



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, November 21, 2019, starting at 7:00 p.m. in the **Business Resource Center of the Davis Technical College, 450 South Simmons Way, Kaysville, UT.**

CITY COUNCIL MEETING – 7:00 P.M.

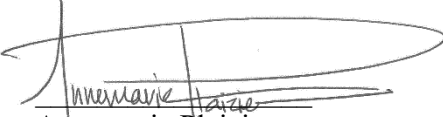
The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member Dave Adams.
2. RECOGNITIONS AND PRESENTATIONS
 - a. Swearing-In of Youth Court Judges.
 - b. Recreation Department Special Recognitions.
 - c. Fiscal Year 2019 Independent Auditor's Report.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT ITEMS
 - a. Adoption of a Joint Cooperation Statement with Kaysville City and Dominion Energy Utah.
 - b. Approval of asphalt roller purchase for the Public Works Department.
5. ACTION ITEMS
 - a. Creation of Kaysville City Voter Participation Areas.
 - b. Preliminary plat approval for the Kourosch Subdivision located at 946 East 300 North – Kourosch Haroni.
 - c. Preliminary plat approval for the Island View Townhomes Subdivision located at 750 East 250 North – Advanced Solutions Group.
 - d. General Plan Amendment. (Tabled Item)
 - e. An Ordinance amending Chapter 17-12, Single Family Residential District, of Title 17, Planning and Zoning, to create a new R-1-6 (Single Family 6,000 Sq. Ft. Lot District).
 - f. An Ordinance repealing Ordinance 19-09-04 relating to the Telecommunications Department and Utility.
 - g. A Resolution repealing Resolution 19-09-03 relating to the Interlocal Cooperative Agreement of Lighthub Communications Agency, and withdrawing approval of related Service Agreement.
6. WORK ITEMS
 - a. Water Conservation Plan
7. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
8. COUNCIL MEMBER REPORTS
9. CITY MANAGER REPORT

10. 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 (temporarily located at 80 North Main Street) and emailed copies to media representatives on November 15, 2019.



Annemarie Plaizier
City Recorder



STAFF REPORT



COUNCIL MEETING DATE: November 21, 2019

ITEM NO.: 4a

TYPE OF ITEM: CONSENT

SUBJECT/AGENDA TITLE: Adoption of a Joint Cooperation Statement with Kaysville City and Dominion Energy

EXECUTIVE SUMMARY:

Dominion Energy is interested in partnering with the city to achieve its energy efficiency, renewable energy and affordable, safe and reliable energy goals. Dominion Energy seeks to become the most sustainable natural gas company in the country and reduce its methane emissions 50% by 2030 while also increasing savings from its energy efficiency programs 50% by 2025.

The City is committed to reducing pollution and energy waste in the city and recognizes that collaborating with Dominion Energy is key to achieving these goals by harnessing emerging and innovative energy opportunities while also enhancing uptake of traditional energy programming, such as energy efficiency.

Council Options: 1) Approve as presented; 2) Approve with any modifications the Council deems appropriate; 3) Decline and remand to staff with further direction.

Recommended Options: Approve as presented.

Fiscal Impact & Fund Source for Recommended Action: None

KAYSVILLE CITY CORPORATION AND DOMINION ENERGY UTAH JOINT COOPERATION STATEMENT

Kaysville City Corporation ("City"), a Utah municipal corporation, and Questar Gas Company dba Dominion Energy Utah, a Utah corporation ("Company") jointly state their intention to cooperate in accordance with the below stated objectives.

I. OVERVIEW

The City is responsible for protecting the public health and safety of its residents, which includes facilitating access to clean air, dependable and affordable energy, clean water and a livable environment.

The Company is a public natural gas utility regulated by the Public Service Commission of the state of Utah ("PSC") with a responsibility for providing safe, affordable and reliable natural gas service to its customers by means and at rates that are fair, just and reasonable as determined by the PSC and in accordance with its Utah Tariff and applicable rules and regulations.

The City has determined that meaningful reductions in air pollution and greenhouse gas emissions will benefit all Kaysville City residents, visitors, businesses and Utah as a whole through improved public health, additional economic opportunities, long-term energy price stability and a stronger sense of community security.

The City and the Company desire to work cooperatively to support the City's and Company's energy goals as identified herein through the use of programs and innovative technologies associated with natural gas development, transportation and energy efficiency.

II. GOALS

The City is committed to reducing pollution and energy waste in Kaysville City in line with a community goal to reduce energy-related greenhouse gas emissions 80% by 2040, relative to a 2009 baseline year. Collaborating with the Company is key to achieving these goals by harnessing emerging and innovative energy opportunities while also enhancing uptake of traditional energy programming such as energy efficiency.

The City acknowledges that the Company is interested in partnering with the City to achieve its energy efficiency, renewable energy and affordable, safe and reliable energy goals. Dominion Energy seeks to become the most sustainable natural gas company in the country and reduce its methane emissions 50% by 2030 while also increasing savings from its energy efficiency programs 50% by 2025.

III. AREAS OF COLLABORATION

Collaborative opportunities between the City and the Company include, but may not be limited, to the following:

Energy Efficiency

The City and the Company will strive to develop a variety of energy efficiency options for all natural gas energy customers in Kaysville City, including residential, commercial, industrial, governmental and non-profit customers to achieve their goals. The City and the Company will work together to assist building owners with energy efficiency initiatives through energy use reports, benchmarking and evaluation of energy efficiency programs.

The City and the Company will jointly promote energy efficiency programs to homes and businesses through the company's ThermWise program. This will include a particular focus on traditionally underserved populations, plus customers with the greatest natural gas savings potential.

The City and the Company will also promote the existing builder rebate program and related incentives. The Company will consider new opportunities, suggested by the City, in an effort to promote the efficient use of natural gas of new facilities constructed in Kaysville City.

Energy Benchmarking, Data Access and Reporting

The City and the Company will continue to work together on the Elevate Buildings program, assisting building owners with energy efficiency efforts through energy use data collection, benchmarking and efficiency programs. The Company will also provide both municipal and community-wide natural gas usage data, reported in the aggregate, to the City on an annual basis. Specialized natural gas use data requests will be considered by the Company and evaluated in terms of cost-effectiveness and compliance with energy efficiency program conditions established by the PSC.

Innovative Energy Technologies

The City and the Company will evaluate new technologies designed for more efficient utilization of natural gas where reduced greenhouse gas emissions and/or reduced air pollution emissions are realized.

The City and the Company will evaluate opportunities to collaborate on pilot applications to support enabling technologies that can help meet their goals. These pilot applications may provide a basis to evaluate broader adoption based on realized performance and benefits.

The City and the Company will evaluate compressed natural gas ("CNG") as an alternative fuel for use in the City's large vehicle fleet and other transportation applications where significant improvements in air pollution emissions and/or greenhouse gas emissions can be achieved and projects are deemed financially feasible.

Renewable Natural Gas (RNG)

The City and the Company will evaluate options to advance the use of Renewable Natural Gas ("RNG"). RNG is recognized as a positive development for helping reduce greenhouse gas ("GHG") emissions by repurposing biogas to biomethane. Biomethane or RNG can be blended with natural gas and used to heat homes, provide energy for businesses, or used as an alternative transportation fuel.

RNG results in a net reduction in greenhouse gases when considering emissions savings from methane capture relative to its combustion. The City and the Company will encourage the use of RNG for use by natural gas customers. The City and the Company will evaluate the use of RNG for municipal transportation purposes, otherwise known as Renewable Natural Gas Vehicles ("RNGV").

The City and the Company will evaluate developing sources of RNG production at City-owned facilities.

IV. COMMITMENT OF COOPERATION

The City and the Company intend to work together in good faith to develop and implement projects and programs to help the City and the Company achieve their goals.

The City and the Company agree that this Joint Cooperation Statement provides non-binding framework for developing more formal cooperative plans and programs for natural gas customers.

This non-binding Joint Cooperation Statement is effective upon signing by both the City and Company and shall inform cooperation for a four-year period, or until updated by both parties.

STAFF REPORT



COUNCIL MEETING DATE: November 21, 2019

ITEM NO.: 4b

TYPE OF ITEM: Consent

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Purchase of Asphalt Roller

EXECUTIVE SUMMARY:

Description:

Public Works currently has a small 39" drum compactor for use in asphalt paving and repair. The unit is over 15 years old, the water system has failed, and replacement parts are no longer in production. We located one set of similar used parts overseas, but in addition to purchase/shipping costs and consulting with the fleet mechanic, we feel the machine is past its useable life.

We reached out to 4 vendors, and the lowest quote we received was also from the vendor on state contract pricing. Wheeler CAT was the low quote at \$27, 485. This item was recently budgeted for in the FY20 budget.

Council Options: Approve / Disapprove

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: General fund – public works

Attachments: Wheeler CAT Quote



October 24, 2019

KAYSVILLE CITY

721 WEST OLD MILL LN
KAYSVILLE, UT 84037

Attention: JOSH BELNAP, P.E.

Dear Josh Belnap,

Thank you for your interest in Wheeler Machinery Co. and its products. I am pleased to provide you with this quote for your consideration.

New CATERPILLAR Model: CB1.8 Paving Compaction

STOCK NUMBER: **SERIAL NUMBER:** **YEAR:** 2019 **SMU:** New

Thank you for your interest in Wheeler Machinery Co. and Caterpillar products for your business needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Cody Rhoades
Machine Sales Representative
Wheeler Machinery Co.
crhoades@wheelercat.com
801-232-5820

If the rental equipment described herein is purchased, notice is hereby given that Wheeler Machinery Co. has assigned its rights, but not its obligations, in the sale to CATD Exchange Services, LLC, as part of a like-kind Exchange.

New CATERPILLAR Model: CB1.8 Paving Compaction

STANDARD EQUIPMENT

POWERTRAIN - CAT C1.1 inline 3 cylinder, turbo- charged diesel engine (18.4 kW / - 24.6 HP) with glow-plug heater - Dual element air cleaner - Fuel filter/water separator/manual - priming pump and water indicator - Hydrostatic transmission with drive - motors in series - Service and parking brakes -

ELECTRICAL - Engine start switch with auto preheat - 12-volt starting and charging system - 40 ampere alternator - Maintenance free battery (1) - 650 CCA - Backup alarm and forward warning horn - Product link ready - Beacon ready -

OPERATOR ENVIRONMENT - Hour meter gauge - Operator warning system indicators - -Parking brake engaged - -High engine coolant temperature - -Hydraulic oil temperature - -Engine oil pressure - -Low electrical system voltage - -Low fuel level - -Engine preheat - -Vibration on - Power steering - Steering wheel spinner - Manual throttle control lever - Manual propel control lever - Vinyl seat with: - -Fore and aft adjustment - -Retractable 51 mm (2 inch) seat belt - Lockable instrument panel vandalism - guard - Platform handrails and guardrails - Dual 12-volt power point -

DRUMS - Smooth solid drum - Pressurized drum watering system with - selectable continuous or intermittent - flow - Single amplitude with single frequency - vibratory system - Selection of front drum or both drum - vibration - Front and rear retractable, spring- - loaded, adjustable scrapers

FLUIDS - Premixed 50% concentration of extended - life coolant with freeze protection - to -37C (-35F) -

OTHER STANDARD EQUIPMENT - Lockable engine enclosure - Articulated frame with safety lock - 2 transport tie-down and 4 lift points - Tow hook - Hydraulic oil level sight gauge - Quick connect hydraulic pressure test - ports - 23 L (6.1 gal) fuel tank capacity - 145 L (38.3 gal) water tank capacity - O-ring face seal couplings - Hydraulic SOS port -

MACHINE SPECIFICATIONS

CB1.8 UTILITY COMPACTOR DCA2	570-1322	PRODUCT LINK, CELLULAR PL241	485-6170
CB1.8 03A UTILITY COMPACTOR	568-8424	LIGHT, WARNING	485-6189
ENGINE, CAT C1.1 TIER 4F	564-0665	SWITCH, BATTERY, DISCONNECT	485-6098
MUFFLER, STD	485-6082	GUARD, WORKING LIGHTS	485-6196
DRUM, STANDARD	485-6402	LIFT, SINGLE POINT	485-6097
OIL, HYD, FACTORY FILLED	485-6087	LANE 1 ORDER	0P-9001
LIGHTS, WORKING	485-6089	INSTRUCTIONS, NORTH AMERICAN	485-6081
ROPS, FOLDABLE	485-6085	SERIALIZED TECHNICAL MEDIA KIT	5P-2506
SEAT, ADJ VINYL	485-6186	PACK, DOMESTIC TRUCK	0P-0210

SELL PRICE

\$27,485.00

WARRANTY & COVERAGE

12 Month Premier- Unlimited Hours

Remaining 48 Month / 3,000 hours Powertrain + Hydraulics

F.O.B./TERMS:

SLC, Utah

STAFF REPORT



COUNCIL MEETING DATE: November 21, 2019

ITEM NO.: 5a

TYPE OF ITEM: ACTION

SUBJECT/AGENDA TITLE: Creation of Kaysville City Voter Participation Areas per HB 119

EXECUTIVE SUMMARY:

In this last legislative session a bill was passed (HB 119) which requires cities and counties to establish voter participation areas no later than January 1, 2020. These participation areas will be used during local initiatives and referendums to calculate the number of valid signatures needed.

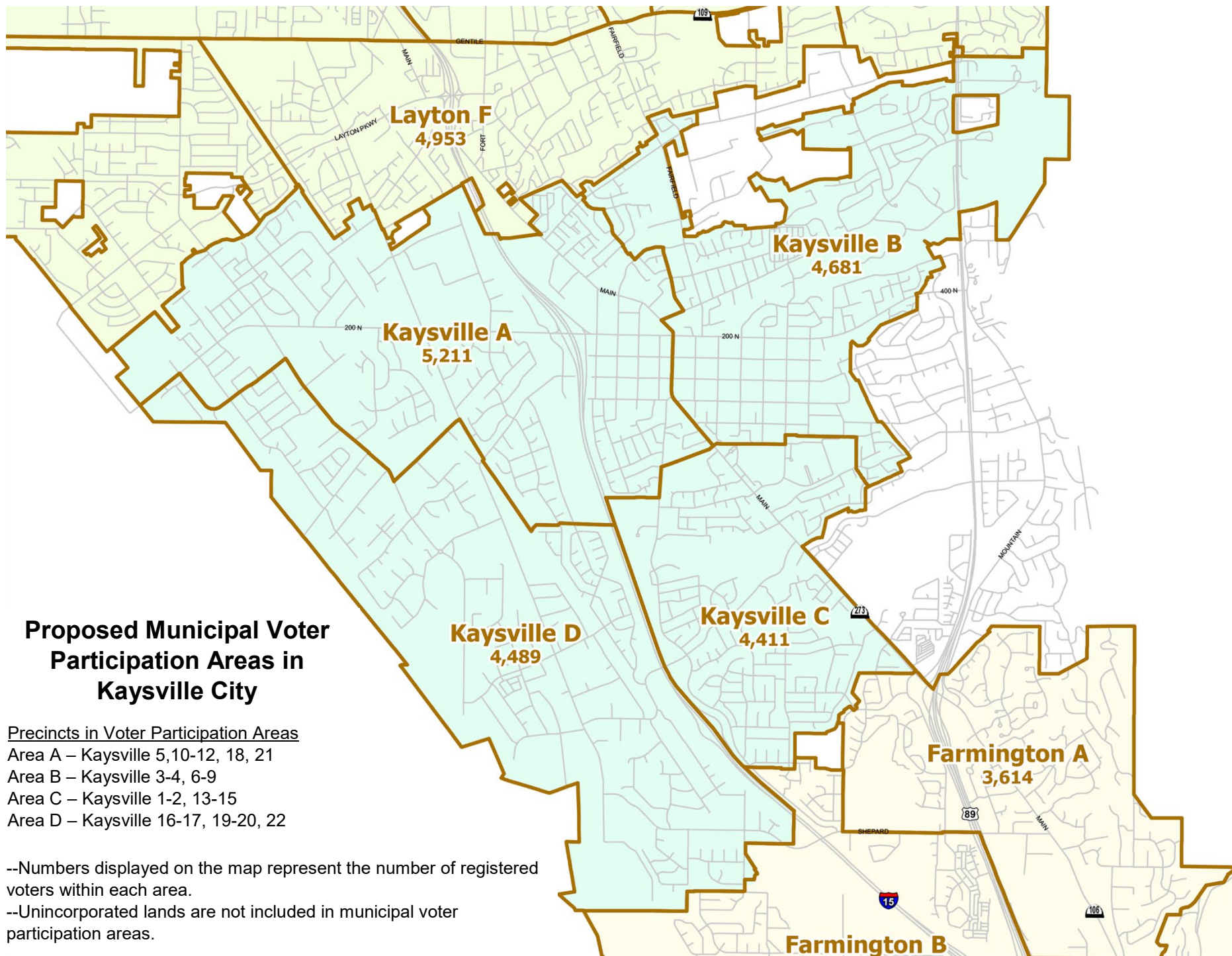
Third or fourth class cities, which Kaysville falls under, is required to divide their city into four population areas. These voter participation areas must be contiguous and compact, and be of substantially equal population. The Davis County Clerk's office has recommended that the city accomplish this by using the registered voter population as of August 12, 2019 and follow our already established precinct boundaries. The attached map reflects those boundaries. Unincorporated areas are not included within Kaysville City's voter participation areas.

Council Options: 1) Approve as presented; 2) Approve with any modifications the Council deems appropriate; 3) Decline and remand to staff with further direction.

Recommended Options: Approve as presented.

Fiscal Impact & Fund Source for Recommended Action: None

Attachment(s): Proposed map of designated voter participation areas



CITY COUNCIL STAFF REPORT



MEETING DATE: November 21, 2019

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

**SUBJECT/AGENDA TITLE: Kourosh Subdivision Preliminary Plat –
Kourosh Haroni.**

EXECUTIVE SUMMARY:

This subdivision is for property located at 946 East 300 North in the R-1-8 zoning district.

The existing lot is 18,609 square feet in size. The applicant is anticipating creating a new lot of 8,616 square feet with 151 feet of frontage. This will leave the existing home on a 9,903 square foot lot.

The new proposed lot will face 200 North at approximately 939 East. Both the existing and new proposed lot meet the frontage and square footage requirements for the existing R-1-8 zoning district. The new lot facing 200 North is deep enough to provide a building pad that meets the minimum dwelling size requirements of [17-31-16, Dwellings](#). Mr. Haroni will provide either a hammerhead or circular driveway for safe access to the 200 North Street.

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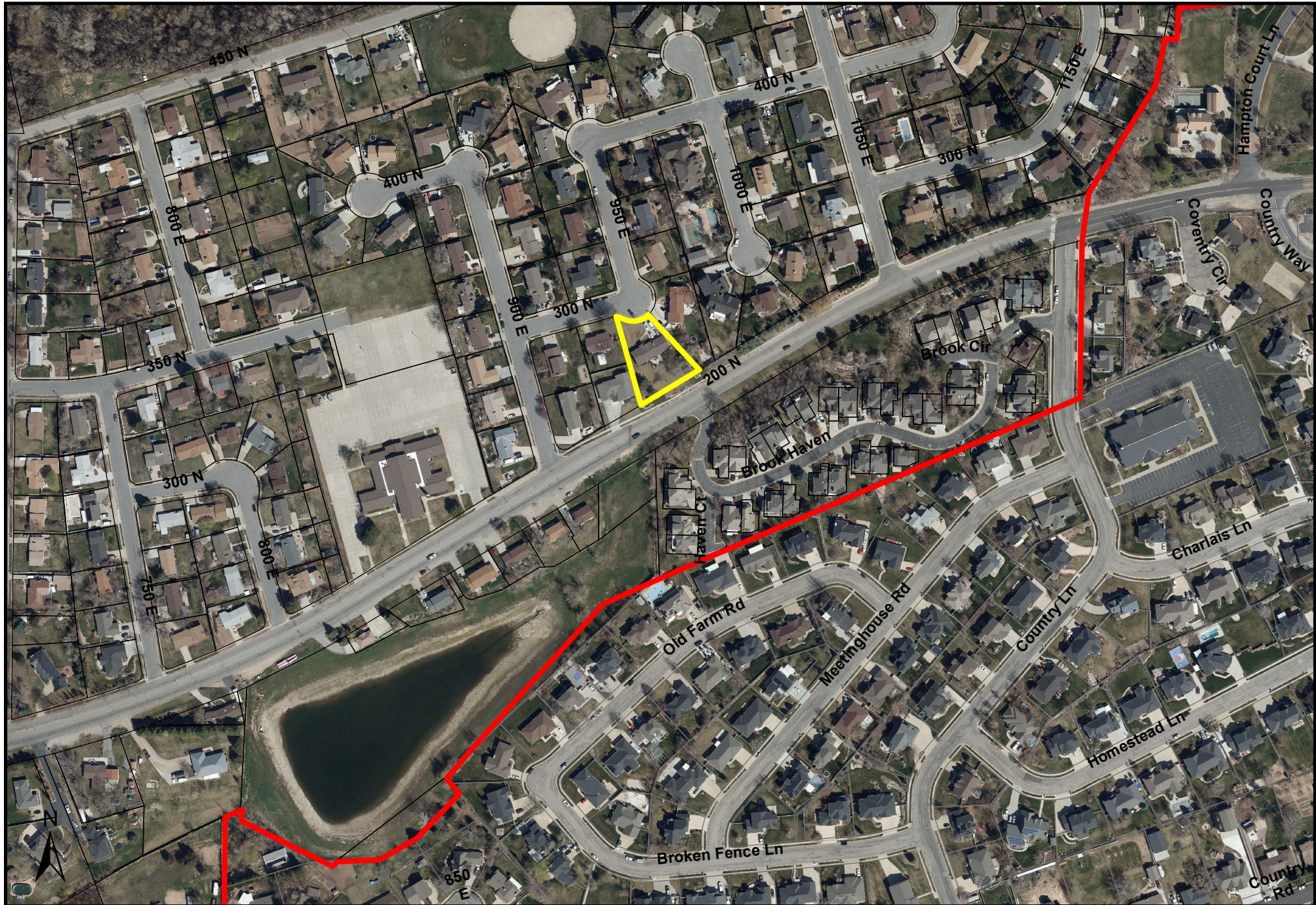
Council Options: Approve, deny, table for more information.

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed preliminary plat as presented finding it meets applicable ordinances requirements of the R-1-8 zoning district.

Fiscal Impact & Fund Source for Recommended Action: N/A

Attachments: Location Map, Preliminary Plat

946 East 300 North





Future Road
Alignment

63.67'

22'

PROPOSED LOT AREA
8,616 SQUARE FEET

100.0'

121.20'

FOUNDATION LINE

PROPOSED LOT AREA
10,315 SQUARE FEET

15.0'

15.0'

66.29'

22'

25'-2"

53'-3"

151.87'

CITY COUNCIL STAFF REPORT



MEETING DATE: November 21, 2019

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

**SUBJECT/AGENDA TITLE: Island View Townhomes Subdivision
Preliminary Plat – Advanced Solutions Group.**

EXECUTIVE SUMMARY:

This subdivision is for property located at 750 East 250 North street near the north east corner of Davis Tech. The property was recently rezoned to the R-2 zoning district for the purpose of accommodating this development.

The Plat consists of 1.27 Acres or 55,190 square feet at approximately 700 East. The subdivision fronts 250 South Street and has been proposed to be split into 6 twin home lots. A standard lot in the R-2 zoning district requires at least 8,000 square feet with either a single family or two-family dwelling allowed per lot.

Instead of building duplex units, the developer desires to build twin homes which allows for individual ownership of each unit. Twin homes are allowed in the [R-2 zoning district](#) by conditional use subject to the provisions of [Kaysville City Code 17-28](#). The planning commission has given the approval for the twin home configuration. This proposal meets the provisions of 17-28. Each lot contains more than the required 4,000 square feet of area based on the zoning and exceeds the 35 foot frontage requirement.

The subdivision will complete improvements along 250 South Street connecting the stubbed roadways and creating a through street. Improvements will be standard right of way improvements.

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Council Options: Approve, deny, table for more information.

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed preliminary plat as presented.

Fiscal Impact & Fund Source for Recommended Action: N/A

Attachments: Location Map, Rezone Concept, Preliminary Plat

831 East 250 South - Island View Townhomes Subdivision



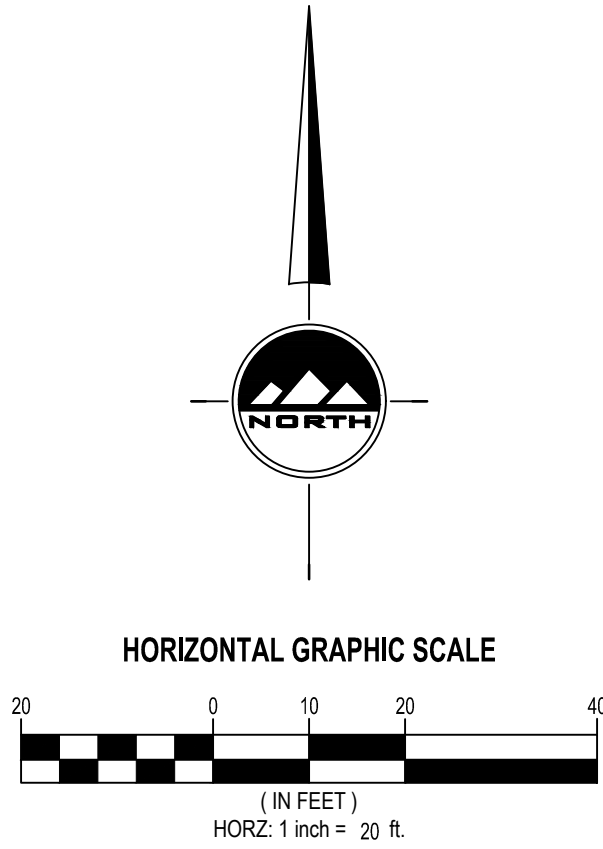
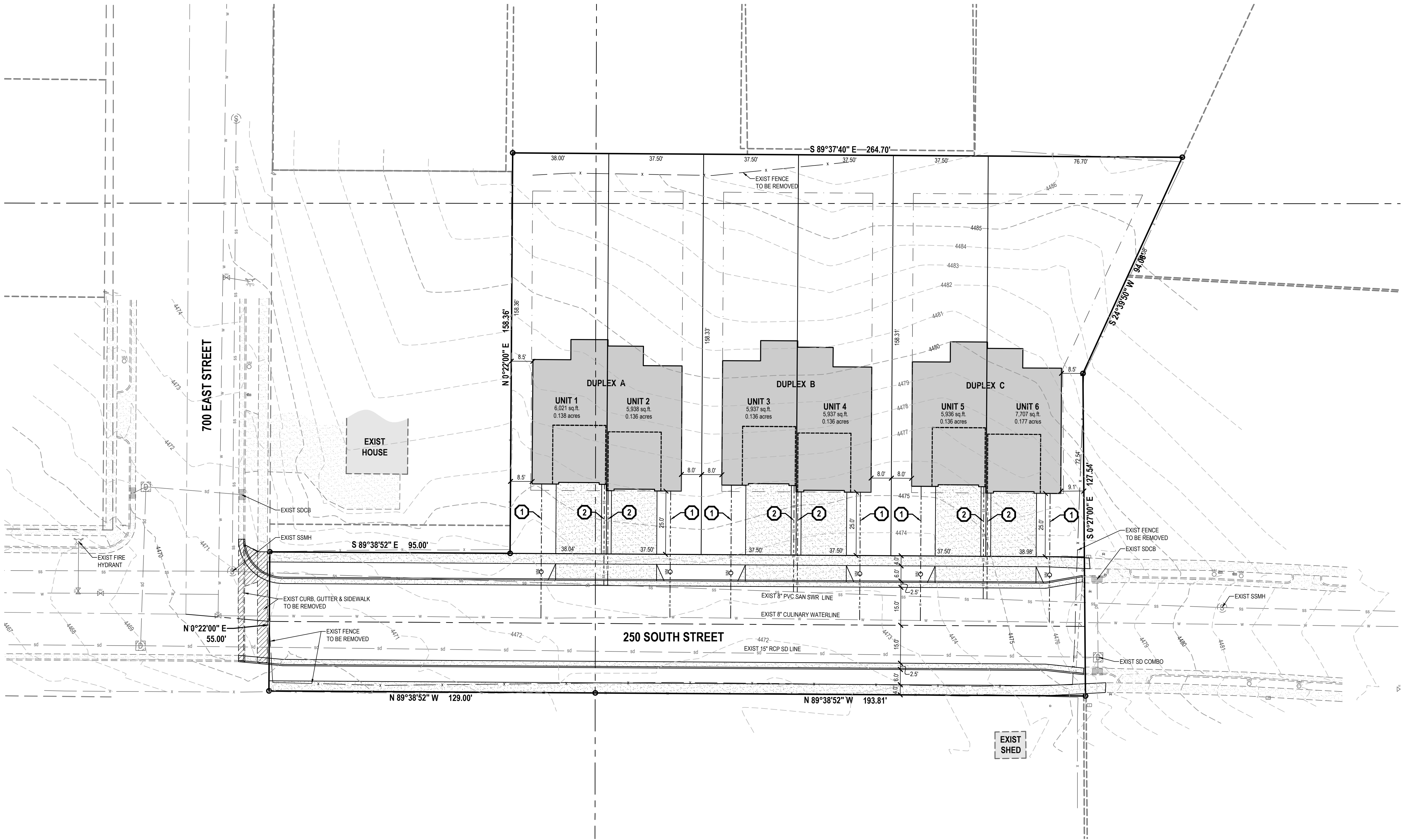
<https://www.google.com/maps/@41.030956,-111.9202109,98m/data=!3m1!1e3>





- KEY NOTES**
- 1 INSTALL 3/4" PVC CULINARY WATER SERVICE LINE W/ 5/8" METER
 - 2 INSTALL 4" PVC SAN SWR SERVICE LINE @ 2.0% MINIMUM SLOPE

- LEGEND**
- SECTION CORNER
 - EXISTING MONUMENT
 - EXISTING REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - WATER METER
 - WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEAN OUT BOX
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN COMBO BOX
 - ELECTRICAL MANHOLE
 - ELECTRICAL BOX
 - UTILITY POLE
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - GAS METER
 - GAS MANHOLE
 - GAS VALVE
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - SIGN
 - EXISTING EDGE OF ASPHALT
 - PROPOSED EDGE OF ASPHALT
 - sd EXISTING STORM DRAIN LINE
 - SD PROPOSED STORM DRAIN LINE
 - ss EXISTING SANITARY SEWER
 - SS PROPOSED SANITARY SEWER LINE
 - ld EXISTING LAND DRAIN LINE
 - LD PROPOSED LAND DRAIN LINE
 - w EXISTING CULINARY WATER LINE
 - W PROPOSED CULINARY WATER LINE
 - chp EXISTING OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - BUILDABLE AREA WITHIN SETBACKS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - DRAINAGE PATH



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

ISLAND VIEW TOWNHOMES

250 SOUTH 700 EAST
KAYSVILLE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER
9414

PRINT DATE
10/17/19

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

1 OF 1

CITY COUNCIL STAFF REPORT



MEETING DATE: November 21, 2019

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: General Plan Amendment (Tabled Item)

EXECUTIVE SUMMARY:

Update:

The City Council first discussed this item at their meeting on November 7, 2019. At that meeting concerns were expressed by the council primarily with the proposed language in the amendment that stated density numbers. Other items of concern were in regards to the implementation of some of the ideas such as accessory dwelling units, something the council recommended be researched and vetted through thoroughly before any ordinances are passed that would implement such a concept.

A revised general plan has been included with this report that has changed the language originally recommended by the planning commission to be more open ended so as to give more discretion to future decision makers when considering development proposals.

Original Report:

For several months now, the Planning Commission has been working with staff on an amendment to the city's general plan. This consideration of a general plan amendment was initiated to address moderate income housing requirements mandated by the State of Utah through SB 34 during the 2019 legislative session. With insight from multiple public meetings and public outreach efforts such as an open-house and online survey the Planning Commission selected from the list of required options those items which it felt work best in Kaysville City.

SB 34 requires that Kaysville City's General Plan include a moderate-income housing element which coordinate with transportation, employment, and population growth in a 5-year planning horizon accommodating a variety of people at different stages of life including residents at 80%, 50%, and 30% of AMI. To do this, Kaysville City must implement at least 3 moderate-income housing strategies from the list of 23 provided in SB 34 to remain eligible for TIF and TTIF funding from the State. These strategies need to be a part of the city's general plan by 12/1/2019.

The strategies listed in SB 34 are listed later in this report, with those in bold having been identified by the Planning Commission as preferred options.

In addition to adding specific options from SB 34 picklist to the moderate income housing element of the city's general plan, a couple other sections of the general plan dealing with housing have been modified to reflect some of the goals of the new general plan options. Of note, the Commission recommended that the plan show more parity in density in the east and west side of town, particularly along 200 North Street and Freeway facilities.

Finally, in addition to housing details that have been addressed, the city is now required to have an active transportation plan included as part of the general plan. While an active transportation element previously existed, this amendment proposed including the city's active transportation plan which was created in 2016 as part of the general plan.

.....

SB 34 OPTIONS: (Bold Options Selected)

- (A) rezone for densities necessary to assure the production of moderate income housing;**
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;**
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;**
- (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;**
- (G) encourage higher density or moderate income residential development near major transit investment corridors;
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) allow for single room occupancy developments;
- (J) implement zoning incentives for low to moderate income units in new developments;
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- (L) preserve existing moderate income housing;**
- (M) reduce impact fees, as defined in Section [11-36a-102](#), related to low and moderate income housing;
- (N) participate in a community land trust program for low or moderate income housing;
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Committee Options: Approve with or without modifications.

Recommended Options: The Planning Commission voted unanimously to recommend approval of the General Plan amendment as originally proposed. This revised version varies from their recommendation however should address some of the concerns expressed by the City Council.

Fiscal Impact & Fund Source for Recommended Action: N/A

Attachments: Proposed General Plan with redlined changes (Active Transportation Plan is only the cover page and recommended improvements map to reduce the length of this report. The Active Transportation Plan does not include any proposed changes).



KAYSVILLE CITY GENERAL PLAN

Adopted by the City Council ~~December 16, 2014~~ November 21, 2019

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COMMUNITY

Background Kaysville is located approximately 20 miles north of Salt Lake City between the Wasatch Mountain Range and the Great Salt Lake. Stream channels with dense vegetation run through the City from the mountains to the lake. The community enjoys panoramic views and the appropriate use of these many features.

Kaysville was settled in 1850 as a farming community and began to grow as a place of residence between the employment centers of Salt Lake City and Ogden. Steady growth continues today making Kaysville a destination of choice for safe residential community with supporting businesses and public facilities.

In keeping with the City theme, “Utah’s Hometown in the middle of everything,” community leaders continue to provide appropriate services to maintain the distinct character of the City.

The residents are family-oriented, have a strong commitment to quality education, and enjoy a peaceful lifestyle with a sense of community that makes it an attractive place to live, work, shop and play.

The community enjoys recreation programs and parks located throughout the City. Residents and community leaders work closely to create and maintain an atmosphere of cooperation and civic pride.

Goals and Policies

I. Identity and Character

- A. Kaysville should be primarily a residential community with a vision to promote business, industry and public use.
- B. The City should preserve and strengthen family orientation, public order, personal safety and security.
 - 1. Strengthen each public safety agency, upgrade equipment and add personnel as needed.
 - 2. Provide public safety education and harm prevention programs.
 - 3. Involve the public in community safety, personal security and emergency preparedness activities.
- C. The sense of cohesive community should be preserved and enhanced.
 - 1. Provide meeting places, functions, and events.

2. Promote organizations and activities that meet community standards.
- D. The cultural heritage of the City should be promoted by using genuine architecture to continue the Kaysville story.

II. Defining Features

- A. The City Center should be developed as a traditional main street.
1. Create a large and varied grouping of uses to sustain civic and economic activity.
 2. Interconnect all sites for pedestrian and vehicular access.
- B. The historical character and appearance of the Old Kaysville Townsite should be preserved.
- C. Historical landmarks, sites and structures should be preserved and renovated. Consider historical value in property use decisions.
- D. The natural environment should be enhanced.
1. Enlarge and improve the community forest.
 2. Beautify the entrances to the City with landscaping.

III. Growth and Development

- A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.
1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.
 2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
 3. Encourage businesses and industries to locate and invest within the City.
 4. Regulate the more intensive uses that create traffic and public service problems and costs.
- B. Small areas adjacent to the City should be annexed when development occurs. Implement the Annexation Policy Plan.

LAND USE

Background Land use in Kaysville is mostly low density residential with agriculture and open space, businesses and industries. Housing will be the greatest use of land with business, industry, recreation, education, and other uses to support that housing.

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 four units per acre with some higher density housing up to approximately 10 units per acre along the major streets and up to approximately 16 units per acre on property near 200 North Street, Interstate 15, and State Route 67 (West Davis Corridor).~~

~~2. East of I-15, allow zero to five units per acre with some higher density housing up to approximately 16 units per acre along major streets.~~

1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).

- B. The majority of the housing should be ~~one unit per structure (single unit attached or detached). About ten percent (10%) of the housing should be more than one unit per structure.~~ The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes (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.

II. 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.
- B. Home occupations should be located throughout the City, but not be allowed to change or interfere with the character of residential areas.

III. Agriculture

- A. Agriculture (tilling of the soil) should be allowed in all residential areas.
- B. Animal husbandry should be allowed in all residential areas on those lots that are adequate in size.

IV. Recreation

A wide variety of accessible, developed and undeveloped recreation lands should be provided.

1. Natural recreation lands include Great Salt Lake, trail systems, ponds, streams, Wasatch National Forest, Bonneville Shoreline Trail, and East Mountain Wilderness Park.
2. Working recreation lands include hobby farms, garden plots, Utah State University Botanical Center, and other agricultural lands.
3. Developed recreation lands include parks, playgrounds, recreation centers, schools, school sites, churches, church sites, golf courses, and commercial recreation sites.
4. Implement the Recreation Facilities Impact Fee Facilities Plan.

V. Education

- A. Providers should be encouraged to locate schools on appropriate sites.
 1. Locate junior high and high schools on a major street emphasizing safety and access.
 2. Locate elementary and private schools emphasizing safety and access.
- B. Expansion of Davis Applied Technology College (DATC) should be supported.
- C. Utah State University should be encouraged and supported to fully develop Utah Botanical Center.

VI. Public Buildings and Grounds

- A. Most public buildings should be located near Main Street.
- B. Adequate Cemetery facilities should be developed and maintained.
- C. Places of worship should be allowed to service the community.
 1. Locate buildings for worship in residential areas.
 2. Locate buildings for worship with dispersed congregations on a major street.

VII. Open Space

- A. Kaysville should contain abundant public and private natural, working and developed open space.
- B. The natural resources of Kaysville should be protected, conserved, and improved.
 - 1. Protect and improve stream channels and flood hazard areas through stream channel and flood damage prevention regulations.
 - 2. Assist the owners in protecting ponds and reservoirs for the delivery of secondary water.
 - 3. Conserve and improve wetlands through federal regulation.
 - 4. Preserve natural landscapes and wildlife habitat such as hillsides and woodlands.
 - 5. Preserve East Mountain Wilderness Park as a recreational site and natural landscape and wildlife habitat in association with Wasatch National Forest.

TRANSPORTATION AND TRAFFIC CIRCULATION

Background Transportation facilities consist of streets, transit, railroads, airports, and pipelines.

Kaysville City lies between the Wasatch Mountains on the east and the Great Salt Lake on the west. Traffic to and from this area travels north or south using Interstate 15 and U.S. 89, and may use the proposed State Route (SR) 67 in the future. These are State facilities and the principal arterial streets affecting Kaysville. Main Street and 200 North Street link the major traffic generators, the City Center, and the principal arterials, and provide access to the four quadrants of the City. They are the minor arterial streets. Collector streets link the local areas and the arterial streets and are located at appropriate intervals. Significant local streets provide other necessary connections. Local streets are all others.

Kaysville City participates in the Wasatch Front Regional Council's Active Transportation Committee and supports the Bicycle and Trails Plan. Routes within the city should be categorized per the Council's recommendation. Kaysville City benefits by supporting active routes and trails, which has an increasing role of transporting people throughout the city.

Bus routes of the Utah Transit Authority serve Kaysville and will have an increasing role and importance in transporting people to, from and within the City.

Kaysville is crossed by two rail corridors. The Union Pacific Railroad and FrontRunner Commuter Rail transport freight and passengers through Kaysville.

Kaysville is well served by the International Airport in Salt Lake City and the municipal airport in Ogden. Flights from Hill Air Force Base affect Kaysville, but the resulting impacts are addressed in special studies and regulations.

Eight fuel pipelines in four locations cross Kaysville.

Goals and Policies

I. Streets and Bicycle Facilities

A. An adequate street system should be provided.

1. Implement the Major Street Plan.
2. Design and develop streets to encourage traffic speeds that are appropriate for adjacent land uses.
3. Restrict development that is not compatible on arterial and collector streets to preserve their function.

B. Bicycle facilities should be provided.

1. Implement the Kaysville Active Transportation Plan (See Appendix A).
 - ~~2. Design and develop streets to accommodate bicycles on Shared Roadway in accordance with the American Association of State Highway and Transportation Officials (AASHTO) "Guide for Development of Bicycle Facilities."~~
 - ~~3. Designated north-south bicycle routes.~~
 - ~~a. Main Street from Farmington to Layton; with signage and marking applicable for the highest level of shared roadway.~~
 - ~~b. Denver Rio Grande Western Rail Trail.~~
 - ~~4. Designated east-west bicycle routes; with signage and marking applicable for the highest level of shared roadway.~~
 - ~~a. 200 North Street from Denver Rio Grande Western Rail Trail to U.S. Route 89, accessing Mountain Park and Bonneville Shoreline Trail.~~
 - ~~b. Burton Lane from Denver Rio Grande Western Rail Trail to Main Street.~~
- 5.2. Provide public facilities on public property (open spaces, parks).
- 6.3. Encourage owners to provide bicycle facilities with public access on private property.

II. Transit

- A. The City should work with the Utah Transit Authority to provide improved bus facilities and services to, from and within Kaysville.
- B. Paratransit should be encouraged within and around Kaysville.

PLAN FOR ADDITIONAL MODERATE INCOME HOUSING

Background This is “an estimate of the need for development of additional moderate income housing within the City, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.” (Utah Code 10-9a-403(2)(a)(iii)).

Goals and Policies

Approximately fifteen percent (15%) of the additional housing should be moderate income housing. Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:

1. Zoning properties townsite (R-T), single family (R-1), diverse (R-D), two-family (R-2), one to four family (R-4), and multiple family (R-M) residential and central commercial (CC) which allows housing.
2. Clustering in residential areas.
3. Permitting multiple unit structures in single family residential zones.
4. Permitting less costly size, design, materials and construction of housing.
5. Facilitating the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
6. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
7. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
8. Preserve existing moderate income housing.
- 5-9. Rezoning for densities necessary to assure the production of moderate income housing.

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GLOSSARY

Agriculture

The tilling of the soil, the raising of crops, horticulture and gardening, but not including the keeping or raising of farm animals and fowl.

Animal Husbandry

The keeping or raising of farm animals and fowl.

Business

An occupation, profession, trade, or profit-seeking enterprise.

City Center

The area of Main Street and 200 North Street from I-15 to Fairfield Road.

Collector

Collector streets penetrate neighborhoods to distribute traffic to local streets, collect traffic from local streets, and channel traffic into the arterials. Use of collectors by through traffic should be discouraged. Collectors should “collect” traffic and provide for access.

Flood Hazard Area

The area along a stream that is subject to flooding and the area below 4217 feet elevation.

Flood Hazard Zone

The flood risk premium zones on Flood Insurance Rate Maps.

Functional Classification

The streets and highways of an area form a system. They have two main functions: (1) to allow vehicles to move safely and efficiently, and (2) to allow access to property. These functions of a street are basically incompatible. Efficient traffic movement results from clear traffic lanes with minimum interference from the sides so that higher speeds and larger volumes can be maintained. Access to land requires many side movements, called side friction, to and from traffic lanes which interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of that function stressed in design.

Hobby Farm

A parcel of land used for agriculture or animal husbandry as an avocation.

Home Occupation

A business or industry conducted in a residential area and incidental and secondary to the housing use.

Housing

A structure or portion thereof that is used for human habitation.

Industry

Activity involving manufacturing or technical production.

Local Street

Local streets are all streets not otherwise classified and provide direct access to abutting land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

Major Street

A principal arterial, minor arterial, collector or significant local street identified in the Major Street Plan.

Minor Arterial

Minor arterials connect with and augment the principal arterials and provide for travel to geographic areas within Kaysville. More access to land is provided which results in less movement efficiency. Minor Arterials provide continuity through the City but should not penetrate identifiable neighborhoods.

Moderate Income Housing

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

Multiple Unit Housing

Housing with more than one dwelling unit per structure including attached units.

Natural Landscape

An ecosystem not maintained by humans.

Natural Waterway

Those areas, varying in width, along streams, creeks, springs, gullies, or washes which are natural drainage channels where water flows.

Old Kaysville Townsite

The area between I-15 and Main Street and 200 North and 100 South Street, consisting of the west half of blocks 7 and 18, Blocks 8, 9, 10, 11, 14, 15, 16, 17, and the south half of Blocks 32, 33, 34 and 35.

Open Space

Any parcel or area of land or water relatively unoccupied by buildings and set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Paratransit

A form of public transportation service characterized by the flexible routing and scheduling of small vehicles such as taxis, vans, and small buses, to provide shared-occupancy, doorstep, or curbside personalized transportation service.

Principal Arterial

These streets provide for the movement of traffic with as little interference as possible. There is limited access to these streets and they carry a high proportion of the traffic at higher speeds.

Private Open Space

Open space to which access may be restricted.

Public Open Space

Open space maintained for the use of the public.

Recreation

Mental or physical refreshment after work.

Residential

Used for housing.

Significant Local Street

These streets “collect” traffic in shorter distances than collectors and provide for even more land access.

Single Unit Housing

Housing with one dwelling unit per structure.

Transit

A public common carrier transportation system for people, having established routes and fixed schedules.

Wetlands

An area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildlife Habitat

The natural environment of undomesticated animals living in the wild.



Kaysville Active Transportation Plan

Connecting Our Community
Through Safe Walking & Bicycling

MARCH 2016



Figure 4.2: Kaysville Recommended Improvements Map



CITY COUNCIL STAFF REPORT



MEETING DATE: November 21, 2019

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Ordinance 19-11-1 amending Chapter 17-12 to create the R-1-6 zoning district.

EXECUTIVE SUMMARY:

As part of the housing discussion that the Planning Commission has held over the past several months, the idea of creating a new zoning district as an option to consider allowing smaller single family lots has been discussed. The creation of this district stems primarily from 2 issues. The current zoning district jump from an R-1-8 which allows 5 units per acre to an R-2 district which allows for 10 units per acre. The R-1-6 would create a district that allows for 7 units to the acre creating an option for development that may not mean such a large jump in density. Also, recent development proposals have been approved allowing densities of 6 to 7 units per acre under the R-2 district which required development agreements to manage the density that may have been handled with a different zoning designation.

This zoning district is a single family zone, that allows for lots of 6,000 sq. ft. in size or larger. It does permit lots with smaller lot frontage and reduced sideyard setbacks.

Passing this ordinance would not locate the R-1-6 zone in any location, but would give the city another option for consideration of development in the future. In response to this the attached ordinance has been drafted to consider creating an R-1-6 zone.

.....

Council Options: Approve, deny, table for more information.

Recommended Options: The Planning Commission voted unanimously to recommend approval of attached ordinance as presented.

Fiscal Impact & Fund Source for Recommended Action: N/A

Attachments: Ordinance 19-11-1

**KAYSVILLE CITY
ORDINANCE 19-11-01**

CREATION OF THE R-1-6 ZONING DISTRICT

AN ORDINANCE AMENDING CHAPTER 17-12, SINGLE FAMILY RESIDENTIAL DISTRICT, OF TITLE 17, PLANNING AND ZONING, TO CREATE A NEW R-1-6 (SINGLE FAMILY 6,000 SQ. FT. LOT DISTRICT).

WHEREAS, Kaysville City has identified a gap in its ordinances for small lot single family housing choices.

WHEREAS, the Kaysville City Planning Commission has held a Public Hearing regarding the proposed ordinances and voted unanimously in support of an R-1-6 ordinance

NOW THEREFORE, be it ordained by the Council of Kaysville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “17-12-6 Area, Lot Width, And Yard Requirements” of the Kaysville City Code is hereby *amended* as follows:

A M E N D M E N T

17-12-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than that indicated below for the sub-zone district in which the lot is situated:

R-1-20	20,000 square feet
R-1-14	14,000 square feet
R-1-LD	12,000 square feet
R-1-10	10,000 square feet
R-1-8	8,000 square feet
<u>R-1-6</u>	<u>6,000 square feet</u>

2. The minimum width of any lot for a main building, measured at a distance thirty feet (30') back from the front lot line, shall be that indicated below for the sub-zone district in which the lot is situated:

R-1-20	90 feet
R-1-14	90 feet
R-1-LD	90 feet
R-1-10	80 feet
R-1-8	60 feet
<u>R-1-6</u>	<u>55 feet</u>

3. The front yard for any building shall be at least that indicated below for the sub-zone district in which the lot is situated:

R-1-20	30 feet
R-1-14	30 feet
R-1-LD	30 feet
R-1-10	30 feet
R-1-8	25 feet
<u>R-1-6</u>	<u>25 feet</u>

4. The side yard for any dwelling in the R-1-20, R-1-14, R-1-LD, R-1-10, R-1-8 districts shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16'). The side yard for any dwelling in the R-1-6 district shall be not less than five feet (5') and the total width of the two (2) required side yards shall be not less than ten feet (10').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The minimum rear yard for any main building shall be fifteen feet (15').
8. In the R-1-LD sub-zone district, the total number of residential units within the subdivision shall not exceed two (2) per acre within the subdivision. The number of units allowed is determined by multiplying the area in acres of all the land within the subdivision by two (2). The resulting whole number is the number of units allowed.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE KAYSVILLE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Adams	_____	_____	_____	_____
Council Member Barber	_____	_____	_____	_____
Council Member Garn	_____	_____	_____	_____
Council Member DeCaire	_____	_____	_____	_____
Council Member Page	_____	_____	_____	_____

Presiding Officer

Attest

Katie Witt, Mayor, Kaysville City

Annemarie Plaizier, City Recorder
Kaysville City

STAFF REPORT



MEETING DATE: November 21, 2019

TYPE OF ITEM: Action

PRESENTED BY: Nic Mills

SUBJECT/AGENDA TITLE:

Ordinance repealing telecommunications utility
Resolution repealing Interlocal Cooperative Agreement and withdrawing approval of related service agreement.

EXECUTIVE SUMMARY:

On September 19, 2019 the City Council approved three items related to Fiber:

- 1) A Resolution authorizing Kaysville City to execute the Interlocal Cooperative Agreement of LIGHTHUB Communications Agency;
- 2) An Interlocal Cooperative Service Agreement; and
- 3) An Ordinance enacting Chapter 11-9 of the Kaysville City Municipal Code relating to the telecommunications department and utility.

Based on public feedback, the Council has expressed a desire to repeal these actions and allow the Fiber project to go through an initiative process.

COUNCIL OPTIONS: Take no action and allow the referendum process to progress, rescind all items allowing the Fiber project to move forward through initiative, or rescind just one or two of the September 19 actions.

RECOMMENDED OPTIONS: Repeal all items and take further action if and when an initiative is commenced.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: None.

ATTACHMENTS:



ORDINANCE __-__-__

**AN ORDINANCE REPEALING ORDINANCE NUMBER 19-09-04
RELATING TO THE TELECOMMUNICATIONS DEPARTMENT AND
UTILITY**

WHEREAS, the City Council recently passed Ordinance Number 19-09-04 establishing a telecommunications public utility; and

WHEREAS, the City Council has determined that it is not in the public interest to establish the telecommunications public utility at this time.

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

Section One: Repealer. Ordinance Number 19-09-04 adopted on September 19, 2019 is hereby repealed.

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

**PASSED AND ADOPTED by the City Council of Kaysville, Utah, this 21st day of
November, 2019.**

Kaysville City

(SEAL)

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

RESOLUTION __-__-__

**A RESOLUTION REPEALING RESOLUTION NUMBER 19-09-03
RELATING TO THE INTERLOCAL COOPERATIVE AGREEMENT OF
LIGHTHUB COMMUNICATIONS AGENCY AND WITHDRAWING
APPROVAL OF RELATED SERVICE AGREEMENT**

WHEREAS, the City Council recently passed Resolution Number 19-09-03 authorizing Kaysville City to execute the Interlocal Cooperative Agreement of LIGHTHUB Communications Agency (“Interlocal”); and

WHEREAS, the City Council also approved a Service Agreement between Kaysville City and the Interlocal Agency of LIGHTHUB Communications Agency (“Service Agreement”); and

WHEREAS, the City Council has determined that it is not in the public interest to authorize the Interlocal or Service Agreement at this time; and

WHEREAS, the City formed a relationship with American Fork City in the Interlocal; and

WHEREAS, American Fork has requested that the Interlocal remain intact until the end of the year to allow time for American Fork to create a new partnership.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kaysville, Utah, that Resolution Number 19-09-03 adopted on September 19, 2019 is hereby repealed.

BE IT FURTHER RESOLVED by the City Council of Kaysville City, Utah, that approval of the Service Agreement granted on September 19, 2019 is hereby withdrawn.

BE IT FURTHER RESOLVED by the City Council of Kaysville City, Utah, that this resolution be effective December 31, 2019.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this 21st day of November, 2019.

Kaysville City:

(SEAL)

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

STAFF REPORT



COUNCIL MEETING DATE: November 21, 2019

ITEM NO.: 6a

TYPE OF ITEM: Work

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Water Conservation Plan

EXECUTIVE SUMMARY:

Description:

Every 4 years, Kaysville City is required by the Division of Drinking Water to make updates to, and adopt, our plan for encouraging water conservation. Kaysville has historically used less water than our total contract amount with Weber Basin, and the total annual consumption and per capita usage has held steady over the last 10 years, despite considerable growth and development. The governor has set a goal of 25% statewide reduction by 2025, and our measures continue to strongly assist with that effort.

Aside from our updated usage and system information from the last four years, Public Works has also included some new conservation measures regarding the updating of our water meter AMI system, supporting grant applications by pressure irrigation providers to install meters and educational resources for landscaping and public outreach.

Council Options: Move to Action Item / Table or Move to Additional Work Item

Recommended Options: Move to Action Item

Fiscal Impact & Fund Source for Recommended Action: NA

Attachments: 2019 Water Conservation Plan



Kaysville City Public Works
721 W Old Mill Ln
Kaysville, UT 84037

Mayor: Katie Witt
Director: Josh Belnap
Water Manager: Jared Tubbs
Water Conservation Coordinator: Gary Garner

Water Conservation Plan - 2019

System and Usage Information

Kaysville City Water (ID 06006) is a division of Kaysville City Public Works. As a retail water provider, it supplies drinking (culinary) water to a population of approximately 31,117 people, by way of 8,207 domestic metered connections (residential), 451 commercial metered connections and 68 institutional metered connections (schools, churches etc.). In total, Kaysville maintains 8,726 metered connections over a service area of over 11 square miles.

Current projections show a build-out date for Kaysville City of 2040, with an estimated population of 39,121 people. Based on those projections and current usage patterns, that would equate to a total annual consumption of 3,196 acre-feet of water per year, the equivalent of 26,618 gallons per person, per year.

Historically, Kaysville City consumes less water than what the State requires for minimum supply and capacity in R309-510 of the Utah Administrative Code. The following table outlines usage for 2008-2018 for the City.

Year	Total Yearly Usage (acre-feet)
2008	2,518
2009	2,331 (↓ 187)
2010	2,273 (↓ 58)
2011	2,286 (↑ 13)
2012	2,257 (↓ 29)

2013	2,605 (↑ 348)
2014	2,320 (↓ 285)
2015	2,303 (↓ 17)
2016	2,491 (↑ 188)
2017	3,050 (↑ 559)
2018	2,228 (↓ 822)
Average Annual Use	2,423
Average Annual Increase/Reduction	↓ 29

This table shows an average annual consumption of 2,423 acre-feet per year, in that period. Although there were a few significant increases in usage from one year to the next, those increases seem to be an anomaly, or at least not directly correlated with growth, as there has been an average decrease in total annual usage of 29 acre-feet per year, over the last 10 years – as compared to a population increase of roughly 20% in that same time. These anomalies could be related to construction, leisure, system leaks, system flushing etc.

Currently, treated water purchased from the Weber Basin Water Conservancy District (Weber Basin) is the sole source for all Kaysville City culinary water. The City has three metered connections along Weber Basin's culinary aqueduct, which the City draws from for delivery into its system. The City's current contract with Weber Basin is for 2,786 acre-feet per year, with an ability to peak at a rate of 3,100 gallons per minute, which has typically been sufficient. The City also receives a water credit from Weber Basin in exchange for water diverted to Weber Basin from Holmes Creek.

Level of Service and Future Supply

The existing source level of service for Kaysville City is the average of the used Weber Basin contract, including the water credit received from Holmes Creek, divided by the total number of current equivalent residential connections (ERCs) for Kaysville City.

By using this approach, the level of service for source water is multiplied by the projected number of ERCs at build-out to determine the future source needed, as shown, which is an estimated future consumption of 3,196 acre-feet per year.

Water Conservation Measures and Impact

With concern for the limited and precious resource that is water, Kaysville has utilized various measures to encourage conservation and increase awareness amongst its customers. Combining the information in the table above, with continued emphasis on water conservation, as detailed below, it is estimated that total annual usage at build-out could possibly be reduced to as much as 2,800 acre-feet, the equivalent of 23,320

gallons per person, per year. This decrease would be a significant reduction, and would also help in Kaysville City's goal to support the Governor's efforts of a 25% statewide reduction by 2025.

The measures below are meant to help increase awareness and appropriate conservation. It should be noted that while conservation and reduction are extremely important and beneficial, reductions can also have potential detrimental effects as well. Pipe diameters are sized based on the state minimum requirements mentioned above, as well as population size and density, intended use, topography and geographic location. If usage is too high, volumes and pressures may be insufficient, but if usage is too low, water may flow at lower velocities through the pipes and stay in the piping for longer periods of time, thus effecting water quality.

The following measures and practices will help to educate the City and its water users on how to decrease, or even eliminate, wasteful practices or inefficiencies:

- (A) The installation of water efficient fixtures and appliances in new or re-construction (Section 604 of the International Plumbing Code) is required. These fixtures use mechanical means to help use less water for the same previous applications.
- (B) The vast majority of irrigation is provided by secondary irrigation companies (non-treated water). The City does have some users or locations, though, where culinary water is used (under the requirements of State and City code) for irrigation purposes. In these instances, the City will encourage any new or existing users to avoid overwatering by making changes to irrigation devices, frequency and duration etc. In addition the City will encourage these users to adopt water conservation techniques for landscaping, such as xeriscape, planting drought tolerant or native plant varieties or limiting the amount of turf etc. There is an abundance of resources and information available from Weber Basin Water Conservancy District, Jordan Valley Water Conservancy District, the USU extension and others. The City will inform, educate and share these sources with these users, as well as the general population. Benefits of conservation will not only apply to City Water usage, but to that of the secondary irrigation companies as well.
- (C) The City shall continue to support the local secondary irrigation companies in their ongoing pursuit of grants for, and efforts to install, meters on their service connections. These meters help to not only more accurately detail and track individual usage, but to also locate inefficiencies in their systems.
- (D) In 2018, Kaysville City Water initiated the install of newer, more accurate digital water meters at all service connections. This AMI project has not only drastically improved efficiencies, but has also allowed for a more accurate account of water usage, including the potential to identify and eliminate system inefficiencies. The City will continue to require these devices on all new construction, and replace meters as they approach the end of their service life.

- (E) The City will require separate meters for new multiple user commercial and residential sites, to better identify and eliminate inefficient processes or excessive use. When multiple homes or businesses utilize a shared meter, it is difficult to determine where excess or inefficiency may be coming from.
- (F) The City will use less water in its internal processes. For example, designated sites within the City will be evaluated for the careful and approved use of culinary water for irrigation to assist with water circulation and quality efforts. This way, the landscaping needs are met, the flushing needs are assisted, and there can be less water lost in the storm drains from flushing fire hydrants (flushing helps to increase circulation and/or reduce the amount of time water spends in the pipes).
- (G) Demand and usage of City water can be decreased for users like the pasta mill and the sewer plant, by encouraging the reuse of both potable and non-potable water for their processes.
- (H) Early detection of distribution system leaks and/or making timely repairs will reduce water losses. Making upgrades to the system or replacing aging infrastructure not only safeguards water quality, but it also conserves water and can save money in the long run.
- (I) The City will continue to disseminate public information regarding conservation resources and more efficient uses via City newsletters, social media and the City web site. In addition, the City will continue to utilizing more face to face educational opportunities. Public Works currently visits elementary schools throughout town every year to talk about the importance conservation and water quality. Opportunities like "Kaysville University" allow attendees to see various City operations first-hand, and to ask questions.
- (J) Continue the use flat and increasing block rate structures to encourage more efficient use of water. The City works with industry professionals, consultants and elected officials to help ensure that rates are adequate for the durability of the system and its delivery.
- (K) Update standards, construction and development requirements, and codes/ordinances, where applicable, to reflect the measures above.