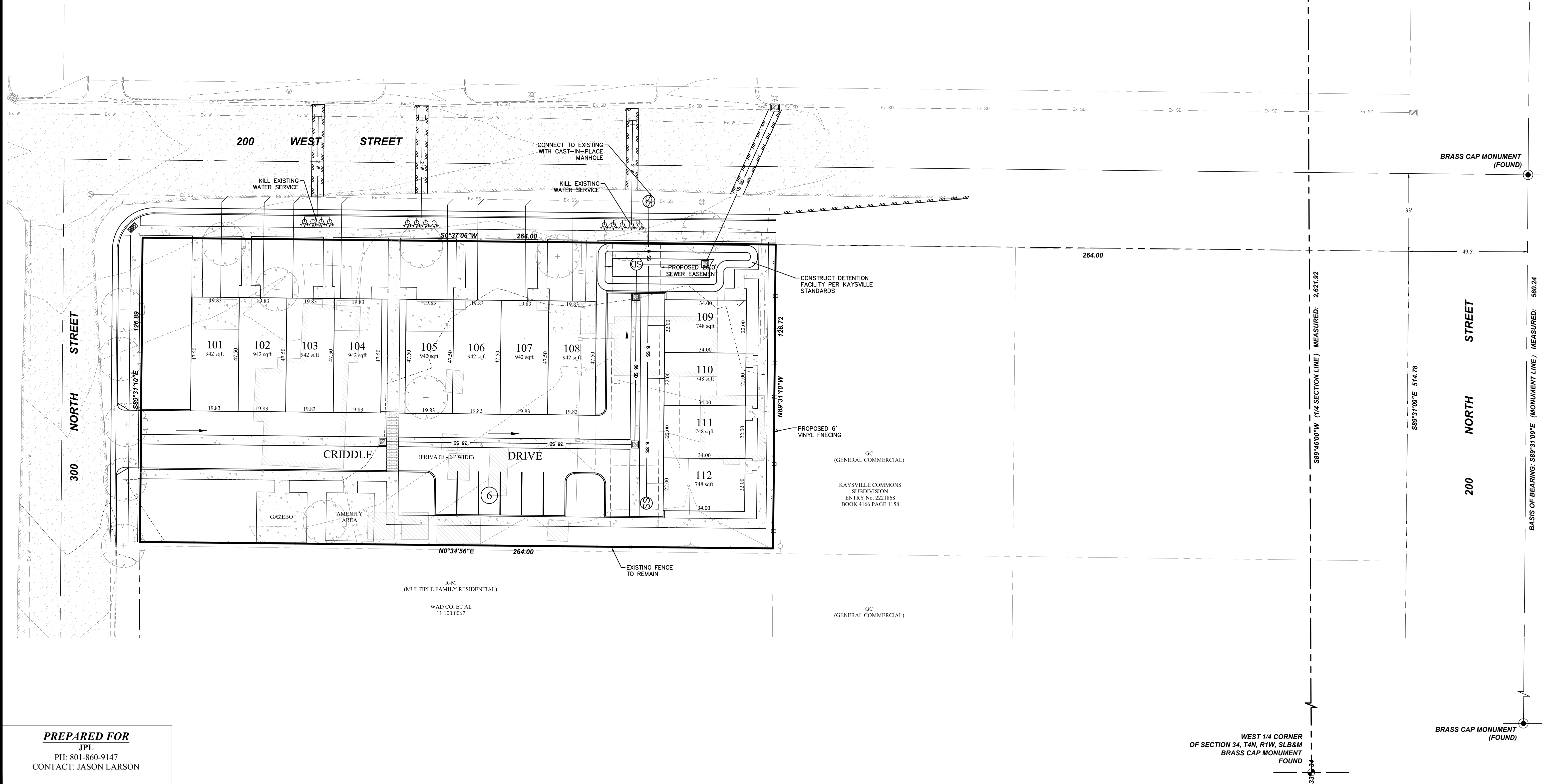
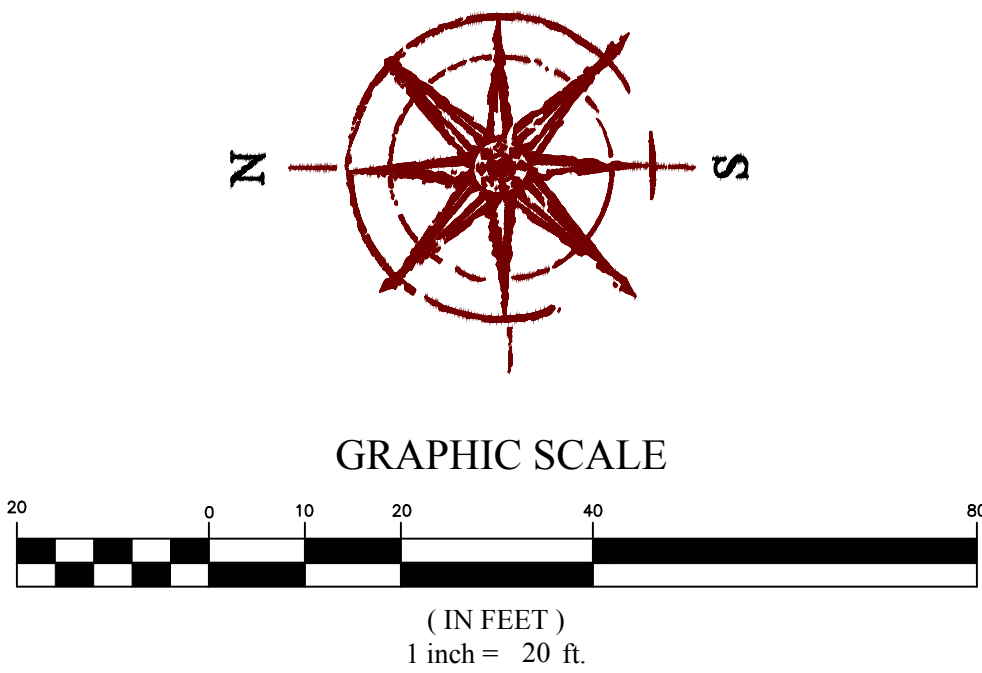
100-Year Storm Event Detention Requirement								
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
5.0	7.25	0.54	0.77	1.90	570	0.15	46	524
10.0	5.51	0.54	0.77	2.29	1,377	0.15	92	1,285
15.0	4.56	0.54	0.77	1.90	1,709	0.15	139	1,571
30.0	3.07	0.54	0.77	1.28	2,302	0.15	277	2,024
60.0	1.90	0.54	0.77	0.79	2,849	0.15	554	2,294
120.0	1.11	0.54	0.77	0.46	3,329	0.15	1,109	2,220
180.0	0.76	0.54	0.77	0.32	3,419	0.15	1,663	1,755
360.0	0.41	0.54	0.77	0.17	3,689	0.15	3,326	362
720.0	0.24	0.54	0.77	0.10	4,318	0.15	6,653	0
1440.0	0.14	0.54	0.77	0.06	5,038	0.15	13,305	0

Maximum Storage Requirement: 2,294
Maximum Storage Requirement (ac-ft): 0.05

Detention Basin Design
Detention Volume Required: 2,294 cf
Allowable Depth:
Side Slopes:
Detention Volume Provided: 0 cf

INCREASE DETENTION
Source:

Surface Type	Area (sf)	"C" Value	C*A
Impervious	18,731	0.85	15,921
Pervious	14,810	0.15	2,222
Totals	33,541		18,143
Weighted "C" Value		0.54	
Allowable Discharge:	0.20	cfs/acre	
Total Discharge:	0.154	cfs	



PREPARED FOR
JPL
PH: 801-860-9147
CONTACT: JASON LARSON

CITYSIDE TOWNHOMES
KAYSVILLE, UTAH
PRELIMINARY PLAT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY
PLAT

Scale: 1"=20'
Date: 10/6/2015
Sheet:
Drawn: BP
Job #: 15-209



FRONT ELEVATION - BUILDING 1



REAR ELEVATION - BUILDING 1



PREPARED FOR:
RESIDENCE
XXXX ADDRESS
SOMETOWN, UTAH

RENDERINGS

AREAS:	
MAIN FLOOR	0000 sq.ft.
SECOND FLOOR	0000 sq.ft.
BSMT. FLOOR	0000 sq.ft.
GARAGE	0000 sq.ft.

DESIGNER:	JSB
DATE:	4/24/2017
SCALE:	1/4" = 1'
PROJECT	#20XX-XX

SHEET:
A-0.1



FRONT ELEVATION - BUILDING 2



REAR ELEVATION - BUILDING 2



PREPARED FOR:
RESIDENCE
XXXX ADDRESS
SOMETOWN, UTAH

RENDERINGS

AREAS:	
MAIN FLOOR	0000 sq.ft.
SECOND FLOOR	0000 sq.ft.
BSMT. FLOOR	0000 sq.ft.
GARAGE	0000 sq.ft.

DESIGNER:	JSB
DATE:	4/24/2017
SCALE:	1/4" = 1'
PROJECT	#20XX-XX

SHEET:
A-0.2



City Council Staff Report

Sunset Equestrian Estates, Phases 14 C Acceptance of Improvements May 4, 2017

Applicant/Owner: Woodside Homes
Location: Approximately 850 West Western Drive

Description:

The developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable.

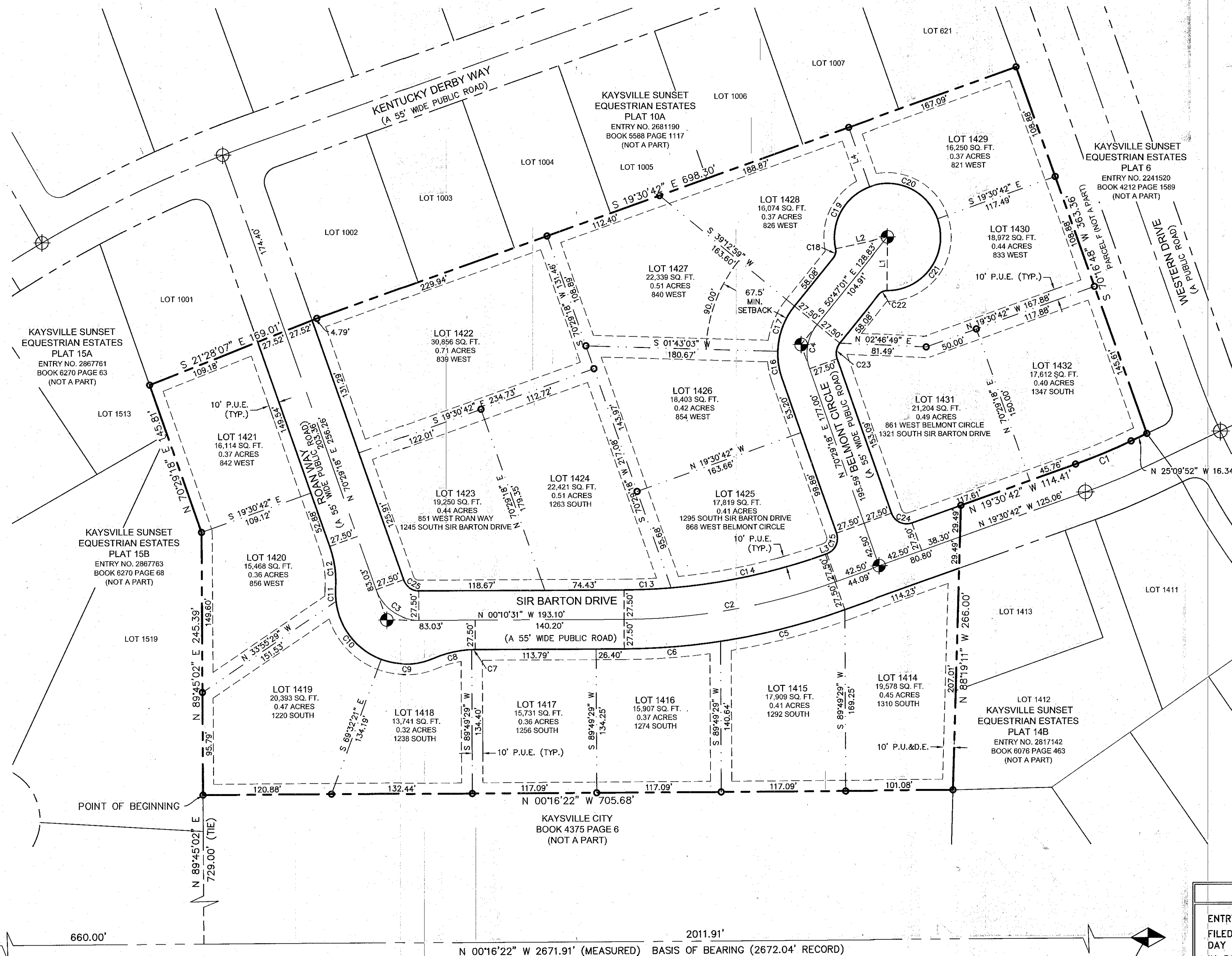
Recommendation:

It is recommended that the improvements be accepted and that the standard requirements of a 10 percent warranty amount and a one year warranty period be applied.

Attachments: Location Map
Plat Map

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 14C

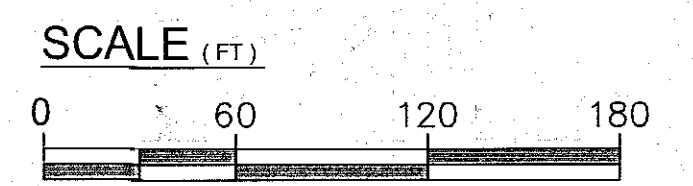
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	56.48'	572.50'	5°39'10"	N 22°20'17" W	56.46'
C2	202.49'	600.00'	19°20'12"	S 09°50'36" E	201.53'
C3	52.42'	42.50'	70°39'48"	S 35°09'24" W	49.16'
C4	43.56'	42.50'	58°43'41"	N 80°08'52" W	41.68'
C5	120.77'	627.50'	11°01'38"	S 13°59'53" E	120.58'
C6	91.00'	627.50'	8°18'34"	S 04°19'48" E	90.92'
C7	3.30'	100.00'	1°53'24"	N 01°07'12" W	3.30'
C8	37.06'	100.00'	21°14'00"	N 12°40'54" W	36.85'
C9	50.41'	66.00'	43°45'34"	S 01°25'08" E	49.19'
C10	72.32'	66.00'	62°46'49"	S 51°51'04" W	68.75'
C11	11.95'	66.00'	10°22'13"	S 88°25'35" W	11.93'
C12	40.36'	100.00'	23°07'24"	N 82°03'00" E	40.08'
C13	44.47'	572.50'	4°27'03"	S 02°24'02" E	44.46'
C14	148.74'	572.50'	14°53'09"	S 12°04'08" E	148.32'
C15	23.56'	15.00'	90°00'00"	S 64°30'42" E	21.21'
C16	25.94'	70.00'	21°13'46"	S 81°06'11" W	25.79'
C17	45.81'	70.00'	37°29'55"	N 69°31'59" W	45.00'
C18	8.96'	10.00'	51°19'04"	S 76°26'33" E	8.66'
C19	72.07'	50.00'	82°35'23"	N 60°48'24" W	65.99'
C20	78.54'	50.00'	90°00'00"	N 25°29'18" E	70.71'
C21	96.03'	50.00'	110°02'45"	S 54°28'20" E	81.94'
C22	8.96'	10.00'	51°19'04"	N 25°07'29" W	8.66'
C23	15.37'	15.00'	58°43'41"	N 80°08'52" W	14.71'
C24	23.56'	15.00'	90°00'00"	S 25°29'18" W	21.21'
C25	18.50'	15.00'	70°39'48"	S 35°09'24" W	17.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°27'57" E	50.00'
L2	S 12°06'05" E	50.00'
L3	N 19°30'42" W	1.59'
L4	N 70°29'18" E	58.88'

- LEGEND:**
- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
 - STREET MONUMENT TO BE SET
 - EXISTING STREET MONUMENT
 - SET REBAR W/ CAP MARKED "BINGHAM ENG."
 - SUBDIVISION BOUNDARY LINE
 - EXISTING LOT LINE
 - LOT LINE
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE



Davis County Recorder

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

COUNTY RECORDER _____

DEPUTY RECORDER _____

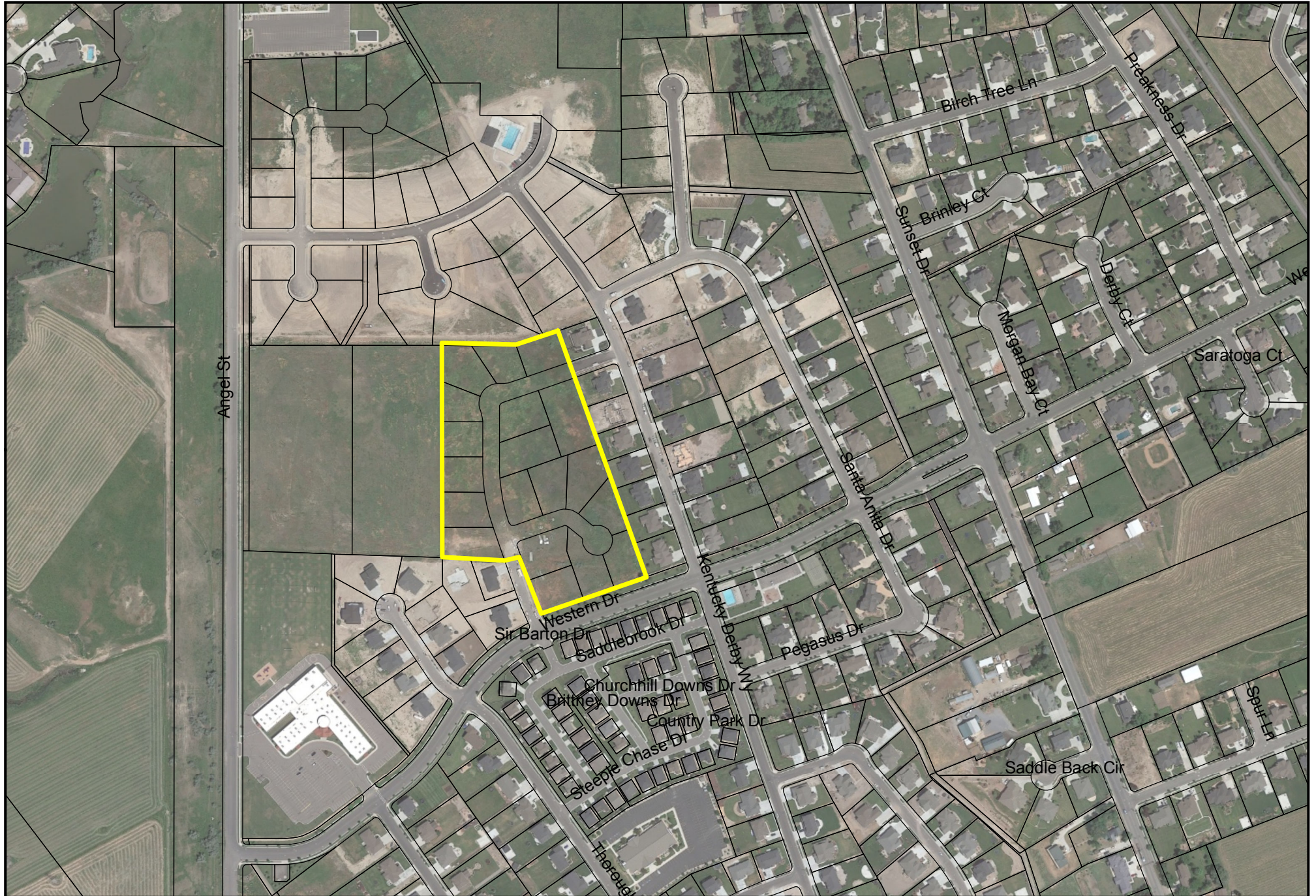
Date 09/15/2015 Proj. # 4291 Sht 2 of 2

BINGHAM ENGINEERING

Design: _____
 Drawn: JJS
 Checked: GM
 Reviewed: JRL

5160 Wiley Post Way, Salt Lake City, UT 84116
 (801) 532-2520 www.binghamnet.com

Sunset Equestrian Estates 14C





City Council Staff Report

The Cottages at Hyde Park phases 2 & 3 Acceptance of Improvements May 4, 2017

Applicant/Owner: Ovation Homes
Location: Approximately 530 North Main

Description:

The developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable.

The improvements have been complete for some time, but in an effort to assure that concerns of the Home Owners Association were also adequately addressed, acceptance of the improvements has been delayed. Ovation Homes has requested that the typical one year warranty period be waived since the public improvements have been satisfactorily in place for well over a year.

Recommendation:

It is recommended that the improvements be accepted and that the one year warranty period be waived. This will allow Ovation to complete HOA items and turn the private improvements over to the Home Owners. Based on discussions with both Ovation Homes and the HOA this is an acceptable resolution.

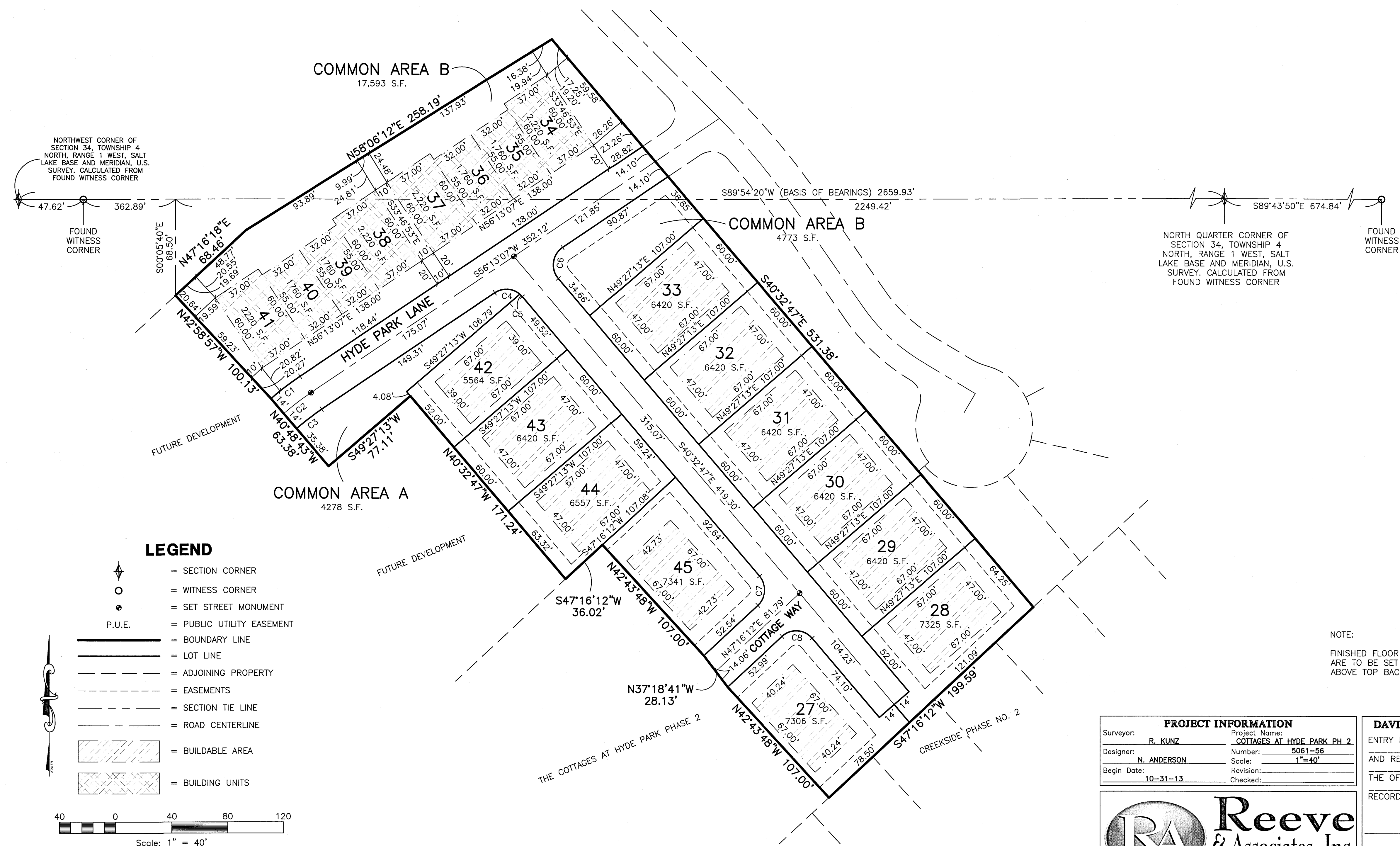
Attachments: Location Map
Plat Maps

The Cottages at Hyde Park



THE COTTAGES AT HYDE PARK PHASE 2

PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
KAYSVILLE CITY, DAVIS COUNTY, UTAH



PROJECT INFORMATION	
Surveyor: R. KUNZ	Project Name: COTTAGES AT HYDE PARK PH 2
Designer: N. ANDERSON	Number: 3061-56
Begin Date: 10-31-13	Scale: 1"=40'
	Revision: _____
	Checked: _____

Reeve & Associates, Inc.
800 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-3146 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
AND RECORDED. _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE
RECORDED FOR:

DAVIS COUNTY RECORDER
DEPUTY:

THE COTTAGES AT HYDE PARK PHASE 3

PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
KAYSVILLE CITY, DAVIS COUNTY, UTAH

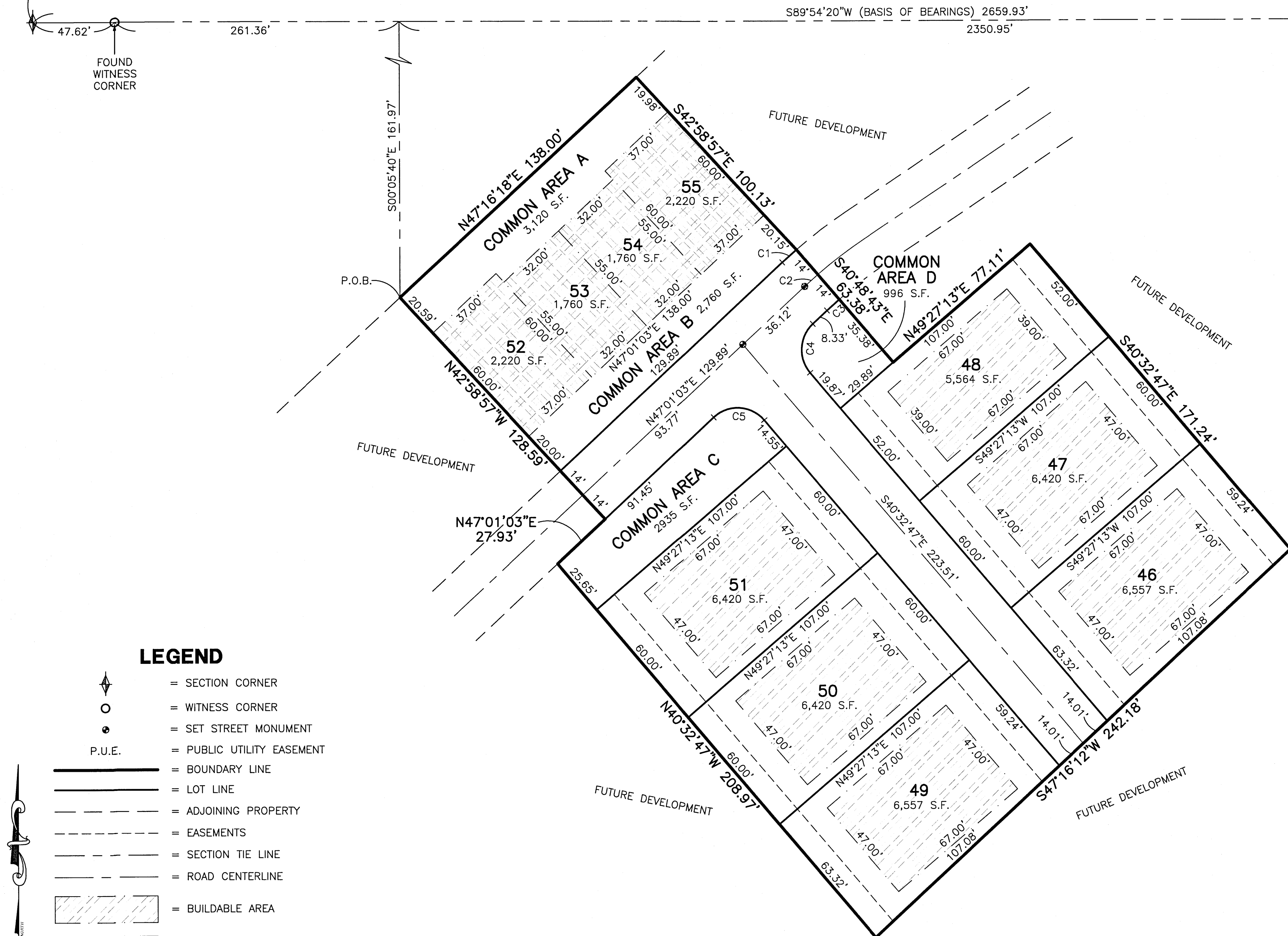
NORTHWEST CORNER OF
SECTION 34, TOWNSHIP 4
NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S.
SURVEY. CALCULATED FROM
FOUND WITNESS CORNER

FOUND
WITNESS
CORNER

S89°54'20"W (BASIS OF BEARINGS) 2659.93'
2350.95'

NORTH QUARTER CORNER OF
SECTION 34, TOWNSHIP 4
NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S.
SURVEY. CALCULATED FROM
FOUND WITNESS CORNER

FOUND
WITNESS
CORNER



LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET STREET MONUMENT
- = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = BUILDABLE AREA
- = BUILDING UNITS

30 0 30 60 90
Scale: 1" = 30'

NOTE:

FINISHED FLOOR REVELATIONS
ARE TO BE SET 1 FOOT
ABOVE TOP BACK OF CURB

PROJECT INFORMATION

Surveyor: R. KUNZ Project Name: COTTAGES AT HYDE PARK PH 3
Designer: N. ANDERSON Number: 5081-56
Begin Date: 10-31-13 Scale: 1"=40'
Checked:

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
AND RECORDED. _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE
RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY



**Reeve
& Associates, Inc.**
820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-3106 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Formal Bid Opening
Wood Power Poles

Date; May 3, 2017
Time; 11:10 am

Kaysville City Power and Light received Two (2) quotes by e-mail that responded to the bid request for wood poles as stated in the advertisement for bid.

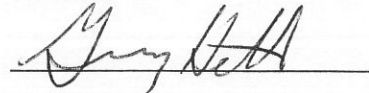
The companies that responded are:

Bell Lumber and Pole Company	\$44,680.00
------------------------------	-------------

McFarland Cascade	\$41,560.00
-------------------	-------------

Kaysville City Power and Light is recommending McFarland Cascade for \$41,560.00.

Gary Hatch

A handwritten signature in black ink, appearing to read "Gary Hatch", is written over a horizontal line.

Kaysville City Power and Light
Superintendent

ADVERTISEMENT FOR BIDS

KAYSVILLE CITY POWER AND LIGHT
721 West Old Mill Lane
Kaysville, Utah 84037

Separate sealed BIDS for Wood Power poles will be received by KAYSVILLE CITY POWER AND LIGHT, at Kaysville City Operation Center, 721 West Old Mill Lane, Kaysville, Utah 84037 until 11:00 A.M. (local time), May 3, 2017 and then at said office publicly opened and read aloud. Bids may be submitted by mail or e-mail at ghatch@kaysvillecity.com

The Project includes furnishing approximately Forty (40), 40 foot Class 1 Western Red Cedar Poles Per ANSI/AWPA, Fully Treated, Roof & Tag, Plant Inspection and Twenty (20), 45 foot Class 1 Western Red Cedar Poles Per ANSI/AWPA, Fully Treated, Roof & Tag, Plant Inspection. Delivery and unloading poles included.

The City intends to award the contract at a City Council meeting following the bid opening.
The City Council reserves the right to reject any and all bids for any reason.

KAYSVILLE CITY POWER AND LIGHT



778 - 1st Street NW P.O. Box 120786
New Brighton MN, 55112-0024

651-633-4334
www.blpole.com

Kaysville City Power and Light
Gary Hatch
ghatch@kaysvillecity.com

Date: 02-May-2017
Reference: Email
Bell Quote: 96443

Western Red Cedar Poles per ANSI Standard 05.1 - Latest Revision, pressure treated with Pentachlorophenol and oil per AWP Commodity Specification D - Latest Revision, Use Category 4B. Bell Lumber & Pole inspection charges are included.

<u>Quantity</u>	<u>Species</u>	<u>Class/Length</u>	<u>Framing</u>	<u>Price Each</u>	<u>Extended</u>
40	WRC	1/40	R/O	\$711.00	\$28,440.00
20	WRC	1/45	R/O	\$812.00	\$16,240.00

FOB: STORAGE DECK - Kaysville, UT

Total Quantity: 60

Total Bid: \$44,680.00

Shipment: Commencing 2-3 week(s) after receipt of order via self unloading truck.

Terms: Net 30 Days

Freight is subject to fuel surcharge increases as they may occur.

Stock is subject to availability at the time of the order placement.

This quotation is valid for acceptance through May 31, 2017 and is being offered on the basis of order placement for all/or a proportionate share of each class and length protecting full truckload quantity.

Prices may be considered firm through completion of shipment.

Thank you for the opportunity to quote on your wood pole requirements. We look forward to being of service.

Bell Lumber & Pole Company

Dan Imholte, National Sales Manager

This quote does not include any sales, use or other tax that may apply to the customer. Customer will provide specific sales, use or other tax documentation, including tax resale or exemption certificates for all shipment destinations. In the absence of receiving resale or exemption certificates from the customer, Bell Lumber & Pole Company will charge sale or use tax on invoices, when required by law. By accepting this quote and ordering the products described above, Customer agrees to the following: Bell Lumber & Pole Company ("Bell") makes no warranties, express or implied, relating to the poles including, without limitation, warranties of merchantability or fitness for a particular purpose. Customer hereby grants Bell a purchase money security interest in the poles sold hereunder, together with all products and proceeds thereof, and authorizes Bell to file financing statements with respect thereto. The terms and conditions set forth herein contain the entire agreement between Customer and Bell with respect to the subject matter hereof, supersede all other written and oral communications, and may not be modified or waived except in writing. This agreement shall be deemed to have been made in the State of Minnesota, shall be governed by Minnesota law, and the parties agree to jurisdiction and venue in any federal or state court located in Hennepin County, Minnesota, with respect to any dispute hereunder. Bell is not liable to Customer for any incidental, consequential, special or punitive damages relating to the poles and this agreement shall in no event exceed the price paid by Customer to Bell hereunder. Any payment not made when due shall accrue a late charge of one and one-half percent (1.5%) per month or, if lower, the maximum rate permitted by law. Customer shall reimburse Bell for any expenses, including reasonable attorneys' fees incurred by Bell in enforcing its rights hereunder.



P.O. Box 1496, 1640 E Marc, Tacoma, WA 98401-1496 PH: (866) 955-4235 FX: (253) 627-4188

QUOTATION

Attention: GARY HATCH
Company: KAYSVILLE CITY CORP

Date: April 14, 2017
From: Mark Fleagle

Phone:
Fax:
Email: GHATCH@KAYSVILLECITY.COM

Phone: (866) 955-4235
Fax: (253) 627-4188
Email: mfleagle@stella-jones.com

Your Reference:

Our Reference: UMI20176010

We are pleased to offer the following:

FOB: KAYSVILLE, UT VIA SELF-LOADER

Ship Time: 2-3 WEEKS ARO - subject to review at time of order

Payment Terms: NET 30

Description:

WESTERN RED CEDAR POLES, FULL LENGTH PRESSURE PENTA TREATED TO A FINAL NET RET. OF 1.0# PER CUBIC FOOT, ROOF & TAG, INCISED, PLANT INSPECTION AND CONFORMING TO ANSI/AWPA SPECIFICATIONS.

<u>Species</u>	<u>Preservative</u>	<u>Quantity</u>	<u>Class</u>	<u>Length</u>	<u>Price per each</u>
WRC	PENTA F/L	40	CL1	40	\$650.00
WRC	PENTA F/L	20	CL1	45	\$778.00

Notes:

PRICES BASED ON QUANTITIES
REQUESTED.

PLEASE SEE ATTACHMENT FOR
ADDITIONAL TERMS & CONDITIONS

Mark Fleagle

Totals

60

\$41,560.00

Unless otherwise stated herein, this quotation is submitted subject to our confirmation upon receipt of your order. Any applicable taxes and/or duties are for the buyer's account. All agreements are contingent upon strikes, accidents, acts of God, or other delays whatsoever kind occasioned by circumstances beyond our control. Unless otherwise stated, prices are valid for 30 days from quotation date. Freight is based on quantities quoted and is subject to review should the quantity change. Inspection and final acceptance is to be made at our plant, concurrently with treating, by mutually satisfactory parties, for your account, unless otherwise stated. Payment terms are net 30 days after date of shipment, based on approved credit. All credit card payments will be assessed an additional 3% processing fee. Interest will be charged at a rate of 1.5% per month on overdue accounts.



Adoption of FY 2018 Tentative Budgets

The Utah Uniform Fiscal Procedures Act requires the adoption of tentative budgets at the first regularly scheduled meeting in May.

The tentative budgets then becomes available for public inspection prior to the required public hearing and final adoption.

Staff Recommendation

Adopt the Tentative Budgets and make the budgets available for public inspection and schedule a Public Hearing for all funds on June 1, 2017 at 6:30 p.m. with an anticipated final adoption on June 15, 2017.

Note:

The Tentative Budgets have been modified to include the addition of three full time Firefighters/Engineers.

Adjustments have been made in the Fire Department Budget and the Ambulance Budget as well as some changes in the allocation of other costs and revenue estimates.



**KAYSVILLE CITY
FISCAL YEAR 2018
BUDGET SUMMARY
Tentative**

GENERAL FUND

Taxes	\$9,350,000	Administration	\$2,263,660
Licenses	\$515,000	Council	\$101,850
Intergovernmental	\$1,266,500	Manager	\$183,000
Service Charges	\$2,296,098	Administrative Services	\$797,300
Community Events	\$74,000	Legal Services	\$145,000
Fines	\$126,000	Elections	\$50,000
Miscellaneous	\$70,000	Fleet Maintenance	\$293,100
Transfers & Reserves	\$695,000	Information Systems	\$563,410
	\$14,392,598	Animal Control	\$55,000
		Vehicle Replacement	\$75,000
		Parks, Recreation & Public Properties	\$2,399,700
		Buildings	\$145,850
		Parks	\$941,300
		Cemetery	\$196,200
		Recreation	\$898,200
		Community Events	\$218,150
		Community Development	\$791,599
		Planning & Zoning	\$324,600
		Code Enforcement	\$466,999
		Public Works	\$2,688,700
		C-Road	\$1,610,000
		Public Works	\$1,078,700
		Police	\$3,887,877
		Fire	\$932,562
		Non-Departmental	\$765,000
		Transfers & Fund Balance	\$663,500
			\$14,392,598



**KAYSVILLE CITY
FISCAL YEAR 2018
BUDGET SUMMARY
Tentative**

REDEVELOPMENT SPECIAL REVENUE FUND

Property Tax (Tax Increment)	\$	100,000	General Administration	\$	25,000
General Fund Revenues-Transfer	\$	-	Project 2- Flint Street Area	\$	-
Fund Balance	\$	-	Loan Payment	\$	75,000
	\$	100,000		\$	100,000

MUNICIPAL BUILDING AUTHORITY

General Fund Revenues-Transfer	\$	430,000	MBA Debt Service	\$	430,000
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DEBT SERVICE FUND

General Fund Revenues-Transfer	\$	163,500	Fire Dept	\$	145,500
			Parks Department	\$	18,000
	\$	163,500		\$	163,500

CAPITAL PROJECTS FUND

Bonds Proceeds	\$	1,300,000			
Park Impact Fees	\$	-			
Fund Balance	\$	545,000	Special Projects	\$	545,000
			Street Improvements	\$	745,000
			Pioneer Park	\$	1,550,000
	\$	1,845,000		\$	2,840,000

ENTERPRISE FUNDS

Water Fund

Water Sales	\$	2,850,000	Personnel	\$	788,500
Connection Fees	\$	35,000	Operations & Maintenance	\$	1,383,500
Miscellaneous	\$	7,000	Capital	\$	616,400
Interfund Utilities	\$	40,000	Interfund Utilities	\$	40,000
Retained Earnings	\$	-	Other	\$	103,600
	\$	<u>2,932,000</u>		\$	<u>2,932,000</u>

Sewer Fund

Service Charges	\$	2,195,000	Personnel	\$	6,000
Interfund Utilities	\$	5,000	Operations & Maintenance	\$	2,189,000
Retained Earnings	\$	-	Capital	\$	-
			Interfund Utilities	\$	5,000
			Other	\$	-
	\$	<u>2,200,000</u>		\$	<u>2,200,000</u>

Power Fund

Power Sales	\$	14,428,100	Personnel	\$	1,978,500
Reconnection Fees	\$	81,000	Operations & Maintenance	\$	2,121,600
Miscellaneous	\$	65,000	Power Purchases	\$	9,900,000
Interest Earnings	\$	25,000	Capital	\$	2,894,000
Extension Fees	\$	500,000	Other	\$	-
Interfund Utilities	\$	195,000			
Retained Earnings	\$	1,600,000			
	\$	<u>16,894,100</u>		\$	<u>16,894,100</u>

Pressure Irrigation Fund

Secondary Water Fees	\$	1,195,000	Personnel	\$	3,500
Interfund Utilities	\$	-	Operations & Maintenance	\$	1,191,500
			Capital	\$	-
			Other	\$	-
	\$	<u>1,195,000</u>		\$	<u>1,195,000</u>

Sanitation Fund

Sanitation Fees	\$	1,869,500	Personnel	\$	43,400
Interfund Utilities	\$	12,000	Operations & Maintenance	\$	1,802,500
			Capital	\$	24,000
			Interfund Utilities	\$	11,600
			Other	\$	-
	\$	1,881,500		\$	1,881,500

Storm Water Fund

Storm Water Fees	\$	1,148,800	Personnel	\$	455,500
Interfund Utilities	\$	26,800	Operations & Maintenance	\$	274,500
Retained Earnings	\$	-	Interfund Utilities	\$	26,800
			Capital	\$	418,800
	\$	1,175,600		\$	1,175,600

Ambulance Services Fund

Ambulance Fees	\$	565,000	Personnel	\$	543,000
Transfers	\$	250,000	Operations & Maintenance	\$	162,500
Grant	\$	4,500	Capital	\$	114,000
	\$	819,500		\$	819,500

PERMANENT FUNDS

Cemetery Perpetual Care

Perpetual Care Fees	\$ 50,000	Expenditures	\$ 10,000
Interest Earnings	<u>\$ 15,000</u>	Fund Balance	<u>\$ 55,000</u>
	\$ 65,000		\$ 65,000

Library Endowment Fund

Endowment Unrestricted	\$ -	Expenditures	\$ -
Interest Earnings	<u>\$ 3,500</u>	Fund Balance	<u>\$ 3,500</u>
	\$ 3,500		\$ 3,500

KAYSVILLE CITY COUNCIL



Meeting Minutes

April 20, 2017

Meeting minutes of a regular City Council meeting on April 20, 2017, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Superintendent Cole Stephens, Chief Sol Oberg, Katie Witt, Rustin Jessen, Randi Von Bose, Dave Davies, Kamryn Reynolds, Spencer Reynolds, Mike Blackham, David Robinson, Lauri Cragun, Todd Barton, Charles Von Bose, Mason Murray, Kaiden Terry, Jacob Peterson, Mason Watson, Kate Hart, Mike Flood, Dean Wall, Steve Hiatt Bean and Lorene Kamalu.

ARBOR DAY PROCLAMATION

Mayor Hiatt read the Arbor Day Proclamation and proclaimed April 29, 2017 as Arbor Day. He encouraged all citizens to support efforts to protect trees, and stated that trees increase property value, enhance the economic vitality of business areas and beautify the community.

Cameron Reynolds explained that the Boy Scouts will be planting trees at the local park on Saturday at 9:00 a.m.

CALL TO THE PUBLIC

Mayor Hiatt opened Call to the Public and explained that this is the time for the public to address agenda items. He asked the audience to limit comments to three minutes.

Dave Davies read from a book titled 'Our Lost Constitution'. He encouraged the City Council to read the book and focus on our Constitution as they lead our community.

DEPARTMENT HEAD REPORT – COMMUNITY DEVELOPMENT

Andy Thompson, City Engineer, explained that the structure and role of the Community Development department. He then reviewed business license statistics for the year and reported on the number of building permits issued.

BOUNDARY ADJUSTMENT WITH FARMINGTON CITY

Andy Thompson, City Engineer, explained that the applicant has submitted a petition for adjusting a common municipal boundary with Farmington City which would add approximately 0.38 acres of property to Kaysville City. The property is UDOT surplus which the applicant has under contract to purchase. He explained that Mr. Johnson, the applicant, submitted a petition describing the reason for his interest in the property being in Kaysville City rather than Farmington City.

Andy Thompson explained that staff can further study the request to ensure that the City is capable of serving the property. The enclosed resolution will also direct staff to notice a public hearing at a future date where a final decision can be made by the City Council to approve or deny an ordinance formalizing the adjustment.

Council Member Snell made a motion to adopt the resolution of intent to further study the proposal and begin noticing a public hearing where a final determination can be made regarding the request, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

FINAL PLAT FOR THE CRESTWOOD PLACE SUBDIVISION

Andy Thompson, City Engineer, explained that in March of this year the City Council approved the preliminary plat and PRUD overlay for this project subject to final plat approval. During the public hearing in February, the Planning Commission requested in its recommendation to the City Council that a fence be installed along the west property line and that the developer meet with adjacent property owners to discuss fencing options.

Andy Thompson noted that the final plat which has been submitted is consistent with the preliminary plat which was approved. The applicant has affirmed the intention of installing fencing as requested by the Planning Commission.

Council Member Page made a motion to approve the final Plat for Crestwood Place Subdivision, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CONSIDERATION OF DEVELOPMENT AGREEMENT LIMITING DEVELOPMENT TO A TOTAL OF TWO DWELLINGS

Andy Thompson, City Engineer, explained that The City Council reviewed the request for a rezone from the R-A zoning district to the R-1-14 zoning district during its meeting on March 16, 2017. Ultimately the Council passed a motion to approve the rezone subject to approval of a development agreement which would limit development on the property to two (2) total dwellings.

Staff recommends approval of the attached development agreement which would complete the rezone of the subject property and effectively limit the number of dwellings as desired by the Council.

Council Member Snell made a motion to approve the development agreement limiting development of the subject property, to two (2) dwellings, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Yea

The motion passes four to one.

LEGAL SERVICES DISCUSSION

Shayne Scott, City Manager, explained that for many years in Kaysville the City has worked with the law firm of King and King to meet all legal service needs including both administrative legal issues as well as prosecutorial services. This relationship has operated on an “as-needed” basis where the city was billed only for the services utilized.

Shayne Scott explained that Kaysville City has several options to continue to meet its legal service requirements. These options include:

- 1) Continue with King and King in the same manner on an as-needed basis.
- 2) Contract with King and King on either an “as-needed” or retainer basis.
- 3) Bring legal services in house and hire a full time city attorney.
- 4) Go out to bid for legal services on either an “as-needed” or retainer basis.

Mayor Hiatt read letter from King and King, Attorneys at Law, resigning from service from Kaysville City, effective immediately.

Shayne Scott noted that staff would recommend either bringing in a full time City Attorney or going out to bid for legal services on a retainer or as-needed basis. He explained that option 3 would require at least \$140,000 per year to pay a person capable of acting as both in-house legal counsel as well as prosecuting attorney and there is some question about whether or not it is reasonable to expect one attorney to cover both services. Shayne Scott noted that throughout the past five years the City has paid an average of \$158,303 in legal services each year but that covered all legal services. He noted that another significant hurdle with this option is where an in-house attorney would maintain their office.

Shayne Scott explained that option 4 would allow the city to formalize a legal services relationship with King and King or another competitive firm using a formal RFP process on either an “as-needed” or retainer basis. Staff would recommend a retainer system.

Council Member Garn noted that 50 years of service provided by King and King, is appreciated. However, he noted that having in-house council and having the ability for the attorney to give advice to Council and attend Council Meetings makes sense. He explained that he is in favor of option 3.

Council Member Snell noted that Felshaw King and his office have been very good to work with throughout the years. He noted that this change shouldn’t reflect on King and King, it is only that the scope for legal services, within the City, has changed. He explained that he is in favor of a full time, in-house attorney.

Council Member Adams noted that he has mixed feelings. He noted that King and King were operating in the manner they were asked to. He noted that on average, the City is paying them approximately \$110,000 per year.

Council Member Lee noted that a full time attorney may be beneficial to the City.

Mayor Hiatt explained that Kaysville City has had a good working relationship with King and King for many years. He noted that though King and King have withdrawn their services, they stated that they would help with transitioning.

Steve Bean, resident, noted that he has been a practicing attorney for years. He explained that he feels that the City may not be able to hire a good attorney for the price that the City is willing to pay. He explained that it is hard to find quality counsel and stated that it can be expensive.

Council Member Adams noted that initially an in-house attorney could be more expensive.

Council Member Garn made a motion to direct City staff to move forward with option 3 and hire an in-house attorney, second by Council Member Page.

Council Member Adams made a substitute motion to table this matter for now and keep King and King on a retainer. The motion fails for lack of a second.

Mayor Hiatt noted that the substitute motion fails for lack of a second and asked for a vote on the original motion.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Yea

The motion passes four to one.

NATURAL HAZARD PRE-DISASTER MITIGATION PLAN

Shayne Scott, City Manager, noted that in case of an emergency, the City can ask for help through FEMA. He noted that a Natural Hazard Pre-Disaster Mitigation plan this can be adopted via Resolution and it would ensure help for the community in the case of a natural disaster. He explained that the Fire Chief is the Emergency Manager for Kaysville City.

Council Member Garn noted that this is an important matter that could save lives and mitigate property damage.

Council Member Lee made motion to adopt the Resolution for the Natural Hazard Pre-Disaster Mitigation plan, second by Council Member Page.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

2017-2018 INTERLOCAL COOPERATION AGREEMENT FOR DISPATCH SERVICES

Shayne Scott, City Manager, explained that beginning fiscal year 2017-2018, Davis County has put together an Interlocal Cooperation Agreement for Communication Services with Davis County, and the agencies they service. This document has been in the works for the past year with the legal assistance from Davis County Attorney Michael Kendall to meet the legal standards of this document.

Council Member Lee made a motion to accept the 2017 Interlocal Cooperation Agreement for Dispatch Services, second Council Member Adams.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Adams noted that projects within Public Works are coming together nicely. He noted that he appreciates being the liaison for the Public Works department. He explained that his background is a benefit to the department and that he has enjoyed serving in that role.

Council Member Snell stated that the 2017 Easter Egg Hunt was well attended. He noted that the City is already planning for biggest event of the year, the 4th of July event.

Council Member Lee explained that Healthy Kaysville has gained much community support. She noted that many people want to become involved and that it is a growing committee.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of March 30 2017.

Council Member Snell made a motion to approve the Minutes for March 30, 2017, second by Council Member Page.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

He noted that Saturday, April 22nd is the Budget Session beginning at 8:00 a.m.

CLOSED SESSION

Mayor Hiatt asked for motion to move into closed session.

No motion was made.

COUNCIL MEMBER RESPONSIBILITIES

Mayor Hiatt explained that the City Manager suggested making a change to Council Member responsibilities. He noted that he asked and received an opinion letter from Attorney David Church. He noted that the recommendation is to remove Council Member Adams as liaison for the Public Works Department.

Council Member Adams stated that he doesn't understand why this has come about.

Council Member Snell noted that there have been incidents with Council Member Adams and the Public Works department. He noted that the role of liaison to any department is not an administrative role. He explained that he is in agreement with the Mayor, that Council Member Adams be removed as the Public Works liaison.

Council Member Garn made a motion to temporarily remove Council Member Adams as liaison to the Public Works department, second by Council Member Snell.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Abstained from vote.
Council Member Garn, Yea
Council Member Lee, Yea

The motion passes four in favor to one abstention.

ADJOURNMENT

Council Member Snell made a motion for adjournment at 9:38 p.m., second by Council Member Lee and passed unanimously.

Maria Devereux
Maria T Devereux/City Recorder

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1	2	3	4	5	6
Soccer and Camp Champ Registration						
				8am - Kaysville 6pm - "Ask the 7pm - City Council		
7	8	9	10	11	12	13
Soccer and Camp Champ Registration						
			7pm - Miss Kaysville	7pm - Planning	3pm - Baby Animal	10am - Baby Animal
14	15	16	17	18	19	20
Soccer and Camp Champ Registration						
Mother's Day				6pm - "Ask the 7pm - City Council		
21	22	23	24	25	26	27
Soccer and Camp Champ Registration						
				7pm - Planning		
28	29	30	31	1	2	3
Soccer and Camp Champ Registration				6pm - "Ask the 7pm - City Council		
	City Offices Closed Memorial Day 10am - Memorial					

City Calendar and Events, Holidays in United States, Recreation Programs and Activities

Jun 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1	2	3
Soccer and Camp Champ Registration				6pm - "Ask the 7pm - City Council		
	City Offices Closed Memorial Day 10am - Memorial					
4	5	6	7	8	9	10
				8am - Kaysville 7pm - Planning		2pm - Miss Kaysville
11	12	13	14	15	16	17
				6pm - "Ask the 7pm - City Council		9pm - Movie in the
18	19	20	21	22	23	24
Father's Day				7pm - Planning	6pm - Miss Kaysville	
25	26	27	28	29	30	1

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
2	3	4 City Offices Closed Independence Day	5	6 6pm - "Ask the 7pm - City Council	7	8
9	10 6pm - Miss Kaysville	11	12	13 7pm - Planning	14	15 9pm - Movie in the
16	17	18	19	20 6pm - "Ask the 7pm - City Council	21	22 10am - Miss
23	24 Pioneer Day (City	25	26	27 7pm - Planning	28 4pm - Miss Kaysville	29 9am - Miss Kaysville
30	31	1	2	3	4	5



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a special meeting beginning at 6:00 p.m. on Thursday, May 4, 2017, followed by a regular City Council meeting at 7:00 p.m. in the Council Chambers of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:00 p.m. UDOT PRESENTATION

1. Utah Department of Transportation Presentation on US-89 Highway Project.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Dave Adams.
2. Call to the Public.
3. Ordinance 17-4-1 - Rezone of 0.96 acres of property at 85 East Crestwood Road to include the PRUD (Planned Residential Unit Development) Overlay Zone.
4. Ordinance 17-4-2 - Rezone of 1.52 acres of property at approximately 1450 South and Burton Lane from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district.
5. Ordinance 17-4-3. Rezone of 1.66 acres of property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district.
6. Preliminary Plat for the Anglers Cove Subdivision at 373 East Shepard Lane.
7. Preliminary Plat approval for Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North.
8. Acceptance of improvements for Sunset Equestrian Estates Subdivision Phase 14C.
9. Acceptance of improvements for the Cottages at Hyde Park Subdivision Phases 2 & 3.
10. Purchase Agreement of Power Department Utility Poles.
11. Adoption of FY 2018 Tentative Budgets and Scheduling of Public Hearing.
12. Kaysville Success Framework - Council Discussion.
13. Council Member Reports.
14. Minutes.
15. Calendar.
16. 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.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on May 1, 2017.

Maria T. Devereux
Maria T. Devereux
City Recorder