

1. City Council Meeting Agenda

Documents:

[NOVEMBER 2, 2017 CITY COUNCIL REGULAR MEETING AGENDA
PACKET.PDF](#)

[NOVEMBER 2, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a special meeting followed by a regular City Council meeting on Thursday, November 2, 2017, starting at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

6:00 p.m. POWER COMMISSION PRESENTATION

1. Presentation regarding solar/rates.

7:00 p.m. CITY COUNCIL MEETING

1. PUBLIC HEARING –Annexation of 61 acres of property at approximately 1402 North Highway 89.

The agenda shall be as follows:

Opening – Council Member Lee.

1. Presentation of Photo Contest Winners.
2. Youth City Council Swearing In.
3. Officer Recognition – Chief Oberg.
4. Citizen Recognition – Chief Oberg.
5. County Commission Presentation.
6. Declaration of Conflicts of Interest.
7. Call to the Public.
8. Independent Auditors' Report FY 2017 - Hansen, Bradshaw, Malmrose and Erickson.
9. Old Library Update Discussion - JRCA Architects Inc.
10. Deseret Drive parkway and pipeline alternatives.
11. Shadow Crossing Phase 3 Subdivision Acceptance of Improvements. - Perry Homes.
12. Final Plat approval for the Hilton Homes Subdivision at 289 North 700 East – Todd Hilton.
13. Rezone of 41.22 acres of property at 101 South Angel Street from R-A (Residential Agriculture) and R-1-20 (Single Family Residential) to the R-1-LD (Single Family Low Density) zoning district – Symphony Homes.
14. Minutes.
15. Calendar.
16. Council Member Reports.
15. Consideration of Closed Meeting Pursuant to Utah Code Annotated §52-4-205 (c) Strategy session to discuss pending or reasonably imminent litigation.
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 October 27, 2017.

Maria T. Devereux
Maria T. Devereux
City Recorder

Kaysville City Power Board

Rate Study and Recommendations

November 2, 2017



Contents

Background

Rate Making Overview

- Revenue Requirement Makeup
- Cost-to-Serve and Rate Design

Model Results

Recommendations Summary

Next Steps

Mission Statement

“Kaysville City Power and Light’s mission is to safely provide reliable electricity with superior customer service at a competitive price to the residents and businesses in Kaysville City.”

Power Board - Background

February 7, 2017

–First Meeting

June 6, 2017

- Preliminary Rate Model Review

August 1, 2017

- Rate Model Review – Commercial and industrial classes added

October 3, 2017

- Commission approves schedule to submit results to Council and hold public meetings

April 4, 2017

– Mission Statement approved
-Rate-Making Framework Presented

June 27, 2017

-Rate Model Review – Residential Class

September 5, 2017

-Commission approved calculation of residential, commercial, and industrial model results

Rate Making Overview

Step 1

Revenue Requirement

Determine the total amount of expense/cash needs.

- O&M
- + Depreciation
- + Future Capital needs
- + Repayment of debt
- = Total Revenue Requirements



Step 2

Cost-of-Service

Allocate the revenue requirement to specific customer classes (residential, commercial, industrial, etc.)



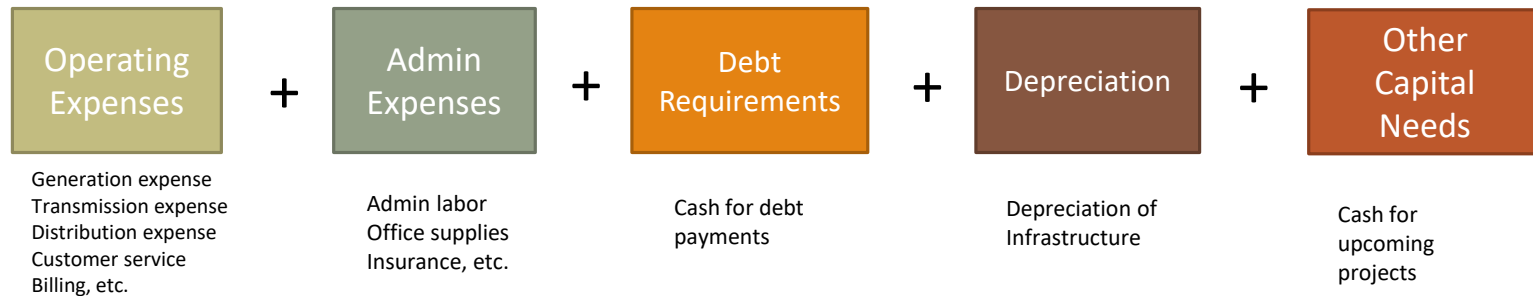
Step 3

Rate Design

Rates are designed for each customer class to collect that classes portion of the revenue requirement. The sum of the revenue from each class equals the total revenue requirement of the utility.

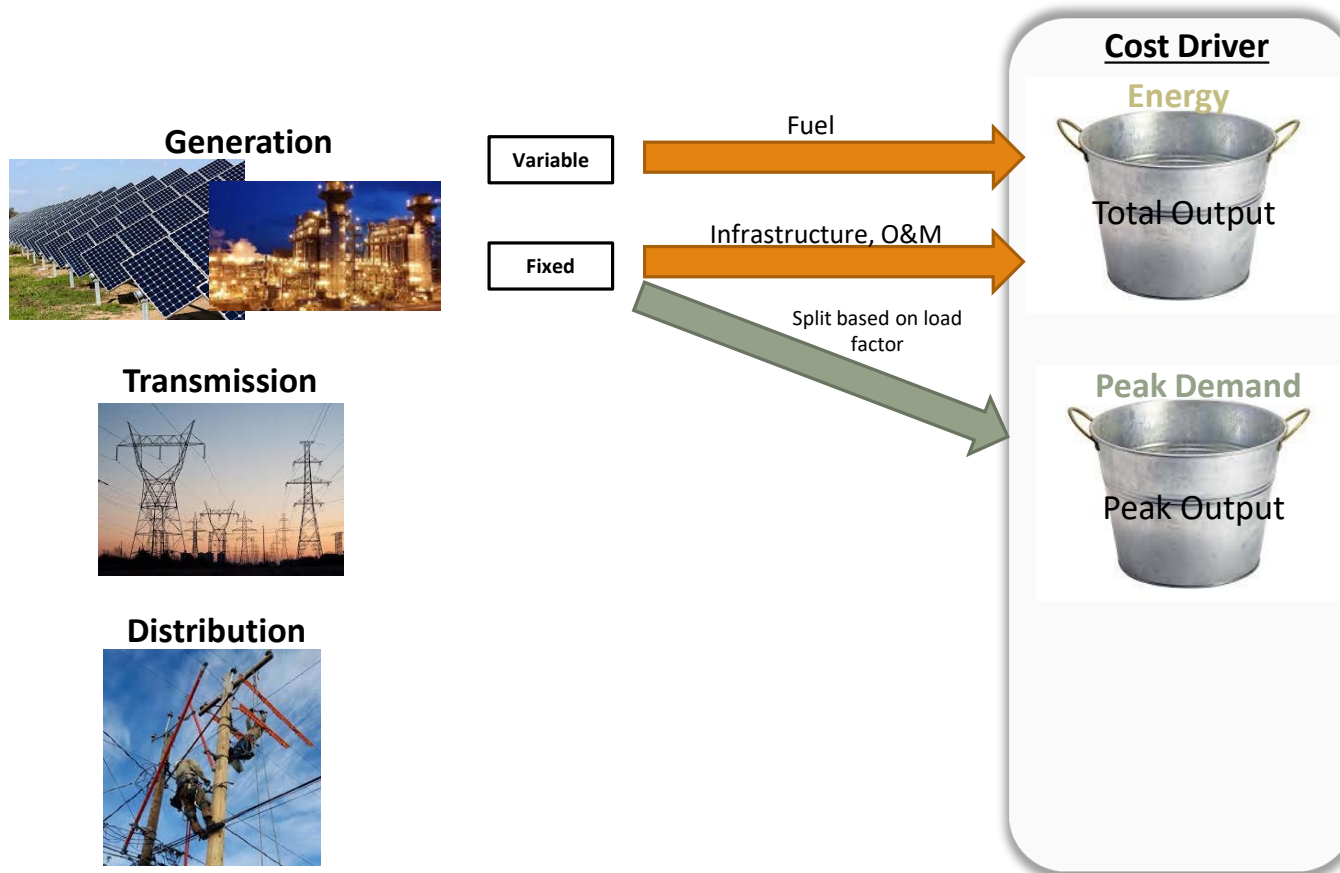


Step 1 – Revenue Requirement Makeup

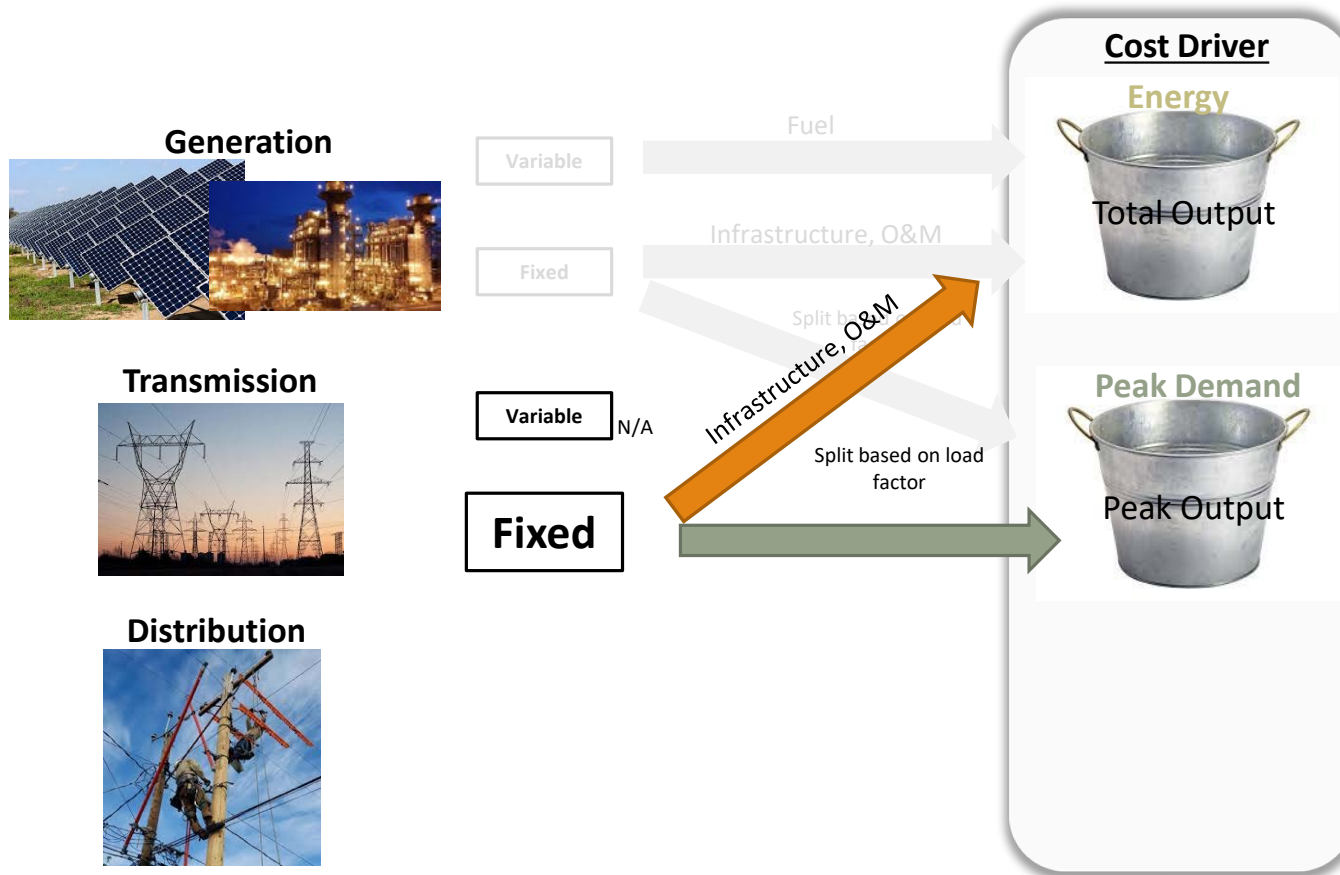


Total Revenue Requirement

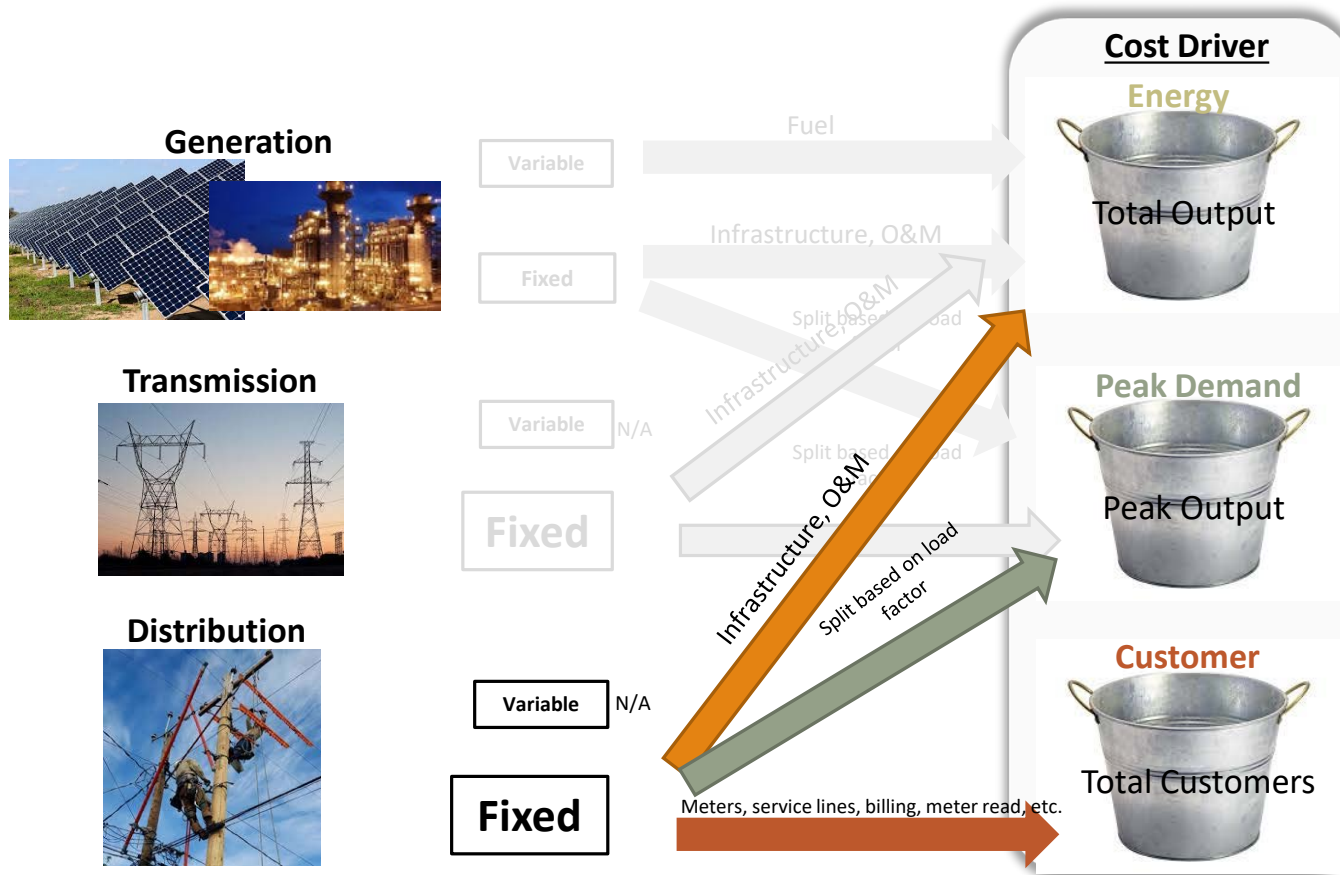
Steps 2 and 3: Cost-to-Serve and Rate Design



Cost-to-Serve and Rate Design



Cost-to-Serve and Rate Design



Cost-to-Serve and Rate Design



Generation

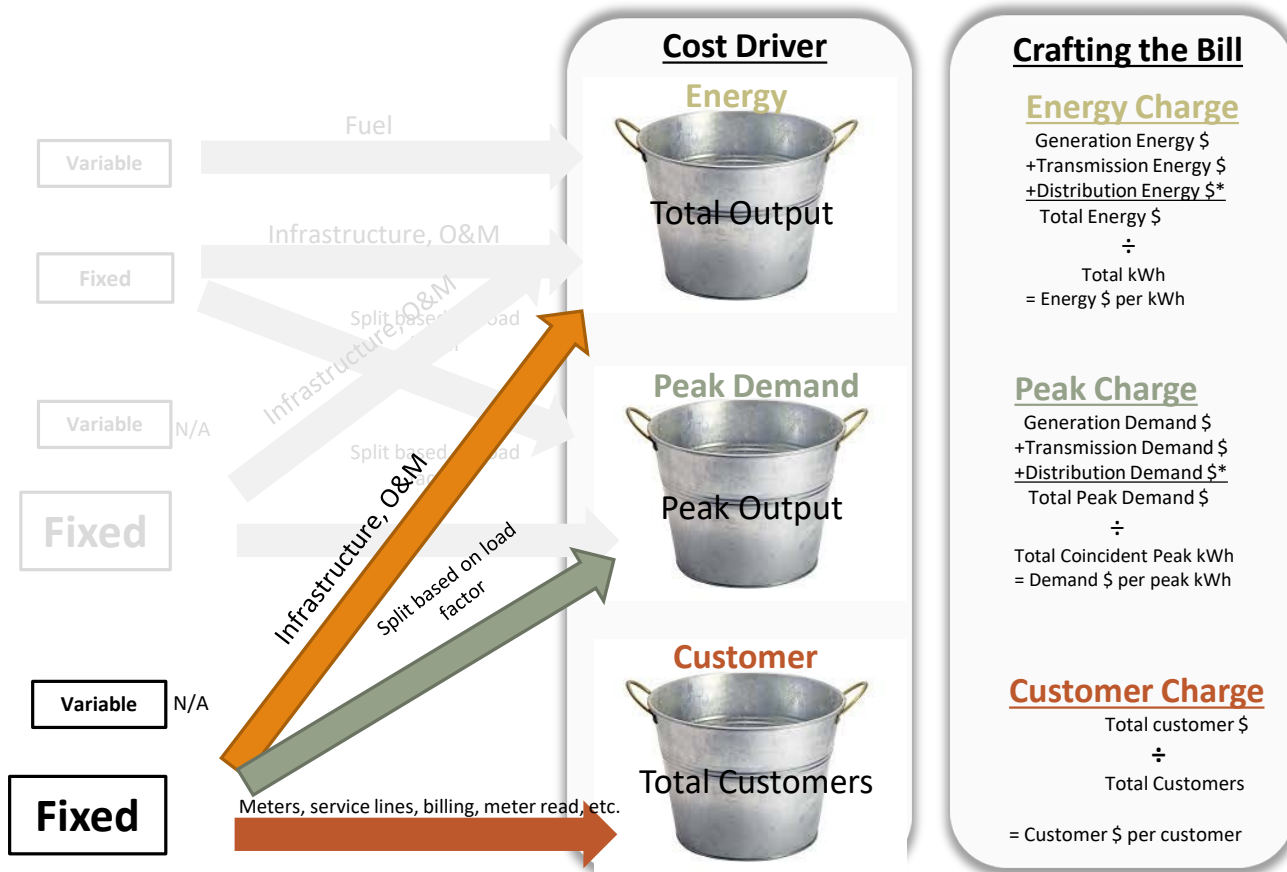


Transmission

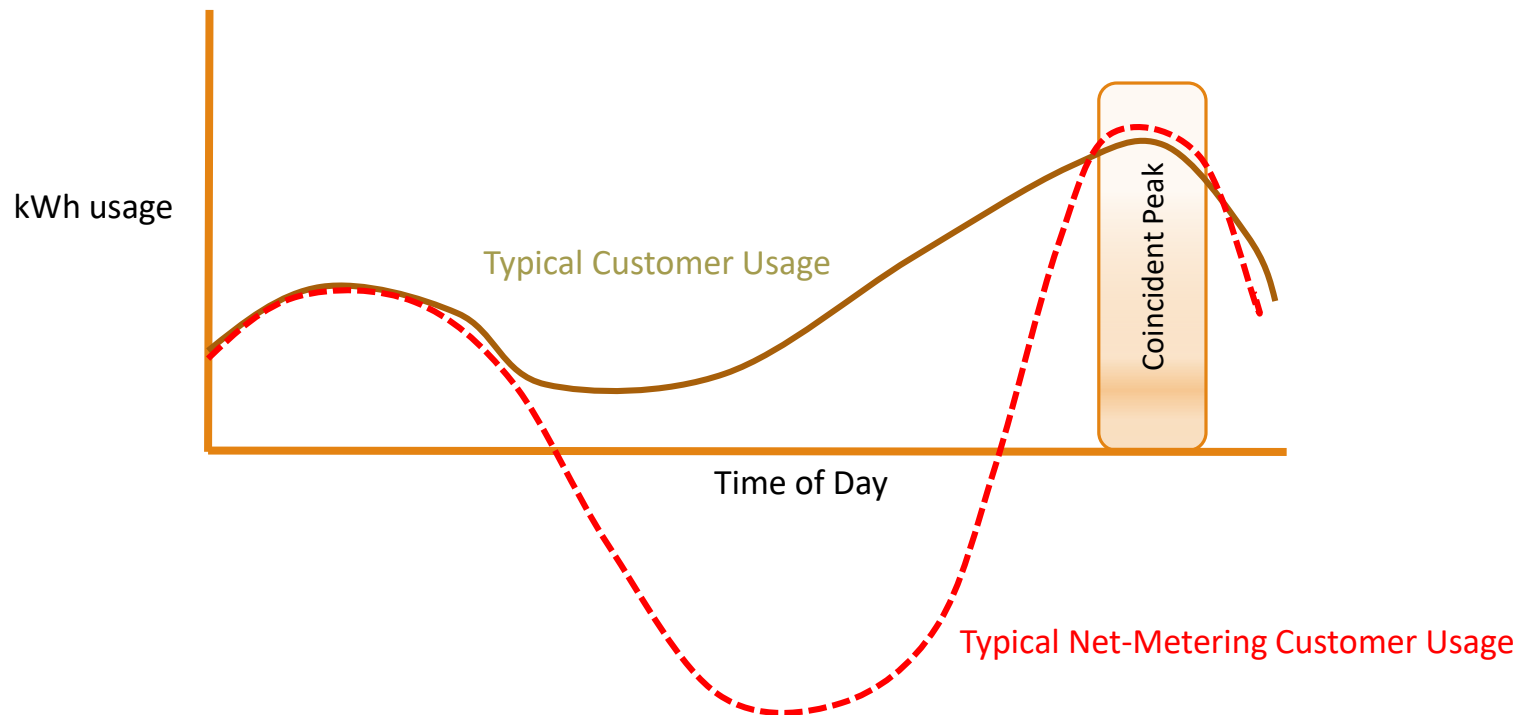


Distribution

Total Revenue Requirement



Example: Net Metering Cost-to-Serve and Rate Design



Example: Net-Metering Cost-to-Serve and Rate Design

Scenario: Customer offsets total usage while net-metering, but peak usage remains unchanged



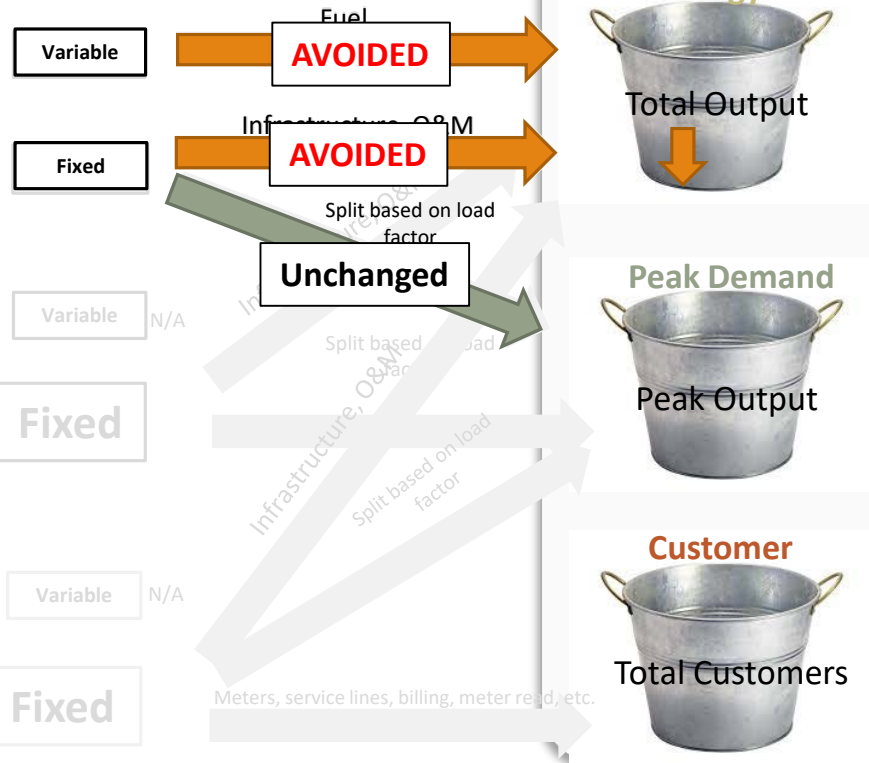
Generation



Transmission



Distribution



Crafting the Bill

Energy Charge

Generation Energy \$
 +Transmission Energy \$
 +Distribution Energy \$*
 Total Energy \$
 ÷
 Total kWh
 = Energy \$ per kWh

Peak Charge

Generation Demand \$
 +Transmission Demand \$
 +Distribution Demand \$*
 Total Peak Demand \$
 ÷
 Total Coincident Peak kWh
 = Demand \$ per peak kWh

Customer Charge

Total customer \$
 ÷
 Total Customers
 = Customer \$ per customer



Example: Net-Metering Cost-to-Serve and Rate Design

Scenario: Customer offsets total usage while net-metering, but peak usage remains unchanged



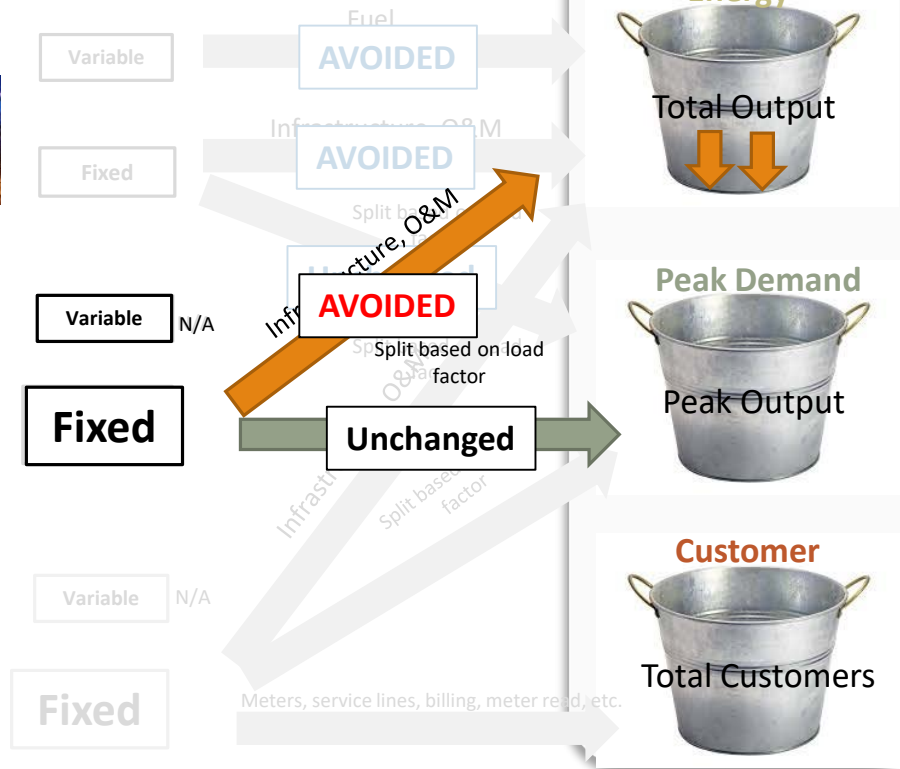
Generation



Transmission



Distribution



Crafting the Bill

Energy Charge

Generation Energy \$
 +Transmission Energy \$
 +Distribution Energy \$*
 Total Energy \$
 ÷
 Total kWh
 = Energy \$ per kWh

Peak Charge

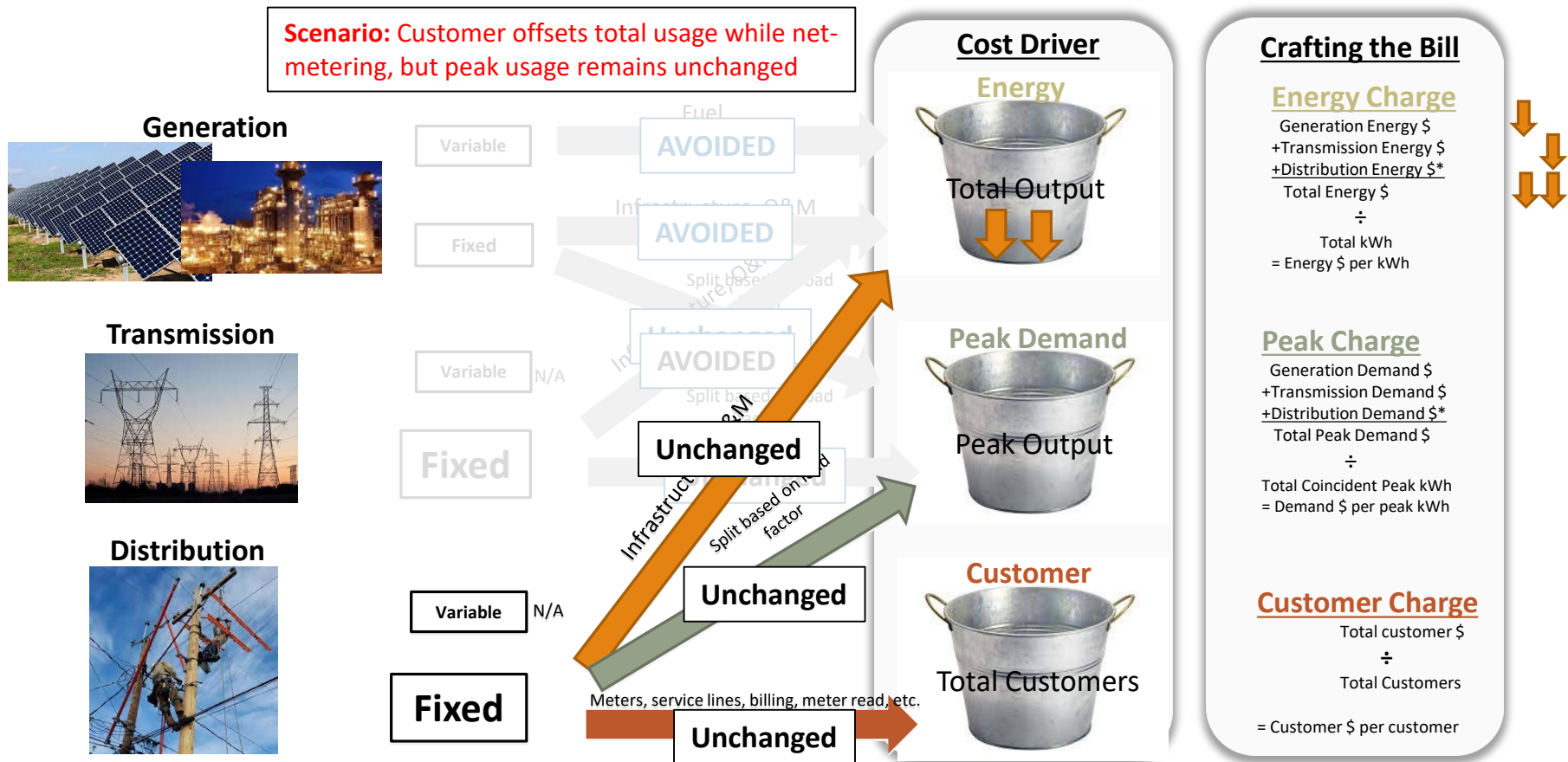
Generation Demand \$
 +Transmission Demand \$
 +Distribution Demand \$*
 Total Peak Demand \$
 ÷
 Total Coincident Peak kWh
 = Demand \$ per peak kWh

Customer Charge

Total customer \$
 ÷
 Total Customers
 = Customer \$ per customer



Example: Net-Metering Cost-to-Serve and Rate Design



Study Results – Revenue Requirement

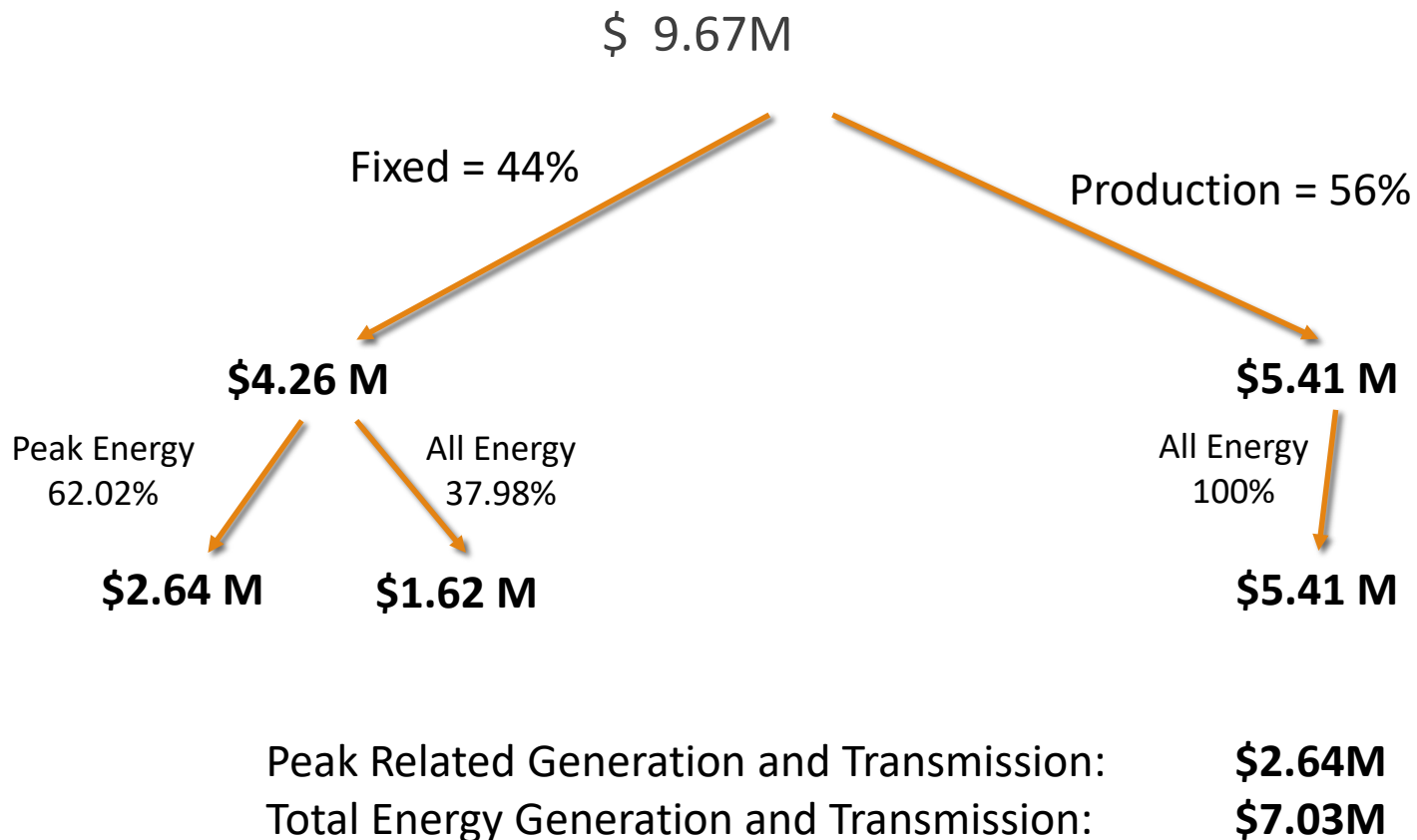
Ongoing operations:	\$14.06M
Long-term Capital Plan:	\$ 0.36M
Cash Reserve Policy	<u>\$ 0.28M</u>
Total Revenue Requirement:	\$14.70M

Functionalized:

Generation and Transmission:	\$ 9.67M
Distribution (KW related):	\$ 3.91M
Distribution (Customer Related):	<u>\$ 1.12M</u>
Total Revenue Requirement:	\$14.70M

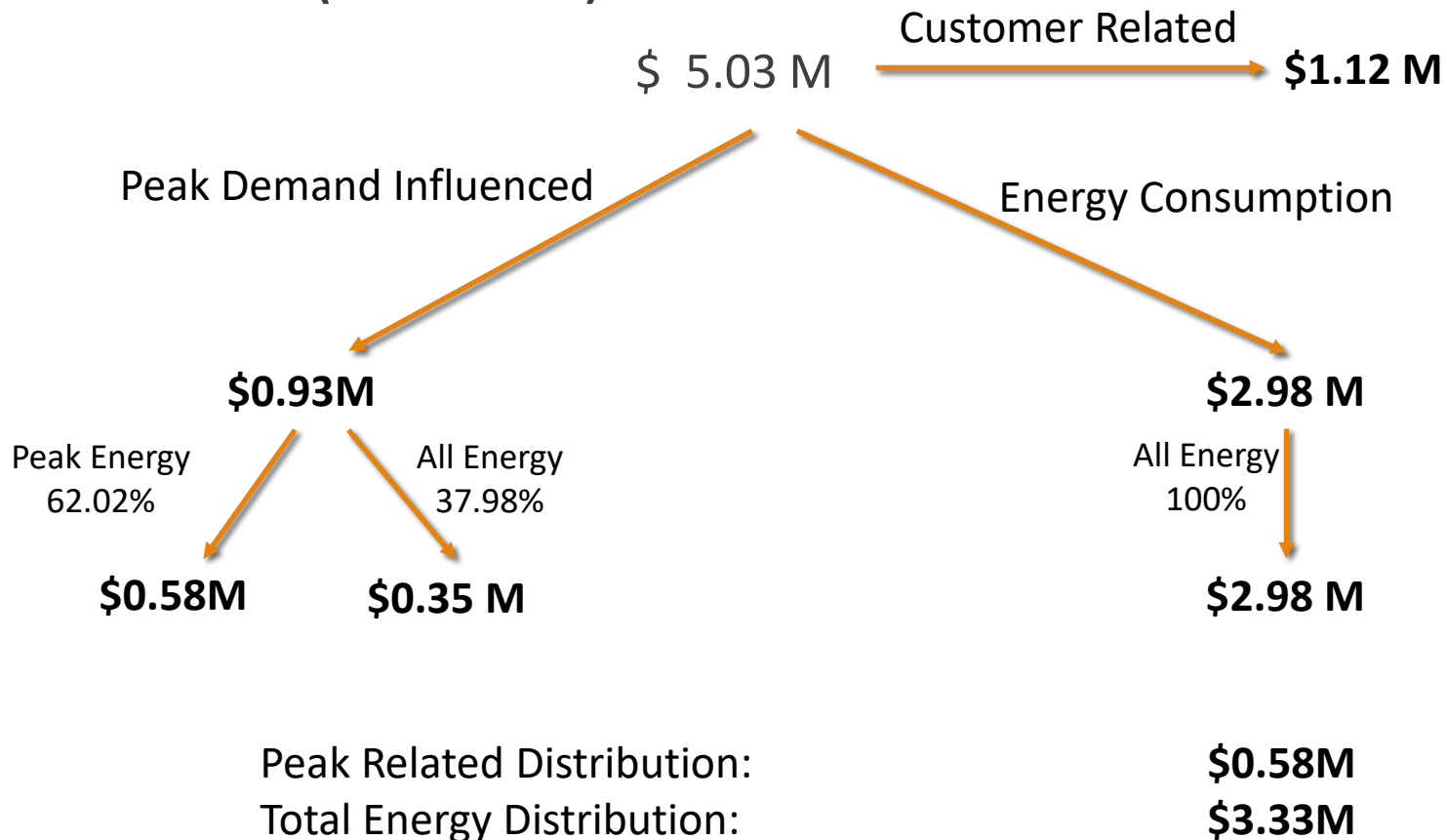
Study Results – Cost-of-Service

Generation and Transmission:



Study Results – Cost-of-Service

Distribution (KW Related)



Study Results – Cost-of-Service

Distribution (Customer Related) - \$ 1.12 M

- Driven by customer count (not kwh demand)
- Includes items such as meter, service drop, billing, customer service, etc.

Class	Total Cost	Customers
Residential	\$850,337	8,858
Commercial A	\$ 25,509	193
Commercial B	\$ 60,294	387
Commercial C	\$136,821	193
Industrial	\$ 1,080	1

Study Results – Cost-of-Service

Summary

Total Peak Related Costs:	\$ 3.22 M
Total Energy Related Costs:	\$10.40 M
<u>Total Customer Related Costs:</u>	<u>\$ 1.07 M</u>
Total:	\$14.70 M

Allocated to classes based on characteristics such as customer count, peak usage, and total energy usage:

Final Class Cost of Service	<u>Energy</u>	<u>Peak</u>	<u>Customer</u>	<u>Total</u>
Residential	\$6,558,151	\$2,056,121	\$850,337	\$9,464,609
Commercial – A (0-9kw)	\$185,478	\$58,899	\$25,509	\$269,886
Commercial – B (9-38kw)	\$612,890	\$194,052	\$60,294	\$867,236
Commercial – C (>38kw)	\$2,737,910	\$864,678	\$136,821	\$3,739,409
Total Commercial	\$3,536,278	\$1,117,629	\$222,624	\$4,876,531
Industrial	\$147,535	\$46,602	\$1,080	\$195,216
Streetlights	\$145,473			\$145,473
Arealights	\$14,430			\$14,430
Total	\$10,401,866	\$3,220,351	\$1,074,041	\$14,696,259

Study Results – Rate Design

Residential Rate Design – Time-of-Use (when AMI is available)

Total Energy Related Costs:	\$6.56M
<u>Total billed kwh forecast:</u>	<u>97.5M kwh</u>
Total Energy Rate	\$0.06725
Solar Credit (excludes distribution)	\$0.04599
Total Peak Related Costs:	\$3.22M
<u>Total billed peak usage (5pm-9pm):</u>	<u>26.77M kwh</u>
Additional Peak Rate:	\$0.07680
Additional Solar Credit (excludes distribution)	\$0.06300
Customer Charge:	\$8.00

Study Results – Rate Design

Residential Rate Design – Schedule A Proposal (until AMI is available)

Tier 1 Rate (0-1,000 kwh): **\$0.08613**

Tier 2 Rate: (all over 1,000 kwh): **\$0.09717**

Customer Charge: **\$8.00**

\$3.37/month impact (or 4%) on a typical customer

Solar Credit **\$0.06608 (for future customers)**

\$3.93/month decrease (or 5%) in solar credits versus today's solar rate design. The Power Board recommends no changes for current customers until 2033.

Schedule A to Time-of-Use Transition

Little to no change for typical residential customers

- Impact depends on how significantly peak usage varies from “average”
- Example: Higher relative peak use will result in higher bill.

Solar Transition:

Schedule A will apply to customers who install solar panels after proposal becomes effective.

- Current solar customers remain on full net-metering rate until 2033

When time-of-use is implemented, a typical solar customers annual credit for backfed energy will go from \$833/year (approximately 80% of annual bill) to \$659/year (or approximately 62% of annual bill).

The Power Board recommends providing a “bill calculator” tool to provide complete billing transparency during transition.

Study Results – Rate Design

Commercial A (Up to 9kw demand)

Tier 1 rate (0-1000kwh): \$0.08084

Tier 2 rate (1001-9000): \$0.05838

Tier 3 rate (Above 9000): \$0.04260

Customer Charge: \$11.00

No Demand Charge

Results in 3-5% impact on annual bill

Study Results – Rate Design

Commercial B (9kw to 38kw demand)

Tier 1 rate (0-1000kwh):	\$0.08084
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Tier 2 rate (1001-9000):	\$0.05838
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Tier 3 rate (Above 9000):	\$0.04260
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Customer Charge:	\$13.00
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Demand Charge:	\$11.59
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Results in 3-5% impact on annual bill

Study Results – Rate Design

Commercial C (Above 38kw demand)

Tier 1 rate (0-1000kwh): \$0.08084

Tier 2 rate (1001-9000): \$0.05838

Tier 3 rate (Above 9000): \$0.04260

Customer Charge: \$59.00

Demand Charge: \$11.59 through 2018

- Full cost in 2019 (currently \$14.49)

Results in 3-5% impact on annual bill

Study Results – Rate Design

Industrial class

All KWH:	\$0.03338
Customer Charge:	\$90.00
Power Charge:	\$9.00 through 2018
◦ \$11 in 2019	
◦ Full cost (currently \$13.28) in 2020	

Results in 5% increase in annual bill

Results Summary

New rates for residential, commercial, and industrial customers

Schedule A transition period until time-of-use implemented

Grandfather current solar customers until 2033

All future solar customers subject to schedule A and eventual time-of-use rates.

Provide bill calculation tool for all schedule A customers who will be moved to time-of-use rate design

Looking Forward

The Commission is hosting two open-houses in November regarding the rate study and results for the public to attend.

The Commission proposes the Council consider these recommendations in its December City Council meeting for a January 1, 2018 effective date.

Questions?



City Council Staff Report

Public Hearing regarding the Annexation of approximately 61 acres of property at approximately 1402 North Highway 89. November 2, 2017

Description:

The City Council recently voted to approve an amendment to the City's Annexation Policy Plan and expansion map. This change was done to allow formal consideration of an expected annexation petition for the subject 61 acres of property east of Highway 89.

A petition to annex the subject property has been received and certified. The state requires that a public hearing be held before a decision on annexation can be made. To this end notice as required has been published and mailed to affected entities and property owners within the proposed annexation boundary.

Both city staff and the applicant are working on providing details regarding the City's criteria for annexation found in the Annexation Policy Plan. This public hearing will help ensure that all issues are considered and researched before a final consideration on annexation of the property is on the city council agenda as an action item.

Attachment 1: Annexation Policy Plan

Attachment 2: Map of property proposed for Annexation.

Annexation Policy Plan

Statement of Specific Criteria

The specific criteria that will guide the decision whether or not to grant future annexation petitions are:

1. The area to be annexed is compatible with the character of Kaysville City.
2. Municipal services are needed in the area to be annexed.
3. The plan for extension of municipal services into the area to be annexed is acceptable.
4. How the services in the area to be annexed will be financed is acceptable.
5. The estimated tax consequences to residents both currently within Kaysville City's boundaries and in the area to be annexed are acceptable.
6. The interests of all affected entities have been considered.

Justification for Excluding Urban Development Within ½ Mile

The areas containing urban development within ½ mile of Kaysville City's boundaries that have been excluded from the Kaysville City Expansion Area are within another city or can be better served by another city.

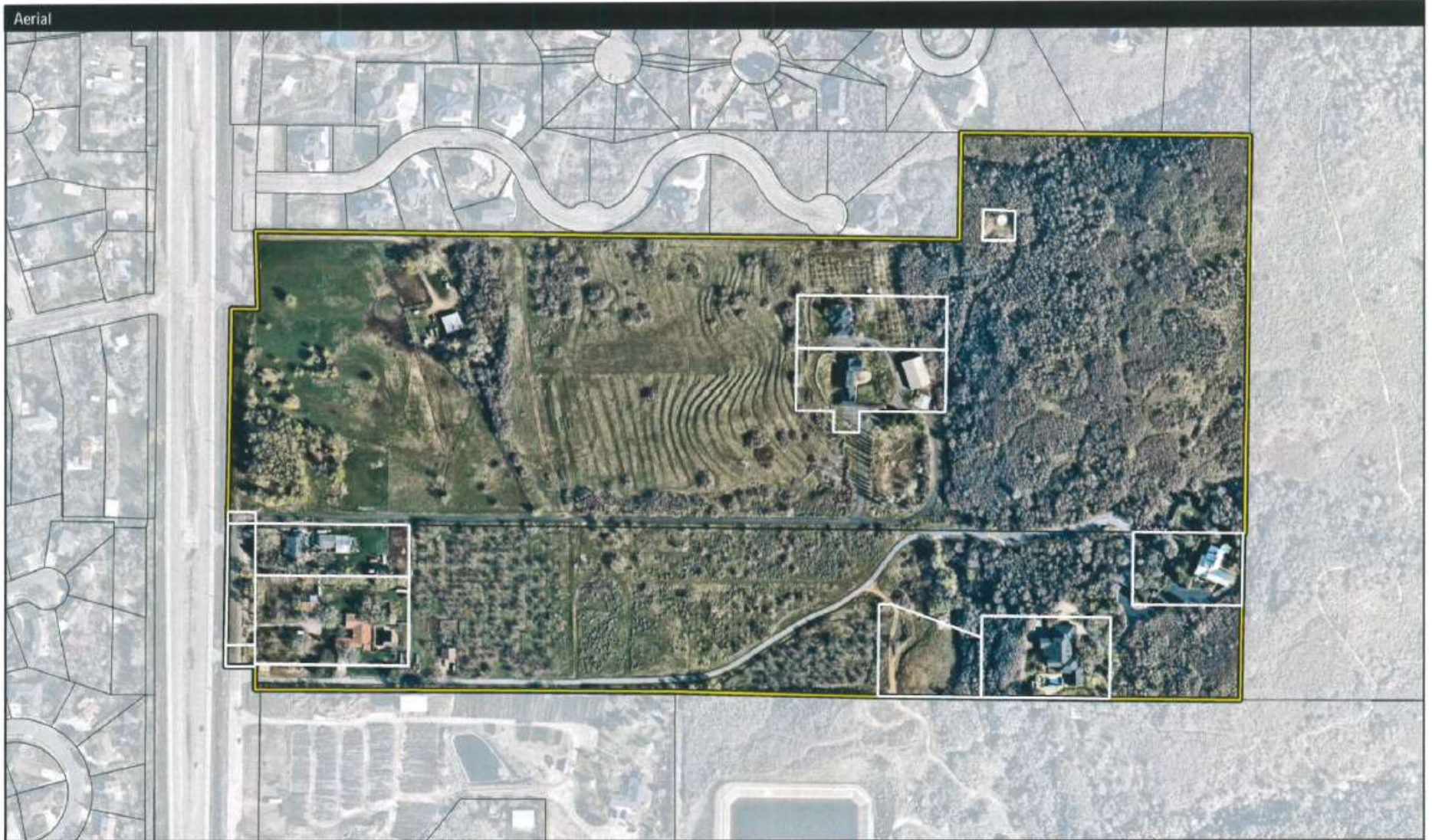
Statement Addressing any Comments

In consideration of adding an additional 60 acres of potential expansion areas east of Highway 89, there were no concerns expressed by affected entities during the allotted comment period.

The Mutton Hollow Improvement District (District) requested that all of Mutton Hollow Road or none of it be included in the Area Kaysville City Anticipates Annexing. District correspondence highly recommended that the 2005 plan be retained in order to preserve the integrity of the District water system and to comply with the long term wishes of most residents in the area to align with Kaysville City rather than Layton City. The 2005 plans show that Layton City and Kaysville City each anticipate annexing about half of the District and half of the water system. The discrepancy was discussed with District representative who states that the Area shown on the 2005 Plan was preferred over all other configurations, so it was shown on the Map.

Kaysville Annexation Parcels

8/17/17



KAYSVILLE CITY PHOTO CONTEST 2017

WINNERS

100.00 Culture -- Natalie Clemens

100.00 Architecture -- Danny Anderson

100.00 Environmental -- Jed Hickenlooper

Honorable Mention Culture -- Brianne Harris

Honorable Mention -- Bonnie Jones

Honorable Mention -- Danny Anderson

We had just over 100 entries for our first ever photography contest.

Each of the contestant were asked to send in a photo(s) taken anywhere within the boundaries of Kaysville City. Each contestant had to choose between Culture, Architecture, and Environmental categories. We had an overwhelming response and received some beautiful, creative pictures.

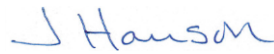
Thank you to all who participated. There are some very talented photographers in our beautiful corner of the map. Each 1st place winner receives a 100.00 check and 50.00 gift card to Canyon Gallery for framing. Our Honorable Mentions entries will each receive a 25.00 gift card to Canyon Gallery here in Kaysville. Each of the winners will or have been announced in the Kaysville Parks and Recreation newsletter and will be honored during the Kaysville City Council Meeting on November 2nd.

PUBLIC NOTICE

SPECIAL MEETING - DAVIS COUNTY COMMISSION

The Davis County Commissioners will attend the Kaysville City Council Meeting scheduled for November 2, 2017 at 7:00 PM, to receive information from citizens and to provide a question and answer forum for Davis County matters. The meeting will take place at the Kaysville City Offices located at 23 East Center Street, Kaysville, Utah 84037.

October 23, 2017

A handwritten signature in blue ink that reads "Janet Hanson".

By: Janet Hanson
Commission Office

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Davis County Commission Office, at 801-451-3200, prior to the meeting.



Independent Auditors' Report Fiscal Year 2017

As required by State Statute, each year the City has an Independent Auditor review the financial statements and issue a report on conformity with generally accepted accounting principles as prescribed in *Government Accounting Standards*; and compliance with the Utah State compliance requirements and internal controls as prescribed in the *Utah State Compliance Audit Guide*.

The FY 17 Financial Statements have been completed and the report has been prepared. The Independent Auditors – Hansen, Bradshaw, Malmrose and Erickson will present their report.

The Comprehensive Annual Financial Report (CAFR) with the Independent Auditors' Report will be distributed to the Council at the meeting.



Former Library Remodel Update November 2017





City Council & Staff Recommendations

At the request of the City Council to keep to the most economical approach to the remodeling of the Library building, the following design concept has been developed.

- Create Kaysville City IT Department, and Museum and Gallery Building.
 - Move IT Department from city hall.
 - Provide Space for Long Term Storage.
 - Creation of Kaysville Museum and Gallery.
 - Preserve Stewart Art Gallery, protect in place with minimal alterations.
 - Financial Investment: medium



Library Building Summary of Design Concept

- Demolish only necessary interior walls and ceiling for mechanical work and floor plan layout.
- Minimal Structural repairs to the floor in the North West corner of building.
- Replace mechanical roof top units and duct work
- Remove and replace interior finishes as necessary to mitigate mold and facilitate remodel work.
- Remove and replace lighting and electrical as necessary for new configuration of spaces.
- Protect existing lighting and electrical in Storage area.



Former Library Remodel Update
November 2017



Proposed Floor Plan



Kaysville City Museum and IT Department Offices

Gross Area: 6,231 sf.
Net Interior Area: 5,975 sf.



Former Library Remodel Update
November 2017



Building Remodel Cost Opinion

Kaysville City Information Technology & Museum

Cost Opinion

Revision Date:

November 02, 2017

Architectural Elements:				\$	421,313
Contingencies					
Undefined elements Contingency	10.00%	\$			42,131
Late 2017 Inflation	2.50%	\$			10,533
Subtotal:				\$	473,977
Contractor Fee					
General Conditions	12.00%	\$			56,877
Bonding and insurance	2.00%	\$			9,480
Profit and overhead	6.00%	\$			28,439
Subtotal:				\$	94,795
Construction Subtotal:				\$	568,773
Soft Cost					
FFE Budget	5045 SF	\$	4.00	\$	20,179
Owner Change Order Contingency			5.00%	\$	28,439
Testing and Special Inspection Fees (Allowance)			0.50%	\$	2,844
Arch Fee			7.00%	\$	39,814
Subtotal:				\$	91,276
Estimated Project Budget:				\$	660,048



Former Library Remodel Update
November 2017



Previously Unknown Risk Factors Currently not Addressed



1. The exterior the building is void of any sheathing and structural connection between the stud wall and masonry wall.

Risk -

The lack of sheathing and the lack of a structural connection between the stud wall and the masonry wall, is creating a substantial life safety risk in the in the case of a low to moderate strength earth quake.

Proposed Action - Masonry wall should be disassembled, sheathing applied to all exterior stud walls and the masonry wall re-established and tied to the exterior stud walls. The exterior stud walls should be tied to the foundation and roof. We recommend the addition of shear walls at the interior of the building.



Former Library Remodel Update
November 2017



Previously Unknown Risk Factors Currently not Addressed



2. There is no weather barrier on the exterior walls.

Risk-

Water and Vapor is migrating through the exterior wall and creating an environment for mold growth.

Proposed Action- weather barrier should be installed on all exterior sheathing



Former Library Remodel Update
November 2017



Previously Unknown Risk Factors Currently not Addressed

3. The existing windows are single pane metal frame

Risk- Windows have minimal thermal resistance. Any changes to the efficiency of the of mechanical system is negated by the inefficiency of the windows.

Proposed Action- Replace with thermally broken aluminum storefront windows with insulated glazing or comparable unit window system



Former Library Remodel Update
November 2017



Addition Risk Remediation Cost

Kaysville City Information Technology & Museum

Addition Risk Remediation Costs

Revision Date:

November 02, 2017

Installation of Sheathing and Vapor Barrier

Estimated Project Subtotal:	\$	337,302
Contingencies	\$	33,730
Contractor Fee	\$	75,893
Soft Cost	\$	22,346
Estimated Project Budget:	\$	469,271

Seismic Remediation

Estimated Project Subtotal:	\$	68,992
Contingencies	\$	6,899
Contractor Fee	\$	12,419
Soft Cost	\$	5,699
Estimated Project Budget:	\$	87,109

Windows:

Estimated Project Subtotal:	\$	20,090
Contingencies	\$	2,009
Contractor Fee	\$	3,978
Soft Cost	\$	1,825
Subtotal:	\$	1,825

Estimated Project Budget:	\$	27,902
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Risk Remediation Subtotal:	\$	584,283
Current Remodel Cost Opinion Subtotal:	\$	660,048

Estimated Project Project Total:	\$	1,244,331
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Former Library Remodel Update November 2017



Alternative Project Approach

Community Focused Program

- Maintain IT Department at City Hall. Fostering a synergistic relationship with other city departments.
- Move City Council into Remodeled Former Library & Create City Council Offices & Work space.
- Maintain Kaysville City Museum and Stewart Art Gallery
- Remodel Vacated City Hall space to meet current & future staff needs

The space created for City Council would have a second function as a community gathering space when not in use by city council.

Other Project Options – Underdetermined Scope

- Demolish building and build 1 story replacement.
- Demolish building and build 1 story with Basement Replacement
- Demolish Building and build 2 story replacement.



Former Library Remodel Update
November 2017



New Building Cost

Kaysville City Information Technology & Museum

Cost Opinion

Revision Date:

November 02, 2017

Assumed Estimate Parameters:

Design SF Value -Above Grade		\$	230
Design SF Value -Below Grade		\$	240
Architectural Design Fee			6.50%
Mid 2018 Construction Inflation			3.50%
Project Contingency			5.00%

GC Fees included in SF Cost

One Level	7,000 SF	\$	1,610,000
Unfinished Basement	0 SF	\$	-

One Level with Unfinished Basement:

Existing Building Demolition	1 LS	\$	60,000
One Level :	7,000 SF	\$	1,610,000
Unfinished Basement:	7,000 SF	\$	-
Subtotal:		\$	1,670,000

Inflation	3.50%	\$	58,450
Bonding and insurance	2.00%	\$	33,400
Contingency	5.00%	\$	83,500
Construction Cost		\$	1,845,350
	SF	\$	264

Soft Cost			
FFE Budget	\$ 8.00 SF		\$112,000
Testing and Special Inspection Fees (Allowance)	0.50%	\$	9,227
Arch Fee	6.50%	\$	119,948
Subtotal:		\$	241,175

Estimated Project Budget: \$ 2,086,525



Former Library Remodel Update November 2017



End of Kaysville City Council Former Library Building Update November 02, 2017



Former Library Remodel Update
November 2017





City Council Staff Report

Deseret Drive Parkway Considerations 11/2/2017

Description:

This item has been discussed over the course of multiple meetings. Most recently at the October 5th City Council Meeting it was presented with what staff believed to be some consensus from those adjacent to the parkway affected by the Dominion Energy pipeline. This perception of consensus was however proved to be inaccurate as affected residents expressed different desires to the City Council during that meeting. The item was tabled with the direction to staff to get clarity on the preference of the property owners. Additional discussion with those in attendance at the meeting revealed that unanimous consensus may not be feasible so it was decided that information would be brought back to the council indicating each owner's preferences. To avoid some of the confusion that occurred with previous meeting staff prepared some information including visuals to ensure that the affected residents understood the different scenarios and distributed it to all of the 15 adjacent property owners for input.

The options which were distributed have been included with this report as an attachment. A couple of the residents affected by the gas lines desired a different option than those that were originally distributed. This alternate option (listed as option 4 in the included tables) had not been vetted through based on perceived popularity by either City Staff or Dominion prior to dispersing the request for input. Upon hearing interest in 'option 4' where both the fence and the pipeline easement were moved to the east staff contacted Dominion Energy to determine their take on the proposal. Dominion has expressed that this scenario would not be acceptable to them for multiple.

North of Lodder Drive where the gas pipelines are in play, the 2 property owners are in favor of what was defined as 'option 1' where the pipeline doesn't move but the fence moves east. This would allow the adjacent owner the ability to utilize the old parkway space to plant their own buffer. It was expressed by one of the owners that the Hybrid Option would be an acceptable but distant 2nd choice.

#	Option 1	Option 2	Hybrid Option	Option 4
1	x			
2	x			

Between Lodder Drive and Brandon Drive there were 2 property owners who expressed interest in 'option 4' which moves both the gas lines and fence to the east. The other responding owner also wanted the gas lines moved to the east, but didn't wish to move the fence.

#	Option 1	Option 2	Hybrid Option	Option 4
3				
4				x
5		x		
6				x

Together with this input, the council should also consider the following from Dominion Energy and Kaysville City Staff:

Dominion Energy:

- Whatever the selected location for their lines be the same for all segments north of Brandon Dr. (They will not zig zag the line from lot to lot or even block to block.)

Kaysville City staff is open to different solutions, but maintains the following as items for consideration in direction from the City Council:

- Any solution proposed be something that can be applied along entire segments of Deseret Drive if not the entire parkway property.
- While no known change to Deseret Drive is planned, use of the parkway by adjacent residents in any form would make any future City use of the parkway more difficult.

South of Brandon Drive the input received was strongly in favor of leaving the fence alone and having the city improve the parkway. Trees would be a welcome feature, but for the most part having a well maintained, weed free parkway is the strong desire.

#	South Option 1	South Option 2
7		
8	x	
9	x	
10		
11	x	x
12	x	
13	x	
14		x
15		

As Dominion Energy will be in this area sooner than originally projected, possibly before the end of the year they are looking for a decision from the council in order to ensure things are in place for whatever the city prefers before they start work in this section. After the last City Council meeting they stated their willingness to delay any work in this area until after the November 2nd meeting, but stated that if a decision was still not made that they would still need to move forward with their project and would simply move forward within their existing easement.

If the City Council determines that the best solution is to grant an easement to Dominion Energy within the Deseret Drive Parkway where applicable, this will inform their staff to proceed with the appropriate paperwork and legal descriptions to bring a formal easement request to the City for its approval.

If the City Council determines that allowing adjacent residents to occupy the parkway property is the best solution then they should direct City Staff to begin a process granting permission to use/occupy the property or convey the property to the residents.

Once a decision is made regarding the future of the parkway adjacent to all properties identified in this report, staff will pursue work on design and costs as appropriate. This would be presented to the council at a future date for consideration.

Recommendation:

Based on what is at least a majority of owners' input expressing a desire to move the gas pipelines to the east and also the City's long term interest of control over the use of the right of way, staff recommends that the City Council request Dominion Energy to put together the necessary easements for the relocation of their pipelines within the parkway along Deseret Drive. This would implement what is identified north of Brandon Drive as Option 2.

Staff also recommends that the City Council select Option 1 for the subject section south of Brandon Drive based on the feedback received from adjacent property owners and the affected utility.

Direction should also be given to staff to begin design work on improvements within the parkway to be installed and maintained by Kaysville City.

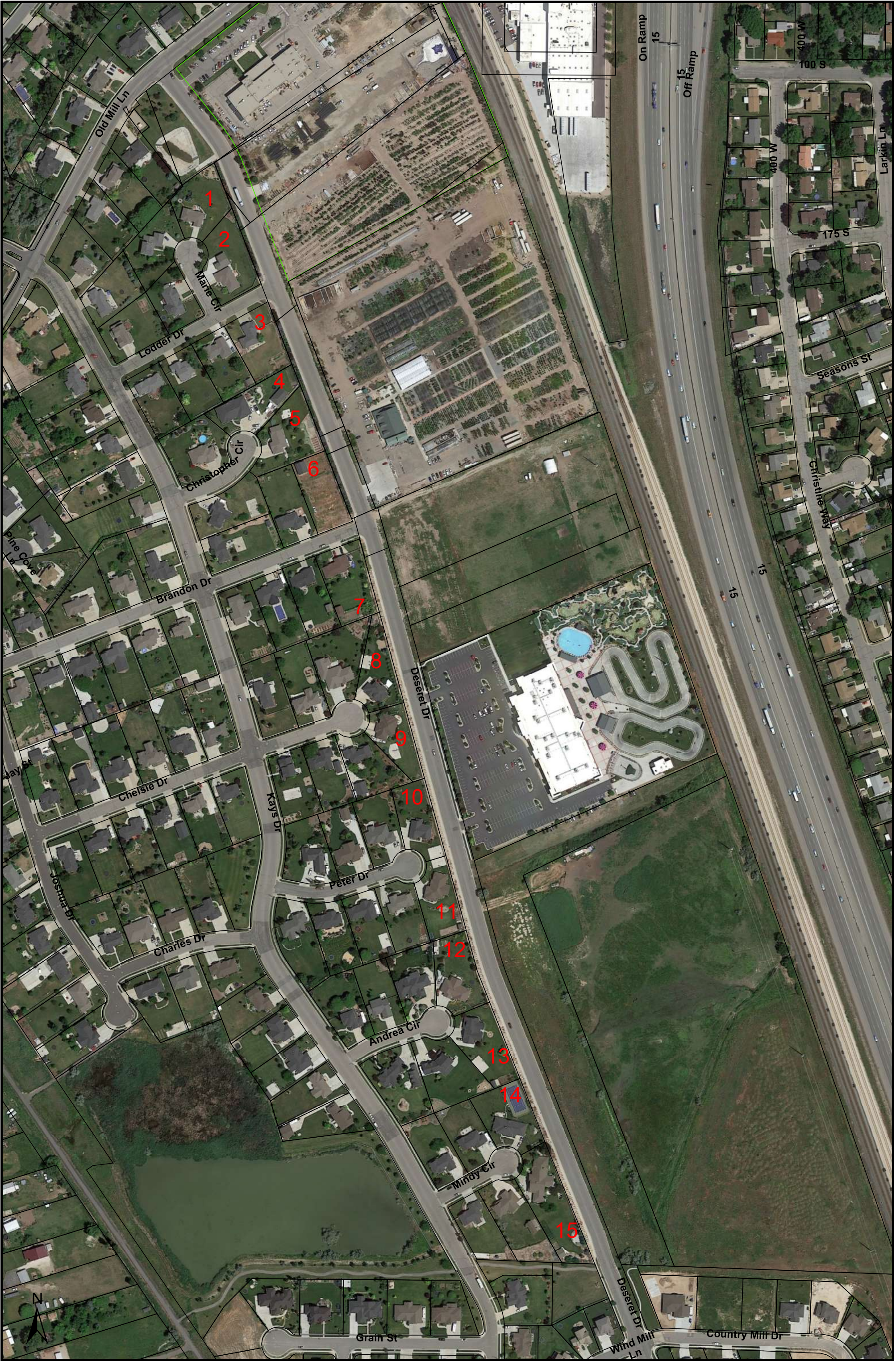
Attachment 1: Map of Deseret Drive parkway under consideration - shows involved properties.

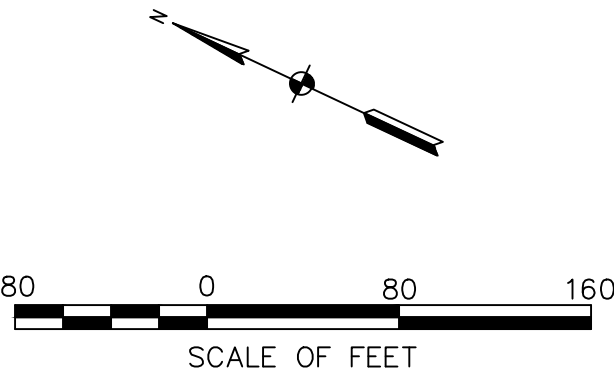
Attachment 2: Aerial indicating location of easements for Dominion Energy pipelines.

Attachment 3: Distributed options - North of Brandon Drive.

Attachment 4: Distributed options - South of Brandon Drive.

Deseret Drive Parkway





LEGEND	
	EASEMENT LINE
	PROPERTY LINE
	EXISTING FENCE LINE
	EDGE OF ASPHALT
	EXISTING TREE
	EXISTING SIDEWALK
	EXISTING WATER LINE
	EXISTING SEWER LINE
	ADDITIONAL EASEMENT AREA
	EXISTING EASEMENT AREA
	SEWER MANHOLE
	STORM DRAIN CATCH BASIN
	POWER PEDESTAL
	FIBER OPTIC PEDESTAL
	VALVE
	FIRE HYDRANT
	WATER METER
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL

UTAH BLUE STAKES
CALL FOR LOCATION OF
UNDERGROUND UTILITIES
811 OR 1-800-862-4111

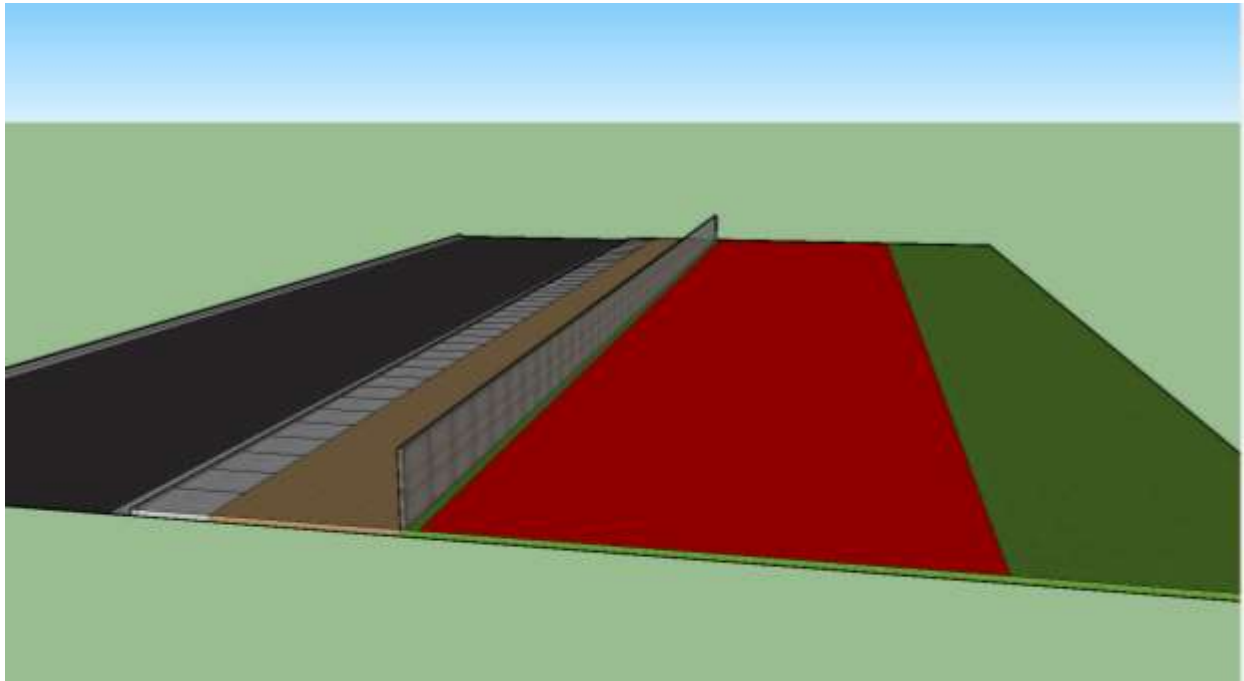
PRELIMINARY

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	T. MARTIN
QGC-R-WA1419-PIP-001	A	FABRICATION DRAWINGS, END FACILITY @ WA1419	01043611	FL-122, PHASE 1, REPLACEMENT PROJECT						CHECKED BY:	D. BROX
										PROJECT ENGINEER:	S. CLAUSEN
										SURVEYOR:	PSOMAS
										ENGINEERING MNGR:	M. GILL
										CONSTR MNGR:	J. FOX
										APVD FOR CONSTR:	
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF QUESTAR AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.											



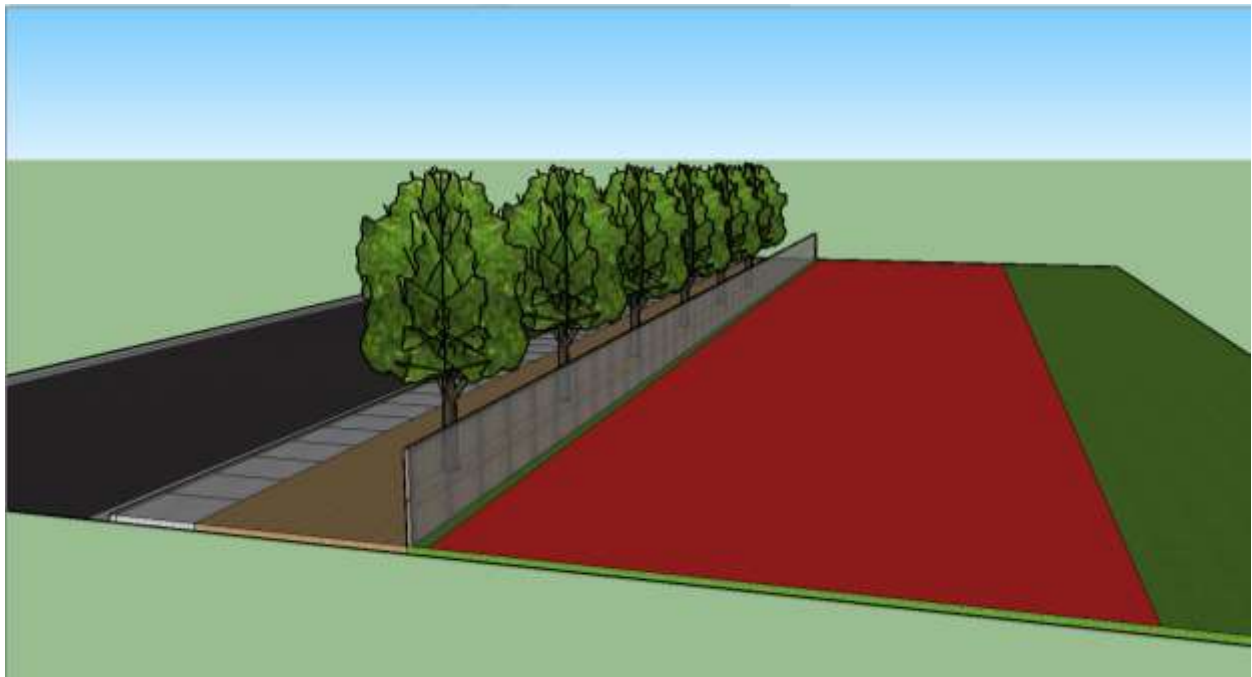
ROW NUMBER:
SECTION: 3, 4, 33, 34 T3N & 4N R 1W
ELEVATION: 4234'
LAT: 41.029612 LONG: -111.950844
SCALE: 1" = 80'

LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:		FL- 122 DESERET DRIVE EXISTING GAS EASEMENT GAS LINE EASEMENT EXHIBIT DESERET DRIVE			
CITY KAYSVILLE	COUNTY DAVIS	STATE UTAH	DRAWING NUMBER N/A	SHEET 1 OF 1	REVISION 0



Existing Conditions

40 ft. gas line easement just inside fence line. Parkway between fence and sidewalk is in poor condition.



Hybrid Option

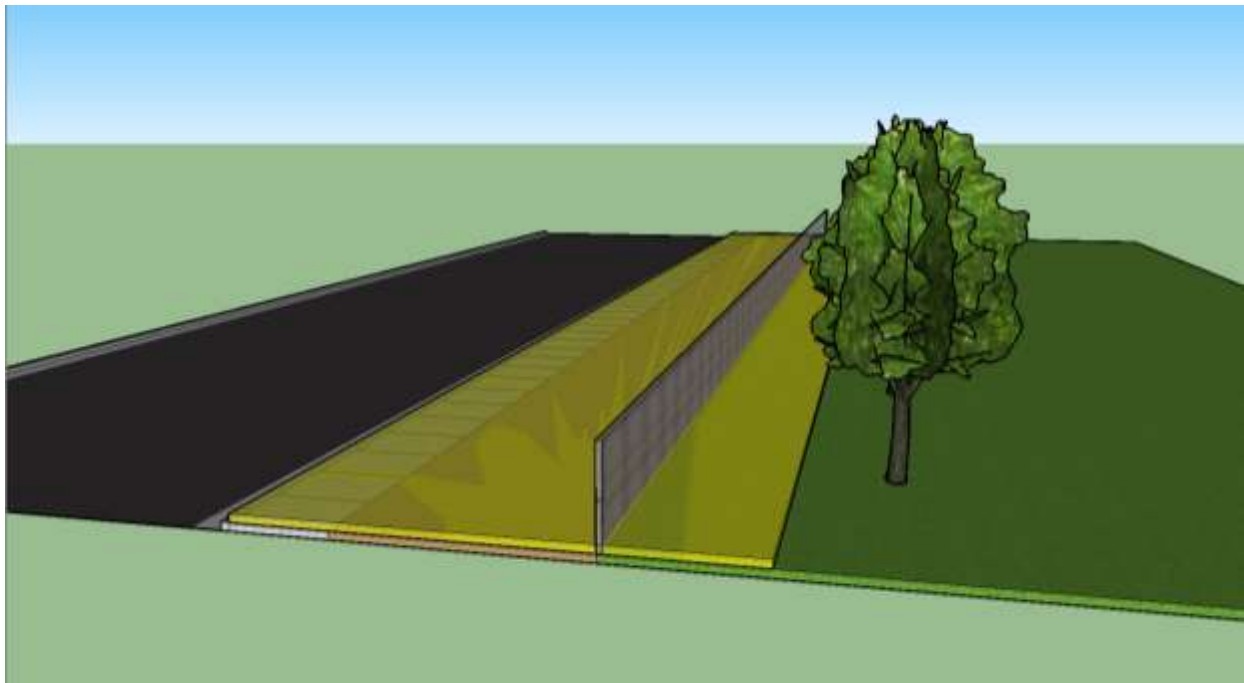
40 ft. gas line easement remains in place, Kaysville City installs rock and mulch in parkway and plants trees.

Specific tree detail to be determined.



Option 1

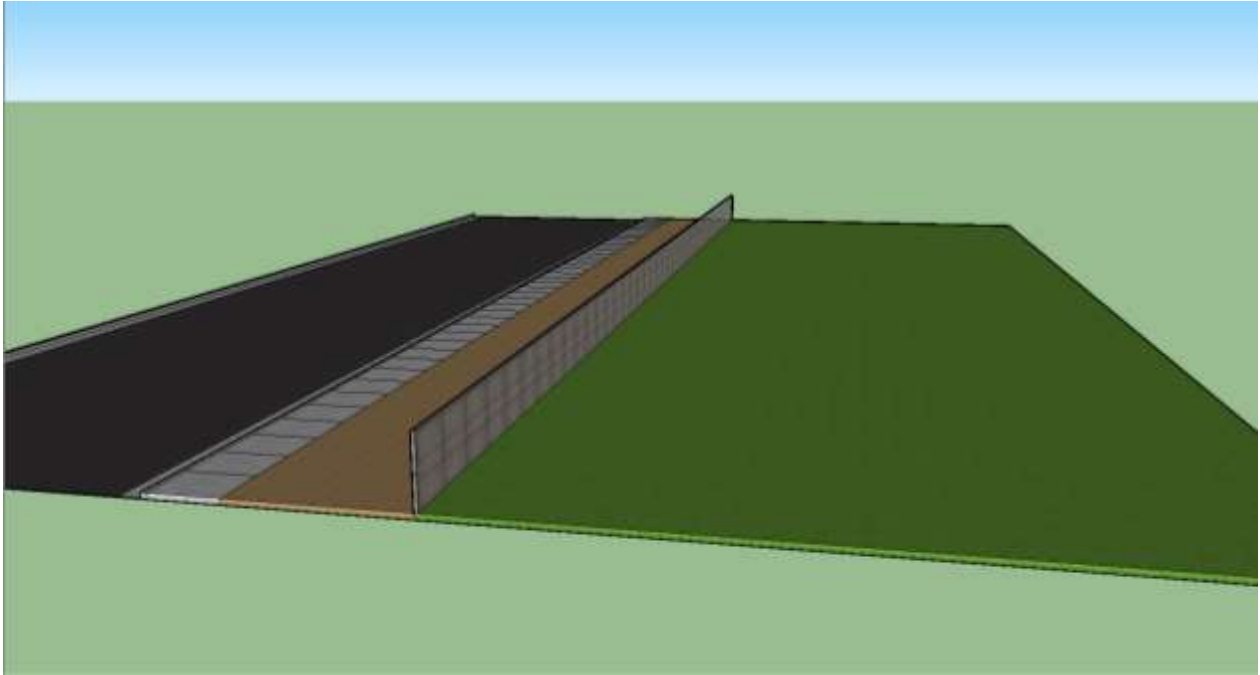
40 ft. gas line easement remains in place, fence line is moved. An agreement is signed allowing property owners to utilize space between fence and gas line, but property remains part of the city right of way and could possibly be taken back by Kaysville City should it ever be needed for road or utility needs.



Option 2

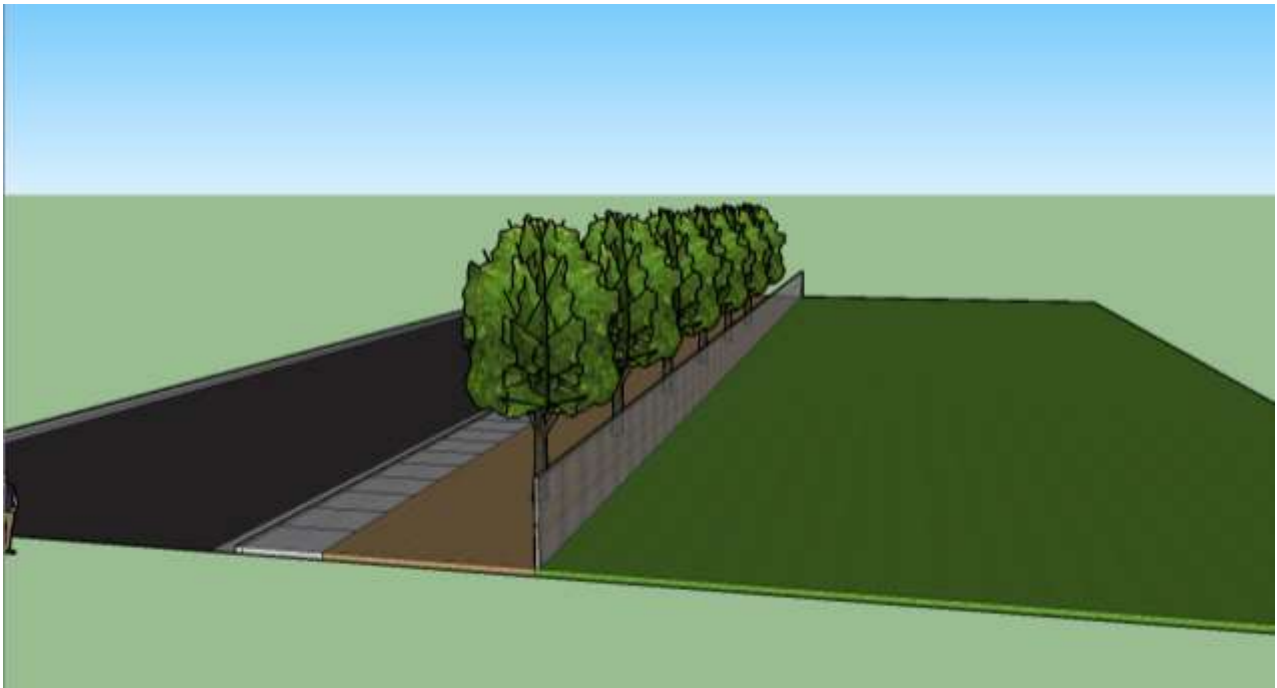
Easement is relocated towards Deseret Drive. Easement is now 30 ft. wide total impacting 10 ft. of residents' properties. Rock and mulch are installed in parkway. Residents able to plant trees closer to fence.

South Deseret



Existing Conditions

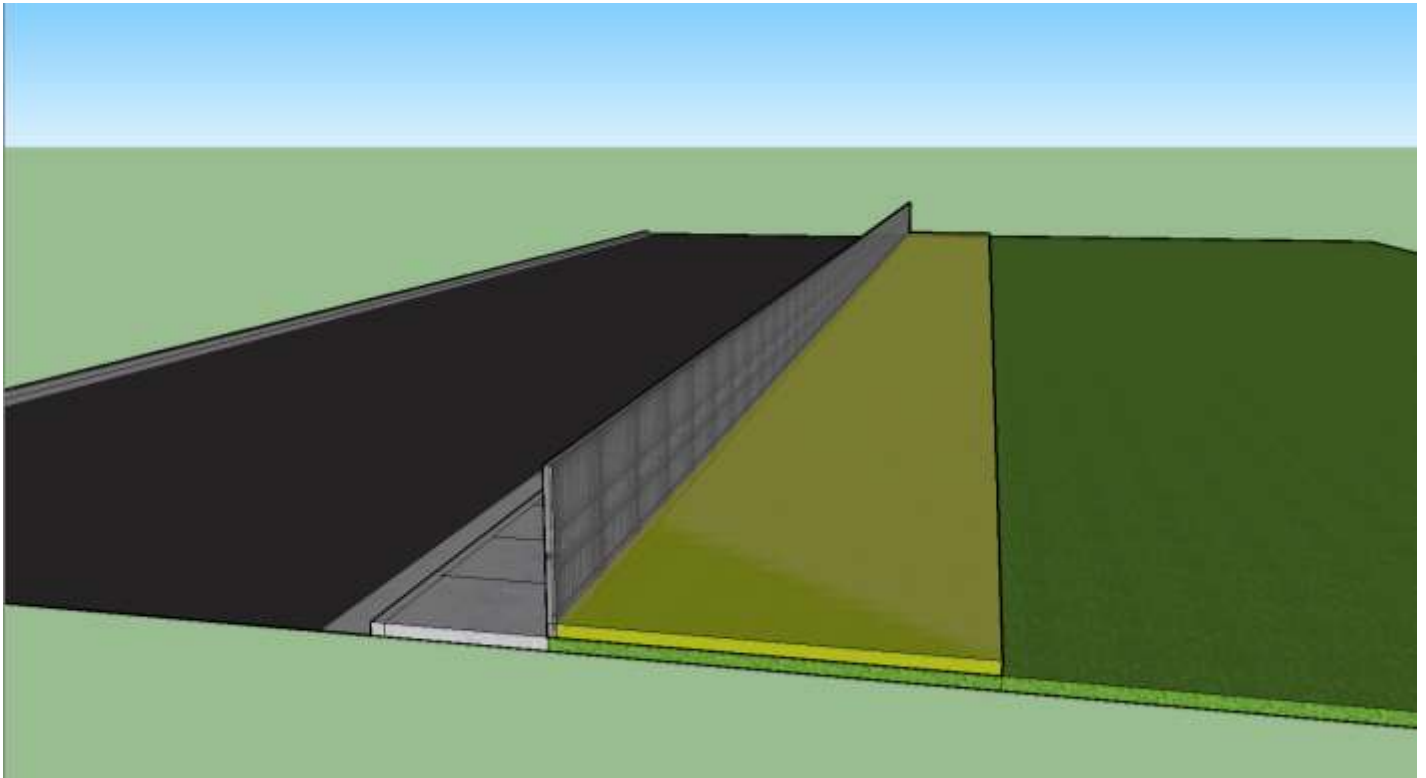
Parkway between fence and sidewalk is in poor condition.



South of Brandon Dr. Option 1

Kaysville City installs rock and mulch in parkway and plants trees or vegetation as appropriate.

Specific landscaping detail to be determined.



South of Brandon Dr. Option 2

Kaysville City allows adjacent residents use of property currently in parkway. Fence would be moved to back of sidewalk.

Not known if City would pay for moving of fence or if adjacent owners would be responsible for their section.

An easement with restrictions favorable to Central Davis Sewer District would be recorded over the sewer line.



City Council Staff Report

Shadow Crossing Phase 3 Subdivision Acceptance of Improvements November 2, 2017

Applicant/Owner: Perry Homes
Location: Shadow Way and Brady Lane

Description:

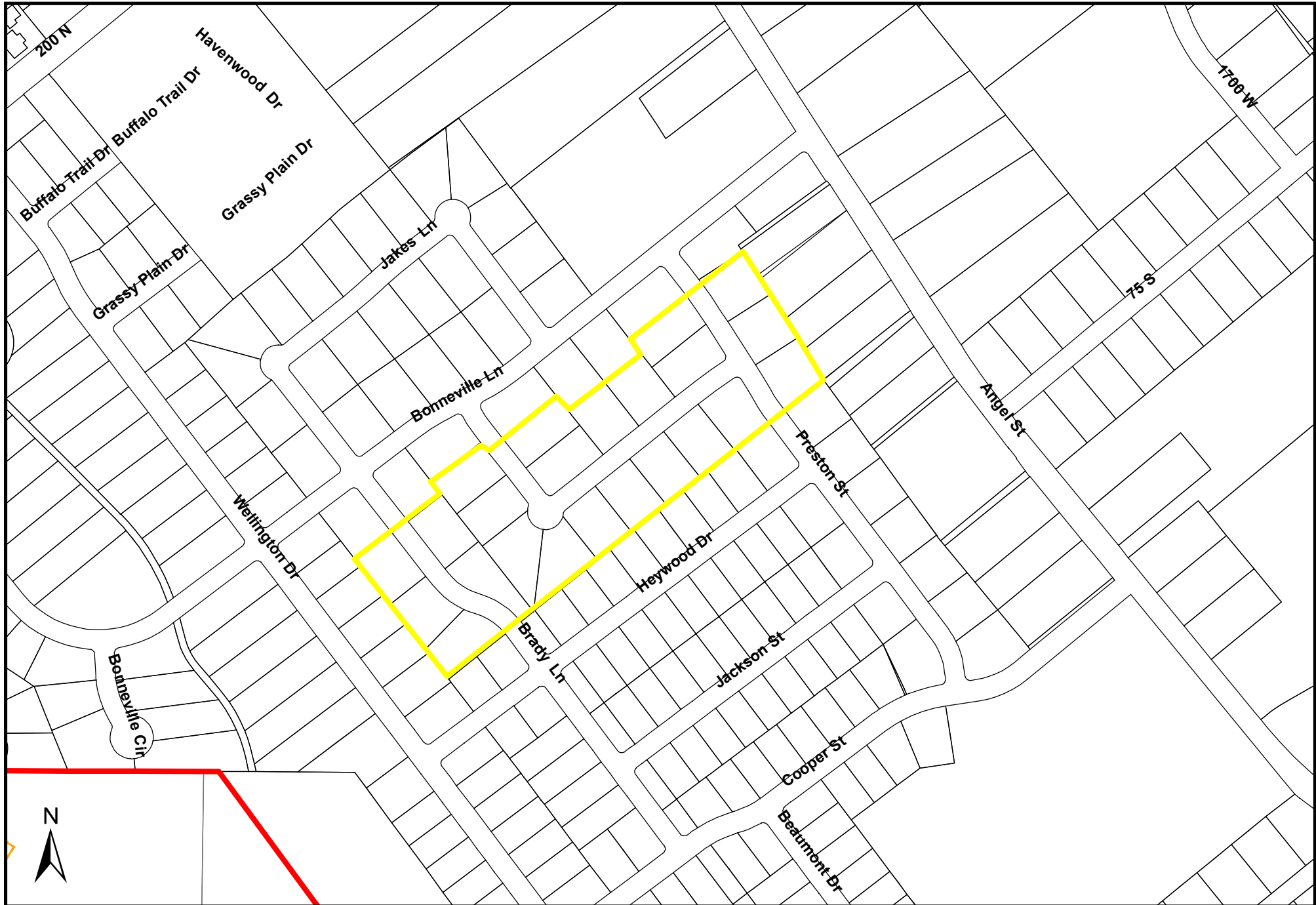
The improvements for this phase of the Shadow Crossing subdivision have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

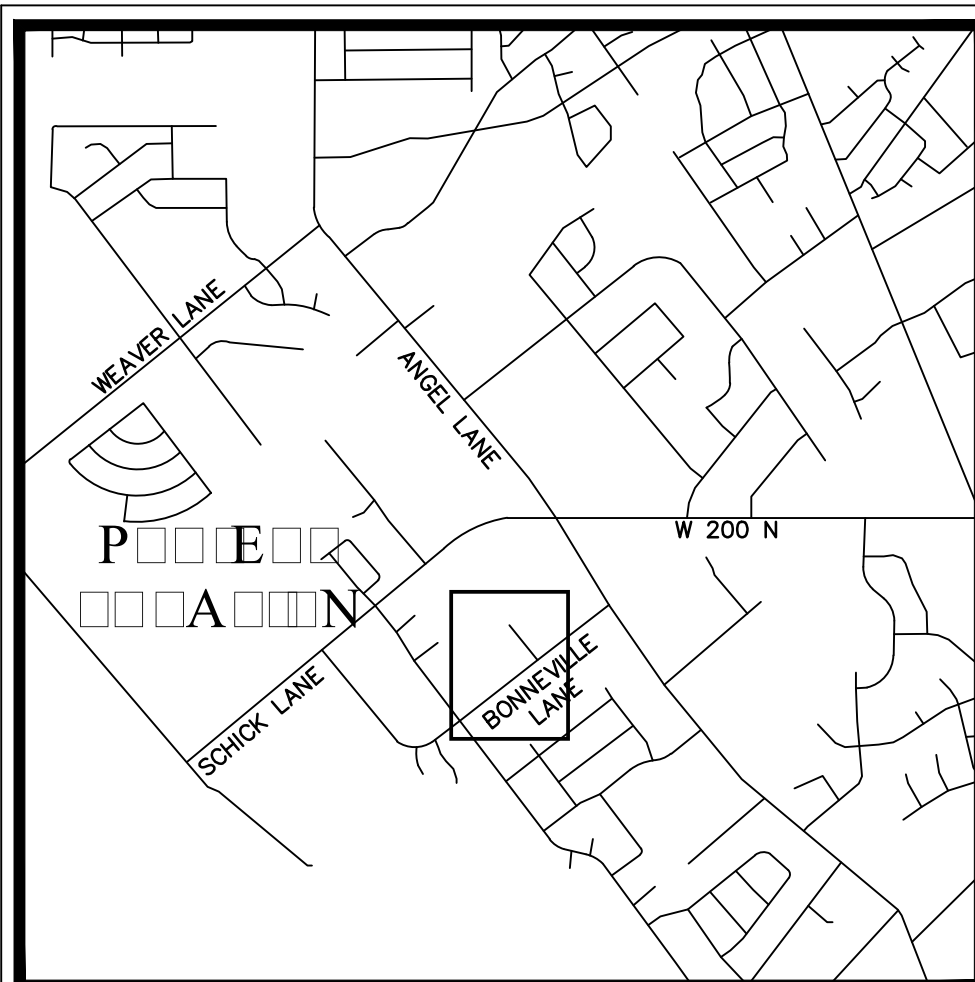
Recommendation:

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

Attachments: Location Map
Plat Map

Shadow Crossing Phase 3





□□□N□□□ MAP

GENERAL NOTES

- 1 #5 EBA AP F US EN BE SE A A
B UN A AN NE S
- 2 NA P U BE SE N P BA F U B A
E ENS N F S E NES

Curve table						
Curve	LAUS	ETA	ENH	EEEN	ENH	EEEN
□1	20000	35°37'31"	124.26	S56°17'07"E		122.36
□2	20000	35°08'30"	122.62	N56°31'38"W		120.5
□3	15000	5°56'45"	155.66	S54°00'20"W		155.59
□4	14.250	3°48'28"	9.86	N34°55'32"W		9.84
□5	4500	4°05'44"	32.1	N30°58'26"W		32.16
□6	4500	10°02'29"	3.8	S33°56'48"E		3.16
□7	22.150	35°37'31"	141.45	S56°17'07"E		139.19
□8	1.1250	35°08'36"	0.81	N56°31'35"W		1.0416
□9	22.150	35°08'25"	139.53	N56°31'38"W		13.35
□10	12.150	35°37'31"	10.26	S56°17'07"E		10.54
□11	15.00	54°09'40"	14.18	N11°23'32"W		13.66
□12	50.00	189°21'11"	165.24	S78°59'18"E		99.61
□13	15.00	44°41'50"	11.10	S28°41'02"W		11.41
□14	14.250	4°59'20"	128.22	S53°31'37"W		128.18
□15	15.00	90°57'25"	23.81	N78°30'00"W		21.39
□16	422.50	4°05'44"	30.20	N30°58'26"W		30.19

Curve table							
U/E	A/U	E/A	EN/H	H/E	E/EN	HN	EN/H
110	4:22.50	10'02"29"	83.69	S33°56'48"E			83.58
118	422.50	10'02"29"	4.05	S33°56'48"E			3.95
119	4:13.50	4'05"44"	34.13	N30°58'26"W			34.13
120	1500.00	3'48"28"	99.69	N34°55'52"E			99.60
121	1445.00	3'48"28"	96.03	N34°55'32"E			96.02
122	15.00	89°05'45"	23.33	N11°31'35"E			21.05
123	152.150	5'02"30"	134.41	S53°33'12"W			134.30
124	15.00	90°29'41"	23.69	S83°43'13"E			21.30
125	22.150	27°54'53"	110.84	N52°25'48"W			109.25
126	22.150	7'42"38"	30.62	N70°14'34"W			30.59
127	50.00	12°44'30"	11.12	N09°19'03"E			11.10
128	50.00	86°23'59"	5.40	N40°15'11"W			68.45
129	50.00	82°02'42"	1.60	S55°31'28"W			65.64
130	50.00	8°10'00"	11.3	S10°25'07"W			11.2
131	14.2.50	0°10'37"	4.55	S51°07'16"W			4.55
132	14.2.50	4°48'43"	123.6	S53°36'56"W			123.63

	E	N	E	N
1	N56°58'42"E	18.16		
2	N88°56'22"W	5.76		
3	N33°01'18"W	29.93		
4	S74°18'42"E	50.00		
5	S83°39'53"E	50.00		

□ □ AP

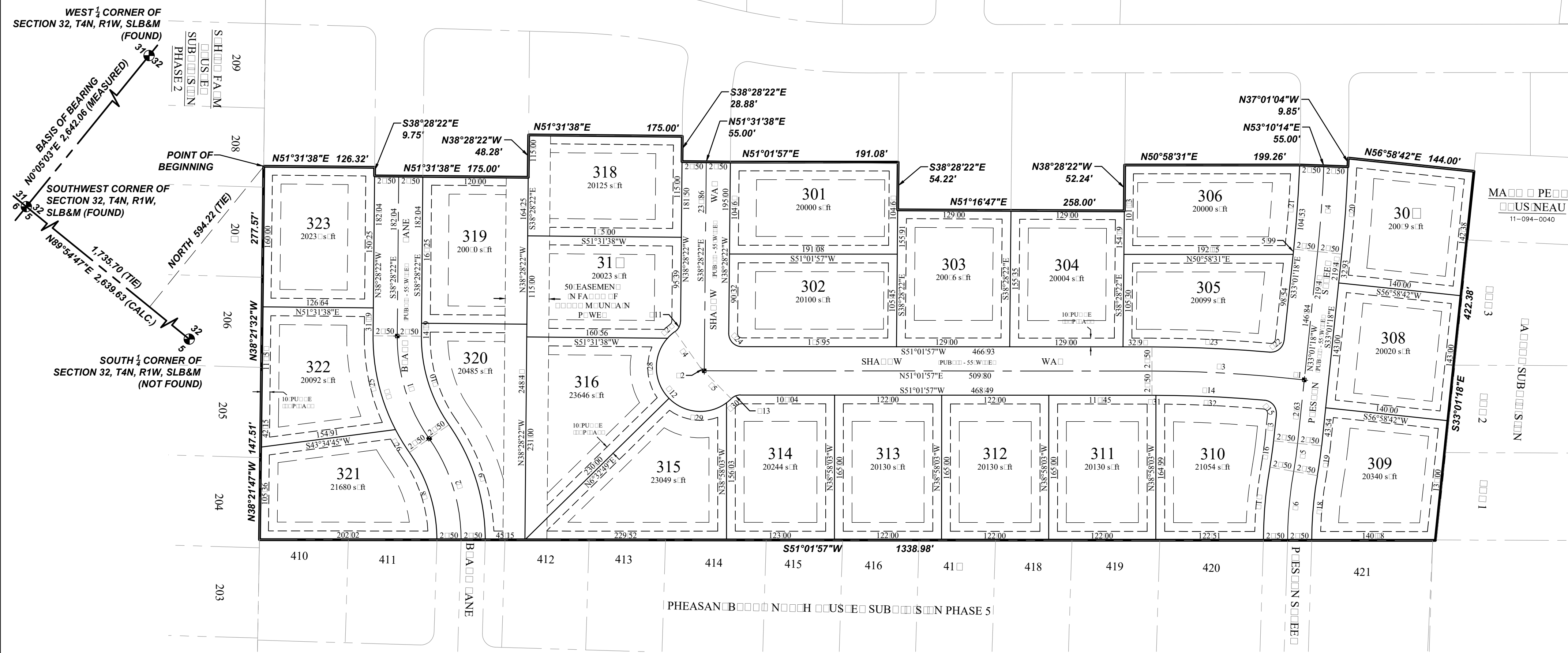
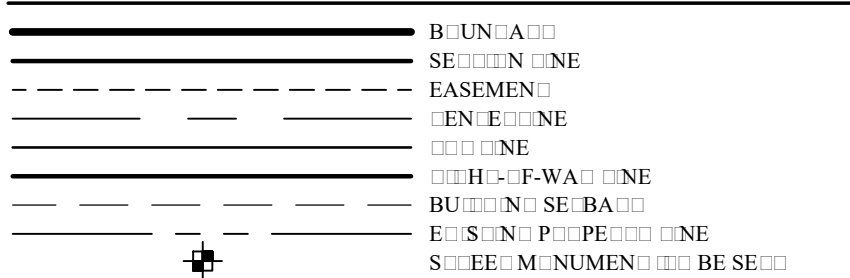
1 in = 80 ft



□□APH□□ S□A□E



1 in 80 ft

$$\square E \square EN \square$$


SU□□E□□□S □E□□F□□A□E

I, Brad A. [redacted], do hereby certify that [redacted] a Professional Land Surveyor, and that I hold Certificate No. 4938/35 in the Jordanian [redacted] title 58, Chapter 22 of Utah State Code further certify [redacted] authority of the owners that [redacted] created a Survey of the [redacted] defined on this Plat in the Jordanian [redacted] Section 12-23-1 of said Code, and have said defined tract of land into lots, [redacted], streets, and easements, and the same has, or will be [redacted] surveyed, staked and monumented on the ground as shown on this plat, and that this Plat is true and [redacted].

E A ES P N

000A0E0 N THE SOUTH HAF OF SE000N 32, 00WNSHP 4 N000H, 0AN0E 1 WES0, SA00
0A0E BASE AN0 ME000AN0

BE SUBDIVISION A A P A S E N THE N H E A S B U N A C O N E F S H H E A F M S T O U S E D
SUBDIVISION PHASE 2 A S E O U N H E W H H E F F E O F H E A S O U N H E A S O U N H E A S
SAID POINT BEING N89°54'47" 1735.70 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 AND
N 0°03'59.42" E 221.00 FEET O F H E S U H W E S O U N H E A S S E C T I O N 32 T H E N E A C N O
H E B U N A C O N E F S H A C O R D S S N S E C T I O N P H A S E 1 P A S A S E C T I O N W H H E F F E
OF THE DAVIS COUNTY RECORDER THE FOLLOWING (1) COURSES 1) N51°31'38" E 126.32 FEET;
2) S38°28'22" E 9.75 FEET; 3) N51°31'38" E 175.00 FEET; 4) S38°28'22" W 48.28 FEET; 5) N51°31'38" E
175.00 FEET; 6) S38°28'22" E 28.88 FEET; 7) N51°31'38" E 55.00 FEET; 8) N51°01'57" E 191.08 FEET; 9)
S38°28'22" E 54.22 FEET; 10) N51°16'47" E 258.00 FEET; 11) N38°21'22" E 52.24 FEET; 12) N50°58'31" E
199.26 FEET; 13) N53°10'14" E 55.00 FEET; 14) N37°01'04" N 9.85 FEET; 15) N56°58'42" E 144.00 FEET;
THENCE S33°01'17" E 422.38 FEET TO AND ALONG THE SOUTHWEST BOUNDARY LINE OF
THE SAID SECTION 32 TO THE POINT OF BEGINNING OF THE SAID SECTION 32 AND THE SAID
THENCE S51°01'57" E 139.98 FEET TO AND ALONG THE NORTHWEST BOUNDARY OF
P H E A S A N B O U N D L I N E S U B D I V I S I O N P H A S E 5 A S E O U N H E W H H E F F E
O F H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S
O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S
O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S O U N H E A S
SUBDIVISION THE FOLLOWING (2) COURSES; 1) N38°21'47" W 147.51 FEET; 2) N38°21'32" W 277.57
FEET TO THE POINT OF BEGINNING

□□N□A□NS□13□10 A□□ES, □□ 23 □□□S

WNE S E A N

☐no☐all☐en☐these presents that _____, the undersigned owner/s of the tract of land described herein, have caused the same to be subdivided into lots and streets to be hereafter known as

SHA W SS N
PHASE 3

□ o here□□ dedicate for □ er, etual use of the □ u□□ all □ ar□els of land, sho□n on this □ at as intended for □ u□□ use□□ Cn□rs□ here□□ a□ ee to □ arrant and defend and sa□e the □ it□ har□less a□ a□st an□ ease□ents or other en□□ran□e on a dedicated street □ hi□ h □ ill interfere □ ith the □ it□ use, □ a□ntenan□e, and o□eration to the street□

ME AB ANWE MEN

On the _____ day of _____ A.D. 20____ personally appeared _____, the undersigned Notary Public, in and for the County of _____, in said state of Utah, who after being duly sworn, aforesaid _____ declared to me that he/she is the _____ of _____, and that he/she signed the _____ edition for the purposes therein mentioned and that said _____ executed the same.

Notar ☐ Pu ☐ li ☐
☐ esidin ☐ in ount ☐

#

FOCUS
NONNEAN AN SUEN,
502 WES 8360 SUH
SAN, UAH 8400
PH 352-005



City Council Staff Report

Hilton Homes Subdivision Final Plat November 2, 2017

Applicant/Owner: Todd Hilton
Location: 289 North 700 East
Zoning: R-1-8

Description:

The proposed subdivision plat is consistent with the preliminary plat approval received in September. It consists of 3 total lots including the existing home near the corner and 2 additional lots. The property is already improved with curb, gutter, and sidewalk along all sides and uses existing streets.

The R-1-8 zoning district requires that all lots be at least 8,000 square feet in size. The smallest proposed lot is 8,964 sq. ft. and therefore each meets and exceeds the minimum requirements.

A standard lot is also required to have a minimum of 60 feet in width along the property frontage. The smallest frontage in the proposed plat is 64.5 ft. in width which meets and exceeds the minimum requirements.

Recommendation:

The Planning Commission upon review of the final plat voted unanimously to forward a favorable recommendation to the City Council for approval of the final plat.

Reasoning:

As proposed the plat complies with the applicable standards and ordinances and is consistent with the Preliminary Plat.

Attachment 1: Area Map
Attachment 2: Preliminary Plat
Attachment 3: Final Plat

Hilton Homes Subdivision - 289 North 700 East



PRELIMINARY PLAT
HILTON HOMES SUBDIVISION

OWNER/DEVELOPER:
TODD HILTON
289 N 700 EAST
KAYSVILLE UT. 84037

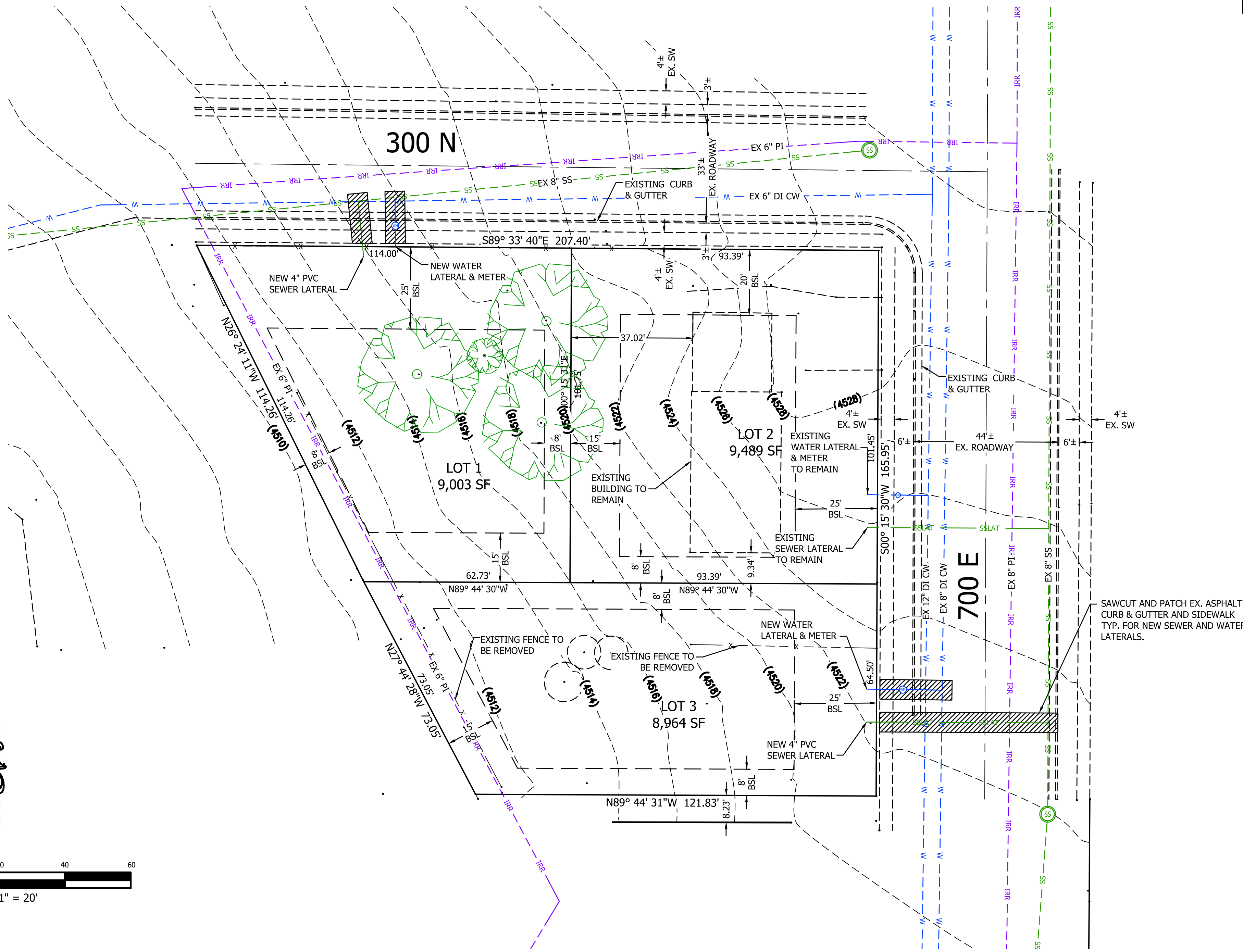
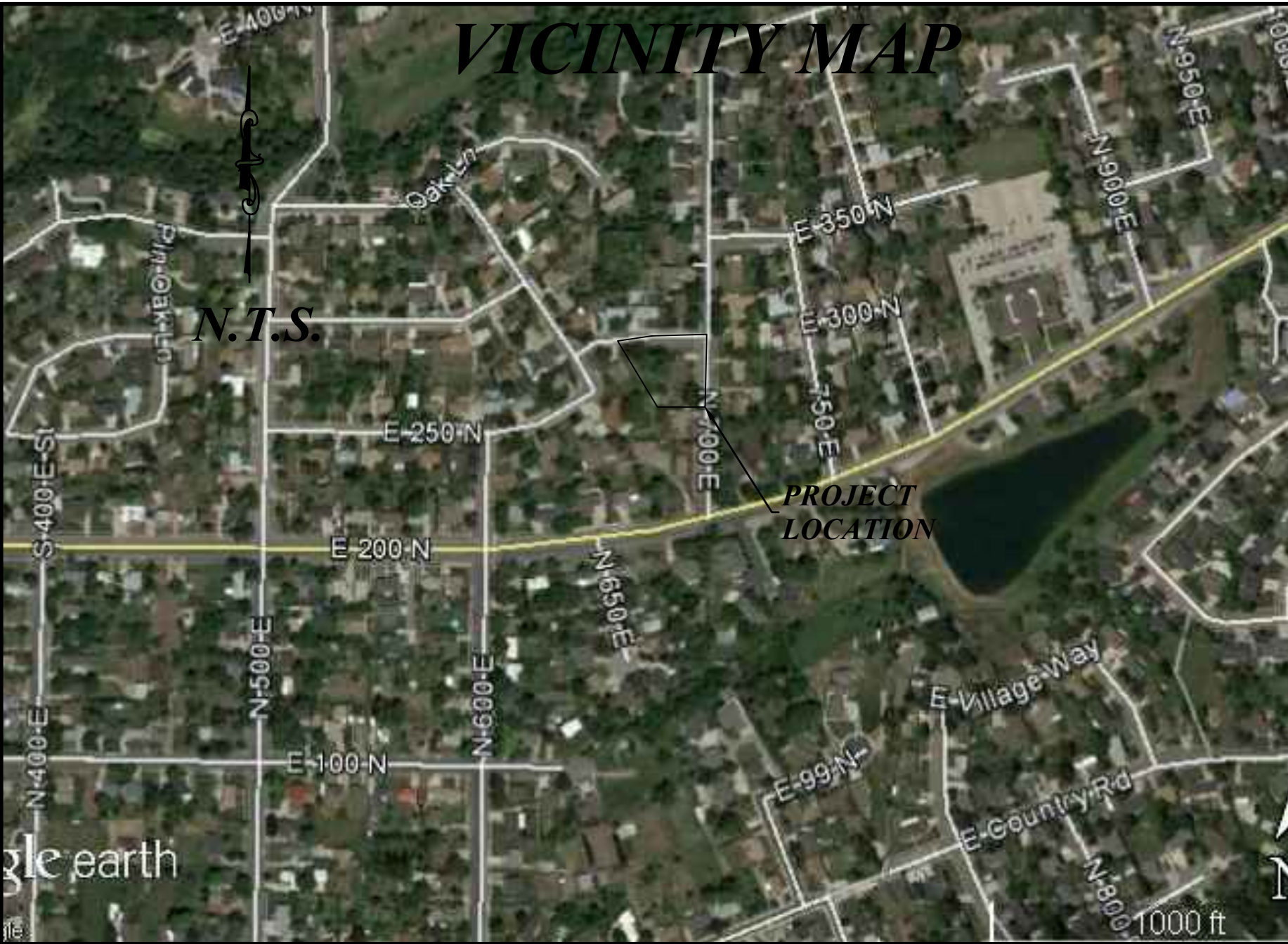
THERE ARE CURRENTLY NO STORM DRAINS IN THE AREA.
EXISTING STORM WATER FLOWS IN EXISTING CURB AND GUTTER
SOUTH TOWARD INTERSECTION OF SHEPARD LANE AND 350
EAST STREET AND WATER FLOWS WEST IN EXISTING CURB AND
GUTTER ON SHEPARD LANE TOWARD SAME INTERSECTION. THIS
IS A LOW POINT ON THE EXISTING STREETS.

FEMA FLOOD ZONE:
ZONE X

CURRENT KAYSVILLE CITY ZONE:
R-1-8

LOT 1 - 3 WILL REMAIN R-1-8

TOTAL ACREAGE OF SUBDIVISION:
0.63 AC.



DESCRIPTION

WARRANTY DEED ENTRY # 956433
BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, PLAT D, KAYSVILLE TOWNSITE SURVEY AND RUNNING THENCE NORTH 8 FEET; THENCE WEST 210.8 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 54, LAKE HILLS SUBDIVISION, NO. 2; THENCE SOUTH 28°30'E 189.28 FEET; THENCE NORTH 89°46'E 117.92 FEET TO THE WEST LINE OF A STREET; THENCE NORTH ALONG THE WEST LINE OF SAID STREET 165.5 FEET TO THE POINT OF BEGINNING.
WARRANTY DEED ENTRY # 1076086
BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, PLAT D, KAYSVILLE TOWNSITE SURVEY, CITY OF KAYSVILLE, AND RUNNING THENCE NORTH 8 FEET; THENCE WEST 100 FEET ALONG THE SOUTH LINE OF A STREET; THENCE SOUTH 112 FEET; THENCE EAST 100 FEET TO THE WEST LINE OF A STREET; THENCE NORTH 104 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

CONTAINS 0.63 ACRES

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- CHAIN LINK FENCE LINE
- WALL
- RECORD CALLS ()
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

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



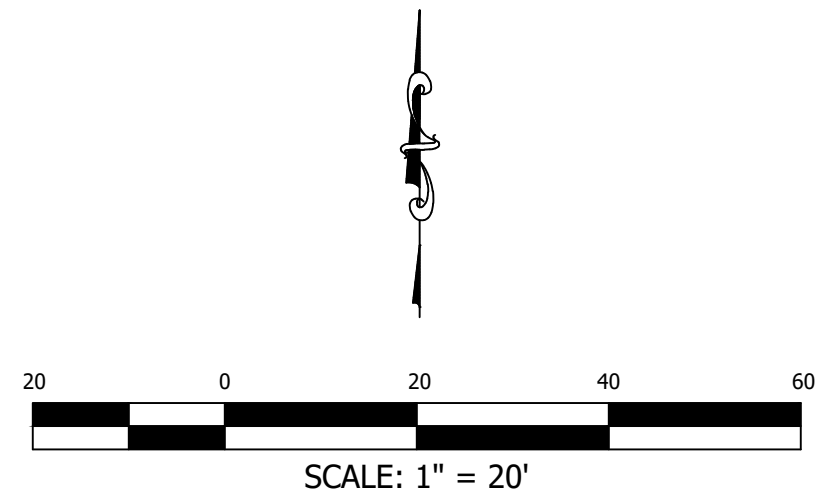
PRELIMINARY
NOT FOR
CONSTRUCTION

HILTON HOMES SUBDIVISION

CORNER OF 300 N AND 700 E
LOT #8 OF BLOCK 1, PLAT "D"
LOCATED IN THE WEST 1/2 OF SECTION 35, T-4N, R-1W, S.L.B.&M.
KAYSVILLE, DAVIS COUNTY, UTAH

DRAWN:
EM 9/07/17
APPROVED:
YRH 9/07/17
PROJECT:
1545001 MAIN.dwg
C201
PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 35, T.4N., R.1W., S.L.B.&M.
KAYSVILLE CITY, DAVIS COUNTY, UTAH
OCTOBER 2017



I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREafter TO BE KNOWN AS HILTON HOMES SUBDIVISION , AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL _____ DATE _____

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 300 NORTH STREET AND THE WEST LINE OF 700 EAST STREET, SAID POINT BEING
NORTH51°21'02"W WEST 681.88 FEET FROM THE CENTER QUARTER CORNER OF
SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE
SOUTH0°15'30"W WEST 165.95 FEET ALONG THE WEST LINE OF 700 EAST
STREET; THENCE NORTH89°44'30"W WEST 121.83 FEET TO THE EASTERLY LINE OF LAKE
HILLS SUBDIVISION NO.2; THENCE ALONG SAID LINE THE FOLLOWING TWO(2)
CURVES AND
DISTANCES: NORTH27°44'28"W WEST 73.05 FEET, NORTH26°24'11"W WEST 114.26 FEET
TO THE SOUTH LINE OF 300 NORTH STREET; THENCE
SOUTH89°33'40"E EAST 207.40 FEET ALONG SAID LINE TO THE POINT OF
BEGINNING, CONTAINING 0.63 ACRES.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS HILTON HOMES SUBDIVISION , DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20____.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

ON THE _____ DAY OF _____, 20____ THERE
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
XXXXXXXXXXXX, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF
XXXXXXXXXXXXXXXXXXXXXXXXXXXX, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF
OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT
SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

APPROVED BY HAIGHTS CREEK IRRIGATION, THIS _____ DAY
OF _____, 20____.

DISTRICT MANAGER



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

CITY RECORDER ATTEST: _____

MAYOR: _____

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 20_____.

KAYSVILLE CITY ENGINEER

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

APPROVED ON THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ATTORNEY

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY

City Council
Staff Report
November 2, 2017



Rezone of 41.22 acres of property from R-A (Residential Agriculture) and R-1-20 (Single Family) to the R-1-LD (Single Family Low Density) zoning district.

Applicant/Owner: Symphony Homes
Location: 101 South Angel Street

Description:

The applicants are requesting to rezone the subject property in anticipation of future development.

A small portion of the existing zoning along Angel Street allows lots to be as small as 21,780 sq. ft. or ½ an acre. The majority of the property is currently zoned R-1-20 which requires lots be at least 20,000 sq. ft. in size. The precise number of lots possible for a standard subdivision under the existing zoning is unknown as the layout and road configuration play into available space. However, if this property were developed in the R-1-20 zone as a PRUD (Planned Residential Unit Development), the city's ordinances could allow as many 89 dwellings. The requested R-1-LD zone would permit no more than 82 dwellings.

The application of the R-1-LD zone would allow the developer some flexibility in the layout of lots without the need for common open space. The R-1-LD zone still limits the number of homes in a subdivision to two dwellings per acre while allowing lots to be as small as 12,000 sq. ft. in size. This does not mean that all lots will be only 12,000 sq. ft. in size.

The R-1-LD zoning district regulations are found in Chapter 17-12 of the Kaysville City Ordinances. Lots must be at least 12,000 square feet in area with a minimum 90 ft. lot width. This lot width and setback requirements are the same as the existing R-1-20 zone.

In regards to housing, the General Plan states that West of I-15 to allow zero to two units per acre with some higher density housing along the major streets.

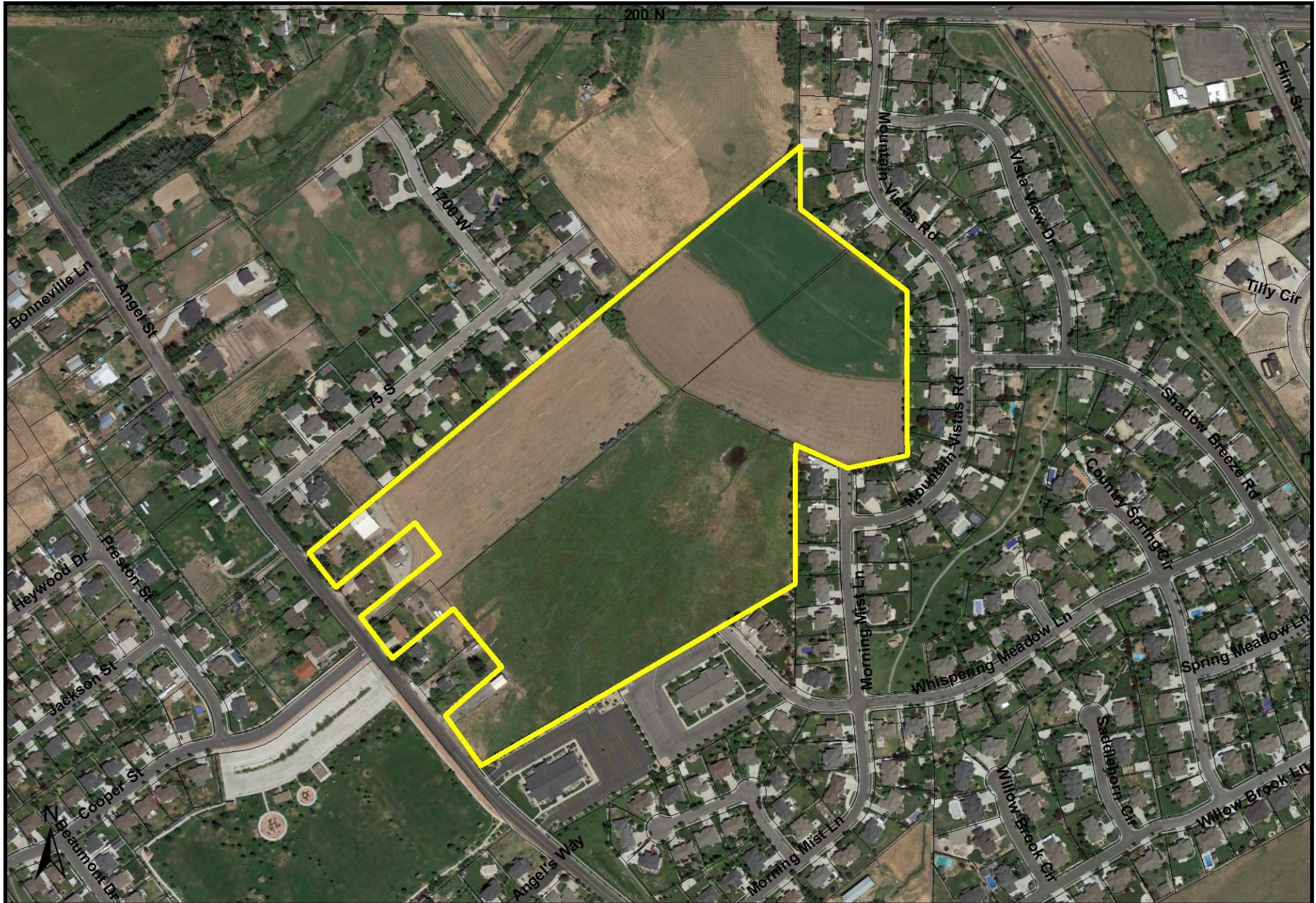
The surrounding zoning is R-A with R-1-20 zoning in close proximity and some remaining agricultural properties along 200 North Street. Angel Street is classified as a Collector Street in Kaysville City's Major Street Plan. 200 North Street is also on the City's Major Street classification.

Recommendation:

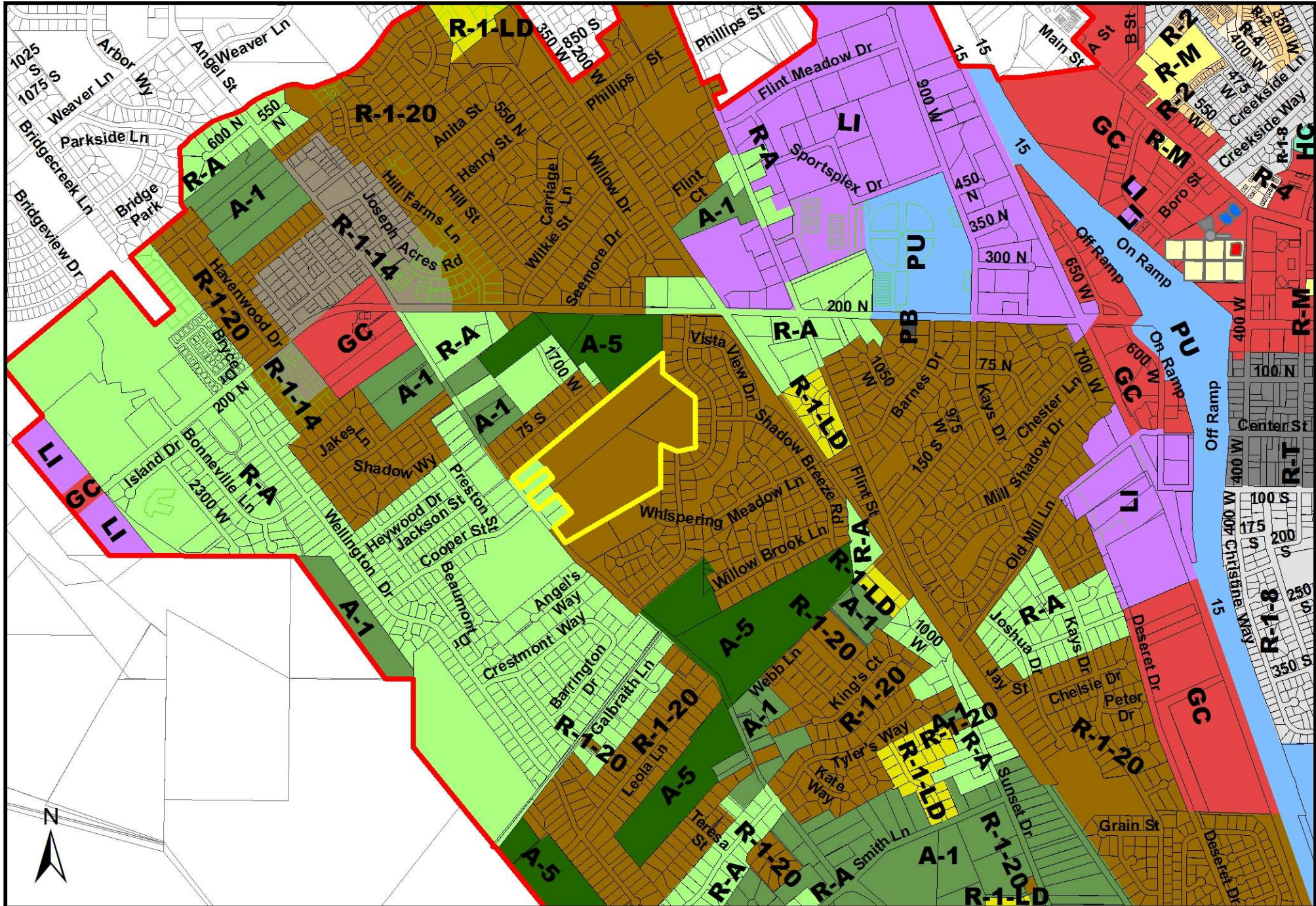
After holding the public hearing and considering the application, the Planning Commission voted unanimously to forward a recommendation to the council in favor of a rezone to the R-1-LD zoning district. The Planning Commission's vote included a recommendation that the rezone be made contingent upon approval of an acceptable final plat.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Concept Plan

Approximately 101 South Angel Street



Rezone from R-A and R-1-20 to R-1-LD at 101 S. Angel St.

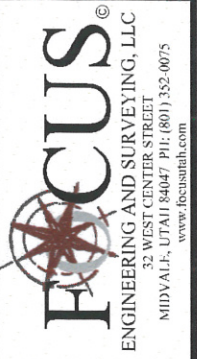
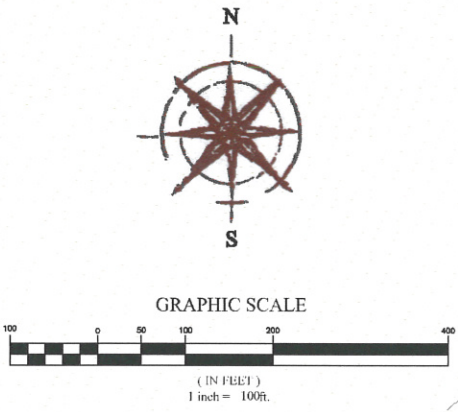


CONCEPT NARRATIVE

LOCATED IN:	KAYSVILLE, UT
SINGLE FAMILY LOTS	82
SETBACKS:	
FRONT	30'
REAR	15'
SIDE	8' (16' TOTAL)
MINIMUM LOT WIDTH	90'

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



THE PRESERVE
KAYSVILLE, UTAH
CONCEPT PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

CONCEPT PLAN	
Scale: 1"=100'	Drawn: AW
Date: 09-13-2017	Job #: 17-106
Sheet:	F

Z:\2017\17-106 Wilson Acres\design\17-106\dwg\concepts\17-106 CONCEPT F 091317.dwg

City Calendar and Events, Community Events, Holidays in United States,
Other Events Happening in Kaysville, Recreation Programs and Activities

Nov 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
Tree Trimming						
				8am - Kaysville 7pm - City Council	6pm - Autumn Gala	
5	6	7	8	9	10	11
Tree Trimming						
Daylight Saving		General Election @ 11:30am - Business 12pm - Retirement 6pm - Kaysville 7pm - Power		7pm - Planning	Veteran's Day Veterans Day	Veterans Day 5pm - Trivianthropy
12	13	14	15	16	17	18
Tree Trimming		6pm - Kaysville		7pm - City Council		
19	20	21	22	23	24	25
		11:30am - Business 6pm - Kaysville		City Offices Closed Thanksgiving Day	Thanksgiving Day	
26	27	28	29	30	1	2
	6:30pm - Explore			7pm - Planning		

City Calendar and Events, Community Events, Holidays in United States,
Other Events Happening in Kaysville, Recreation Programs and Activities

Dec 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
	6:30pm - Explore			7pm - Planning		
3	4	5	6	7	8	9
		11:30am - Business 7pm - Power		7pm - City Council	7:30pm - "White"	7:30pm - "White"
10	11	12	13	14	15	16
	6:30pm - Explore 7:30pm - "White"			7pm - Planning	7:30pm - "White"	7:30pm - "White"
17	18	19	20	21	22	23
	7:30pm - "White"	11:30am - Business		7pm - City Council	7:30pm - "White"	7:30pm - "White"
24	25	26	27	28	29	30
Christmas Eve	Christmas Day City Offices Closed					
31	1	2	3	4	5	6
New Year's Eve	City Offices Closed New Year's Day	11:30am - Business 7pm - Power		7pm - City Council		

City Calendar and Events, Community Events, Holidays in United States,
Other Events Happening in Kaysville, Recreation Programs and Activities

Jan 2018 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 New Year's Eve	1 City Offices Closed New Year's Day	2 11:30am - Business 7pm - Power	3	4 7pm - City Council	5	6
7	8	9	10	11 7pm - Planning	12	13
14	15 Martin Luther King	16 11:30am - Business	17	18 7pm - City Council	19	20
21	22	23	24	25 7pm - Planning	26	27
28	29	30	31	1	2	3



KAYSVILLE CITY COUNCIL

Meeting Minutes

October 5, 2017

Meeting minutes of a regular City Council meeting on October 5, 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, Chris Trujillo, Chaleh Trujillo, Matthew Yeates, Paul Hertzberg, Trina Hertzberg, Tanner Hertzberg, Ryleigh Hertzberg, Linsey Thomas, Jana Thomas, Brian Thomas, David Wright, Vicki Wright, Chloe Wright, Lexie Russon, Lauren Rice, Jonah Fergelson, Mason Child, Paige Preece, Abby uinton, Kate Gardiner, Abby Nielsen, Wendy Bennett, Camille Quinton, Becky Preece, Terry Preece, Wade Dorius, Ashlee Dorius, Chase Dorus, Hannah Stevenson, Parker Carroll, Andrew Simonsen, Pat Magrain, Carrie Carroll, Lorene Kamalu, Ramona Porter, Carole Walker, Mike Child, Bryan Benton, Dianna Barton, Randi Von Bose, Katie Witt, Sol Oberg, Greg Drayer, Gordon Kraus, Kim Smith, and Dean Wall.

PUBLIC HEARING AND AMENDMENT TO KAYSVILLE CITY ANNEXATION POLICY PLAN

Lyle Gibson, Zoning Administrator, explained that the Planning Commission recently held a public meeting where input was solicited from 'affected entities' regarding the consideration of modifying the Kaysville City Annexation Policy Plan and Map to include nearly 60 acres or property east of Highway 89.

He explained that the input received from the affected entities has not raised any concerns with the annexation policy plan amendment. Comments received have expressed interest in being kept informed of the actual annexation proposal and future development request. Property owners within the area proposed to be included in the Map of Kaysville City Expansion Area have been

notified and additional comments were heard by the Planning Commission at a public hearing. Additionally, residents in the area have some concerns regarding what type of development may occur on the property if annexed, but there has not been any direct opposition to modifying the map of Kaysville City Expansion areas to possibly consider annexation in the future.

Council Member Adams made a motion to close the Public Hearing, second by Council Member Lee.

The motion passed unanimously.

CITY COUNCIL

Members of the Kaysville City Youth Court were sworn in by Mayor Hiatt.

Mayor Hiatt praised them as being ‘the best of the best’.

Council Member Garn commended the youth and their advisors for the wonderful work they do.

Kim Smith, Youth Court Advisor, explained the history of the Kaysville Youth Court and that it has been in existence for 17 years. She gave overall statistics and noted the benefits of the program.

CALL TO THE PUBLIC

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

Dean Wall asked the City Council to reconsider the parking fee per car around Davis High School.

REZONE OF 1.56 ACRES OF PROPERTY AT APPROXIMATELY 860 SOUTH ROUCHE LANE FROM THE A-1 (LIGHT AGRICULTURE) TO THE R-A (RESIDENTIAL AGRICULTURE) ZONING DISTRICT WITH THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE

Lyle Gibson, Zoning Administrator, explained that the applicant has submitted a request to rezone a portion of his property to accommodate 2 additional home lots. The property currently has a large barn building which would remain in the A-1 zoning district, while the remaining 1.56 acres along the east and up against Rouche Lane would be rezoned to the R-A zoning district where new lots may be platted. He explained that areas within the municipality were characterized primarily as residential districts where farm animals can be kept and raised for family food production and recreation, but which, due to the growth of neighboring populous areas, are denser. The regulations for this zone are designed to provide for keeping of domestic household pets or farm animals and fowl for family use within the limits of reasonable rules of health and sanitation, to stabilize and protect the essential characteristics of the zone and to protect and encourage a suitable environment for healthful and enjoyable family life.

Council Member Snell made a motion to approve the Rezone of 1.56 acres of property at approximately 860 South Roueche Lane from the A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district with the PRUD (Planned Residential Unit Development) Overlay Zone contingent upon subject to approval of a final plat that is acceptable, 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.

PUBLIC HEARING AND AMENDMENT TO KAYSVILLE CITY ANNEXATION POLICY PLAN

Lyle Gibson, Zoning Administrator, explained that the Planning Commission recently held a public meeting where input was solicited from ‘affected entities’ regarding the consideration of modifying the Kaysville City Annexation Policy Plan and Map to include nearly 60 acres or property east of Highway 89. He explained that the input received from the affected entities has not raised any concerns with the annexation policy plan amendment. Comments received have expressed interest in being kept informed of the actual annexation proposal and future development request. Property owners within the area proposed to be included in the Map of Kaysville City Expansion Area have been notified and additional comments were heard by the Planning Commission at a public hearing. Additionally, residents in the area have some concerns regarding what type of development may occur on the property if annexed, but there has not been any direct opposition to modifying the map of Kaysville City Expansion areas to possibly consider annexation in the future.

Council Member Page made a motion to amend the Kaysville City Annexation Policy Plan, 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.

REZONE 0.46 ACRES OF PROPERTY AT APPROXIMATELY 560 NORTH MAIN STREET FROM GC (GENERAL COMMERCIAL) TO THE R-2 (RESIDENTIAL SINGLE AND TWO-FAMILY DWELLINGS) ZONING DISTRICT

Andy Thompson, City Engineer, explained that the City received a notice from the applicant that they would like this item withdrawn.

ACCEPTANCE OF IMPROVEMENTS FOR OLD FARM AT KAYS CREEK PHASE 3 AT APPROXIMATELY 750 NORTH KAYS CREEK ROAD

Andy Thompson explained that Old Farm at Kays Creek Phase 3 is located just north of Phillips Street west of the rail trail and was originally approved as Streams Edge Subdivision. He noted that this project consists of 20 lots on two streets. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

Council Member Snell made a motion to accept the improvements for Old Farm at Kays Creek Phase 3 at approximately 750 North Kays Creek Road with the 10 % warranty, 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.

ACCEPTANCE OF IMPROVEMENTS FOR FIELD OF DREAMS SUBDIVISION LOCATED AT 1111 WEST WEBB LANE

Andy Thompson explained that the Field of Dreams Subdivision is located off of Webb Lane west of the rail trail. He explained that this project consists of 6 lots on a private street. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

Council Member Lee made a motion, to accept the improvements for the Field of Dreams Subdivision located at 1111 West Webb Lane with standard 10% warranty, 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.

GAS LINE CONSIDERATION AND RIGHT-OF-WAY VACATION DISCUSSION ON DESERET DRIVE

Lyle Gibson, Zoning Administrator, explained that Dominion Energy (formerly Questar) is advancing northward with a pipeline project which will replace 2 existing lines that run among other places along Deseret Drive in Kaysville City. For most of the project Questar is staying within its existing easements but has approached Kaysville City about considering relocating their lines on the northern part of Deseret Drive to the east of their current location within the large parkway which runs along the west side of the street. This proposal was previously discussed with the city council showing the new location vs. the old and the impacts it would have on the adjacent residents. At that meeting the council asked that other options be considered including putting the new lines on the east side of the street or in the middle of the street. Upon exploring multiple options from both Dominion Energy's perspective and the City's utility interests it has been determined that the line should either remain within its existing easement or may be moved to the parkway. He explained that Kaysville City staff are open to different solutions.

After Council discussion, Mayor Hiatt explained that it would be very difficult to make a decision so quickly. He advised they may need more time and clarification to come to a decision.

Council Member Lee noted that she is in favor of meeting again and discovering what is in the best interest for the neighbors.

Council Member Adams noted that he is in favor of tabling this item and having discussion of this matter at a later time to encourage further communication.

Council Member Garn made a motion to table the item and discuss it further at the Nov. 2, 2017 Council meeting, second by Council Member Snell.

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.

**REQUEST APPROVAL OF APPOINTMENT OF POLL WORKERS FOR THE 2017
GENERAL ELECTION AND AUTHORIZATION FOR
POSSIBLE REPLACEMENTS**

Maria Devereux, City Recorder, explained that Brian Mckenzie, the elections official for the County advised that this item needed to be presented before the 25th of October. She explained that Council approval is needed to approve the appointment of poll workers for the 2017 General Election and authorize possible replacements.

Council Member Snell made a motion to approve list of poll workers and possible replacements, 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.

DISCUSSION AND POTENTIAL ACTION ON RULES OF PROCEDURE CHANGE

Shayne Scott noted that the change would reflect a disclosure of conflict of interest, in which the Council Member would state the conflict and would not participate in the discussion nor vote on the item. He noted that he made changes and amended the rules of procedure.

Council Member Lee noted that this is straightforward. She agreed, she would not participate in a vote if there were a conflict.

Council Member Page noted that many cities ask at the beginning of the meeting if there is something that may be discussed that is a conflict of interest.

Mayor Hiatt noted that department heads work with the City Manager, he often clarifies items, though the Mayor gives final approval of the agenda.

Council Member Snell made a motion to adopt the amended rules of procedure, and will amend the rules of procedure to include an agenda item for conflicts of interest, 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.

MINUTES

Council Member Snell made a motion to approve the attached set of Minutes, 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.

CALENDAR

Calendar items may be found online.

COUNCIL MEMBER REPORTS

Council Member Lee noted that the Power Commission will be submitting a recommendation to the Council at the next meeting and noted that they are interested in having a public Open House to explain and discuss solar and rates.

ADJOURNMENT

Council Member Lee made a motion to adjourn at 9:15 pm, second by 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.



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a special meeting followed by a regular City Council meeting on Thursday, November 2, 2017, starting at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

6:00 p.m. POWER COMMISSION PRESENTATION

1. Presentation regarding solar/rates.

7:00 p.m. CITY COUNCIL MEETING

1. PUBLIC HEARING –Annexation of 61 acres of property at approximately 1402 North Highway 89.

The agenda shall be as follows:

Opening – Council Member Lee.

1. Presentation of Photo Contest Winners.
2. Youth City Council Swearing In.
3. Officer Recognition – Chief Oberg.
4. Citizen Recognition – Chief Oberg.
5. County Commission Presentation.
6. Declaration of Conflicts of Interest.
7. Call to the Public.
8. Independent Auditors' Report FY 2017 - Hansen, Bradshaw, Malmrose and Erickson.
9. Old Library Update Discussion - JRCA Architects Inc.
10. Deseret Drive parkway and pipeline alternatives.
11. Shadow Crossing Phase 3 Subdivision Acceptance of Improvements. - Perry Homes.
12. Final Plat approval for the Hilton Homes Subdivision at 289 North 700 East – Todd Hilton.
13. Rezone of 41.22 acres of property at 101 South Angel Street from R-A (Residential Agriculture) and R-1-20 (Single Family Residential) to the R-1-LD (Single Family Low Density) zoning district – Symphony Homes.
14. Minutes.
15. Calendar.
16. Council Member Reports.
15. Consideration of Closed Meeting Pursuant to Utah Code Annotated §52-4-205 (c) Strategy session to discuss pending or reasonably imminent litigation.
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 October 27, 2017.

Maria T. Devereux
Maria T. Devereux
City Recorder