



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, February 20, 2020, starting at 6:30 p.m. in the **Business Resource Center of the Davis Technical College, 450 South Simmons Way, Kaysville, UT.**

Q&A WITH THE CITY COUNCIL – 6:30 P.M.

CITY COUNCIL MEETING – 7:00 P.M.

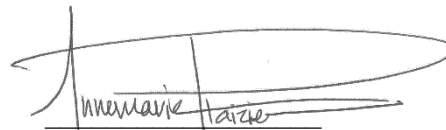
The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member Tran.
2. RECOGNITIONS AND PRESENTATIONS
 - a. Women's Suffrage Proclamation – Fawn Morgan.
 - b. Presentation honoring Firefighter Brent Law for 30 years in the fire service.
 - c. Presentation honoring Firefighter Cameron McKinnon for 2019 Firefighter of the Year Award.
 - d. Department Report, Community Development – Lyle Gibson, Director.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT ITEMS
 - a. Approval of the Minutes of the January 23, 2020 meeting.
 - b. Approval of materials purchase, underground primary wire – Power Department.
 - c. Award of Bid for chip seal subcontract – Public Works Department.
 - d. Approval of water tank chlorine injectors and analyzers purchase – Public Works Department.
5. ACTION ITEMS
 - a. An Ordinance enacting Section 17-4-7, Appointment of Planning Commission Alternates, of Title 17, Planning and Zoning.
 - b. An Ordinance amending Section 17-25-6, Projections into Required Yards, Exemptions or Modifications, of Title 17, Planning and Zoning.
 - c. Adoption of the Kaysville City Strategic Plan.
 - d. Rezone of 3.98 acres of property at 700 South Deseret Drive from R-2 (One to Two Family Residential) to the LI (Light Industrial) zoning district – Privet Barrow.
 - e. Rezone and consideration of a Development Agreement to add the PRUD (Planned Residential Unit Development) overlay zone to 1.5 acres of property at 191 South Flint Street – Phil Holland.
 - f. Preliminary plat approval for The Elms on Flint Subdivision at 191 South Flint Street – Phil Holland.
 - g. Rezone of 2.22 acres of property at 1422 South Sunset Drive from the R-A (Residential Agriculture) to the R-1-LD (Single Family Low Density) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone – Carl Horne.
 - h. Preliminary plat approval for the Horne Flag Lot Subdivision at 1422 South Sunset Drive – Carl Horne.

- i. Rezone of 23.3 acres of property at 1300 East 1084 North from A-1 (Light Agriculture) to the R-1-8 (Residential Single Family) zoning district – Morton Development.
 - j. Preliminary plat approval for the Angel Place Subdivision Amended at 37 South Angel Street – Steven and Sherrilee Einfeldt.
6. WORK ITEMS
 - a. Consideration of an Interlocal Cooperation Agreement with Farmington regarding the Connector Roads Project.
 - b. Consideration of Incentives for BigShots Golf.
7. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
8. COUNCIL MEMBER REPORTS
9. CITY MANAGER REPORT
10. CLOSED SESSION
 - a. Discuss the purchase, sale or lease of real property.
11. 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 (80 North Main Street) and emailed copies to media representatives on February 14, 2020.

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

Annemarie Plaizier
City Recorder

Kaysville City Proclamation

WHEREAS, we commemorate the centennial of the single largest expansion of democracy in American history when a woman's right to vote was enshrined in the U.S. Constitution with the 19th Amendment, and we call attention to the frontline leadership of national suffragists such as *Elizabeth Cady Stanton* and *Susan B. Anthony*; and

WHEREAS, we also commemorate the 150th anniversary of female suffrage being first granted to the women of Utah Territory, and note the first vote was cast by *Seraph Young (Ford)* on February 14, 1870; and

WHEREAS, Davis County women enjoyed early voting privileges, subsequently lost them and dismayed at the loss, fought fearlessly to win them again by banding together with other W.S.A. groups, we therefore, honor state leaders like *Martha Hughes Cannon* and *Emmeline B. Wells*.

WHEREAS, Kaysville women worked to regain voting rights by participating in clubs, associations and organizations as they created exhibits and held balls, debates and other activities, we acknowledge the efforts of Kaysville's *Ada Evans Williams*, *Erminnie Williams Jarman*, *Sarah Barton Dailey*, *Adora Taylor Wessels*, *Sarah Blamires Sheffield*, *Sarah Barnes Layton* and many other extraordinary women who with character and integrity led this movement locally, whose stories must not be lost to history; and

WHEREAS, we note with gratitude the decades-long struggle of courageous women and their male allies in a determined effort to ensure the right of women to shape the course of our Democratic Republic through the ballot box; and

WHEREAS, we honor the trailblazing women who fought for and achieved this inalienable right, one which has enriched the American spirit. Their resolve, innovation, leadership, passion, and compassion seeded the work of later generation activists who have been influencers in many fields, and can continue to inspire future generations; and

WHEREAS, with pride in our heritage, we encourage all citizens of Kaysville to join in commemorating the rich history of Kaysville's role in the movement for women's suffrage in order to educate the next generation of activists and change-makers. Let us celebrate the brave suffragists on whose shoulders we stand as we carry forward the spirit of their movement in pursuit of equality for all; and

WHEREAS, we encourage all citizens to learn of and celebrate the storied labors of pioneers whose undaunted sacrifice in establishing our community prepared the way for independently-minded suffragists who continued in civic involvement throughout their lives. We join in Utah's celebration of "Better Days 2020" and urge all residents to participate in commemorative activities and events throughout the year, to gain a better perspective with which to build a better future.

NOW THEREFORE, BE IT PROCLAIMED, that I, Katie Witt, Mayor of Kaysville, Davis County, Utah, along with the Kaysville City Council members, in cooperation with the Kaysville – Fruit Heights Museum Executive Board, do hereby proclaim 2020 as

The Year of Equal Suffrage

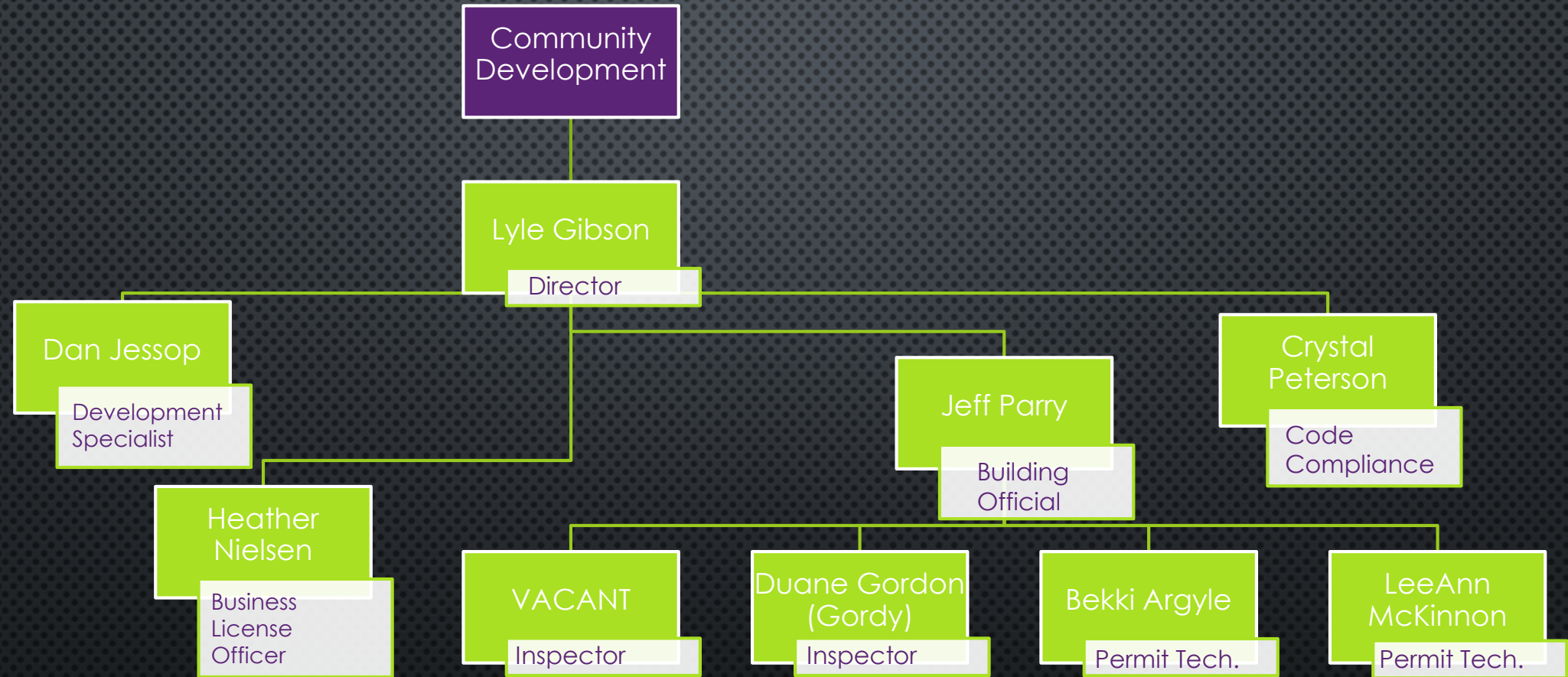
IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Kaysville this 20th day of February, 2020.

Katie Witt, Mayor



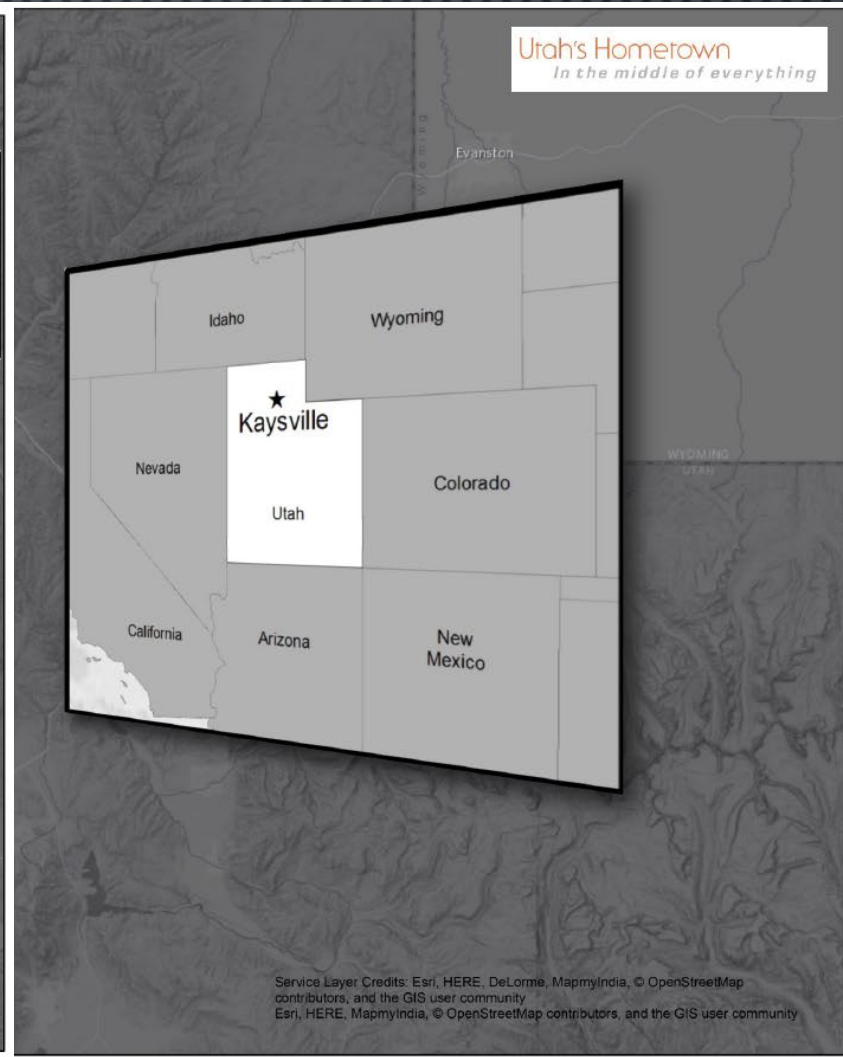
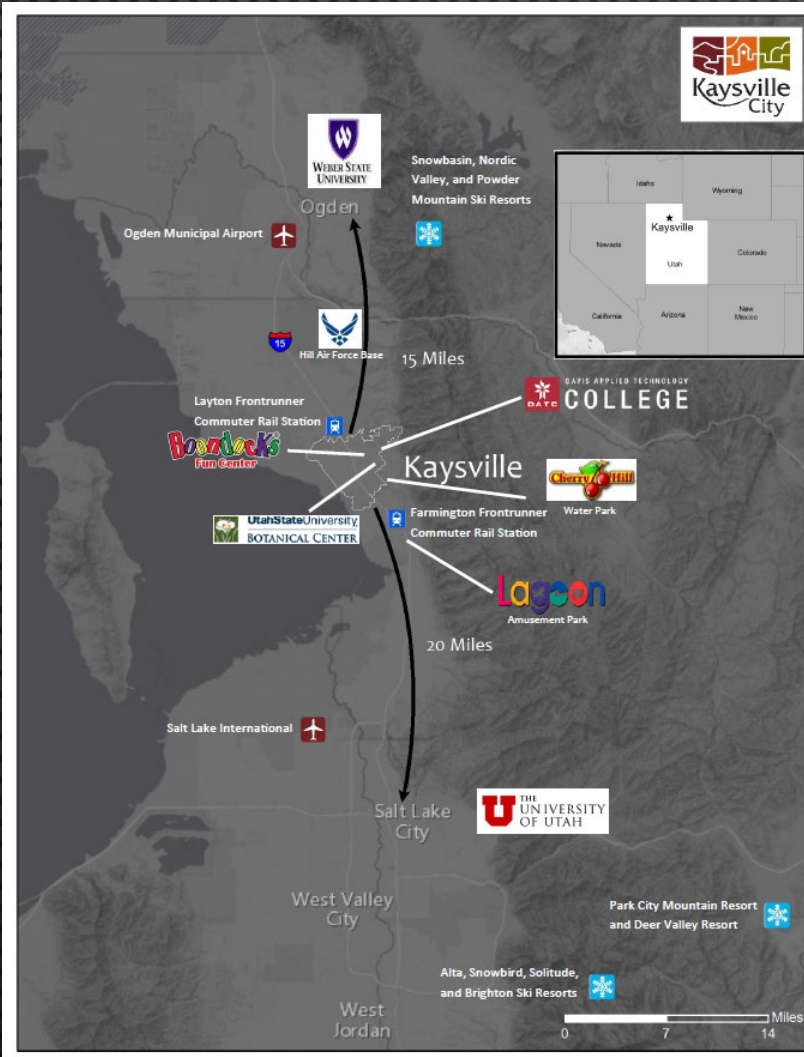
COMMUNITY DEVELOPMENT

CITY COUNCIL PRESENTATION – 2/20/2020



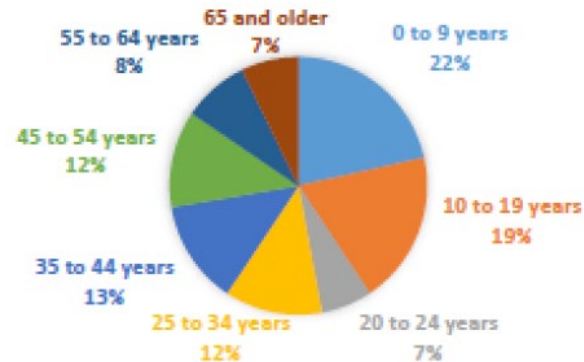
WHAT COMMUNITY DEVELOPMENT DOES

- HOW PROPERTY IS USED. FROM CONCEPT TO REALITY.
- REZONE, SUBDIVISION REVIEW, CONSTRUCTION REVIEW AND INSPECTION, BUSINESS LICENSING, MAINTENANCE
- PLANNING/ZONING, BUILDING PERMITS, ECONOMIC DEVELOPMENT, BUSINESS LICENSING, CODE ENFORCEMENT



WHO IS KAYSVILLE CITY?

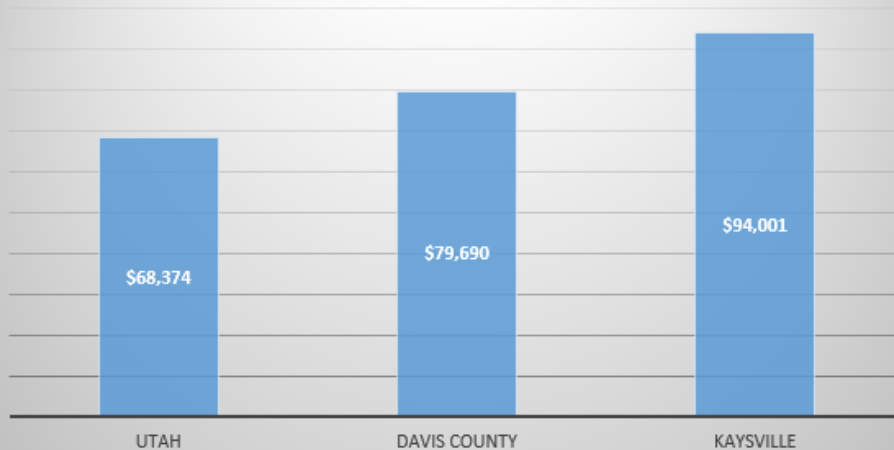
POPULATION BY AGE



Area Owner Occupied Housing

Area	Owner Occupied Housing
Kaysville	86.6%
Davis County	77.3%
Utah	69.5%

Median Household Income



Property Tax Rate

Ogden	0.01581
Fruit Heights	0.01273
Layton	0.01261
Kaysville	0.01251
Farmington	0.01232
Bountiful	0.01216

Sales Tax Rate

Ogden	7.25
Fruit Heights	7.15
Layton	7.25
Kaysville	7.15
Farmington	7.25
Bountiful	7.25

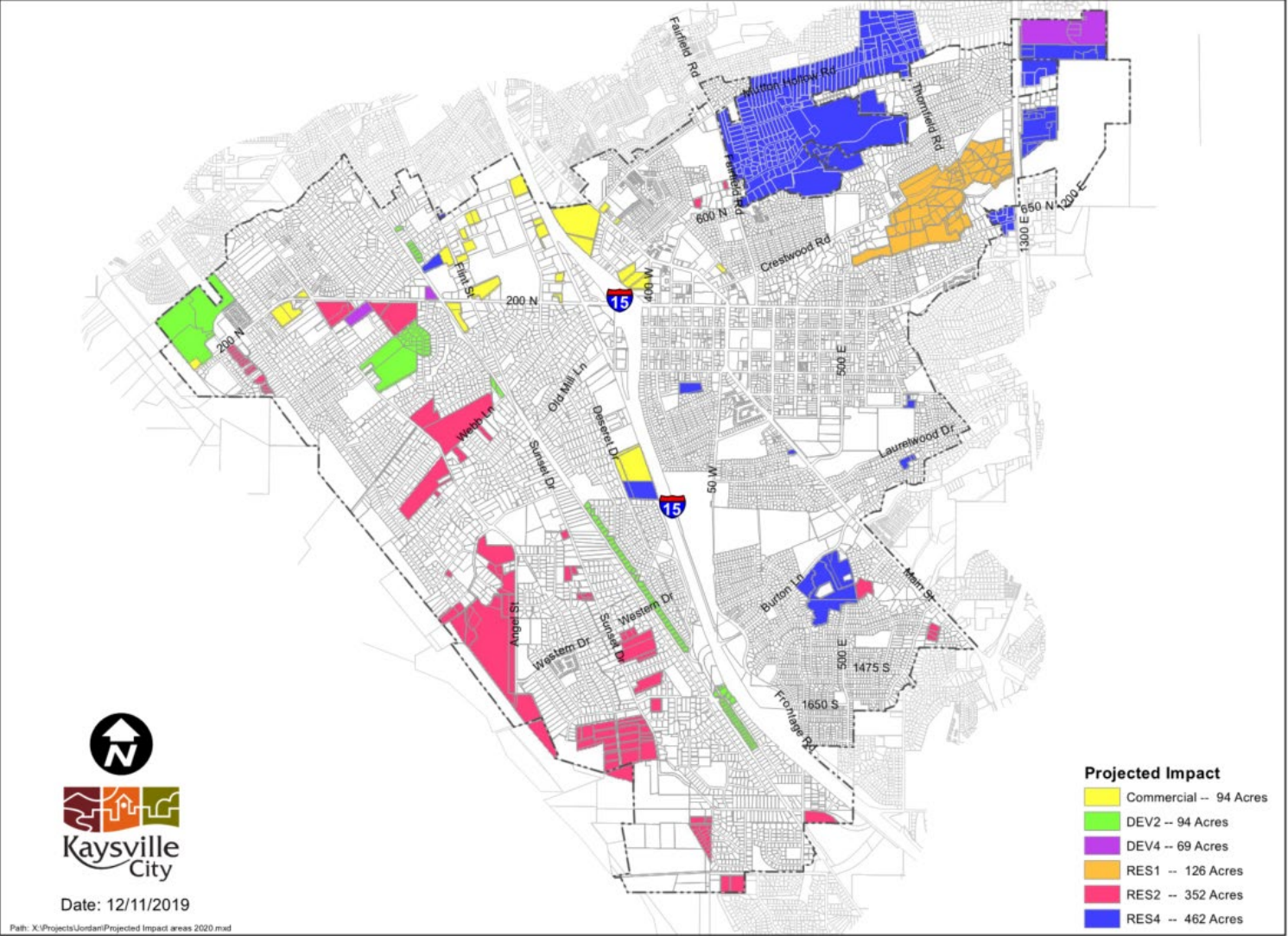
Historical population

Census	Pop.	%±
1890	548	—
1900	1,708	211.7%
1910	887	-48.1%
1920	809	-8.8%
1930	992	22.6%
1940	1,211	22.1%
1950	1,898	56.7%
1960	3,608	90.1%
1970	6,192	71.6%
1980	10,331	66.8%
1990	13,961	35.1%
2000	20,351	45.8%
2010	27,368	34.5%
Est. 2018	32,095 ^[5]	17.3%

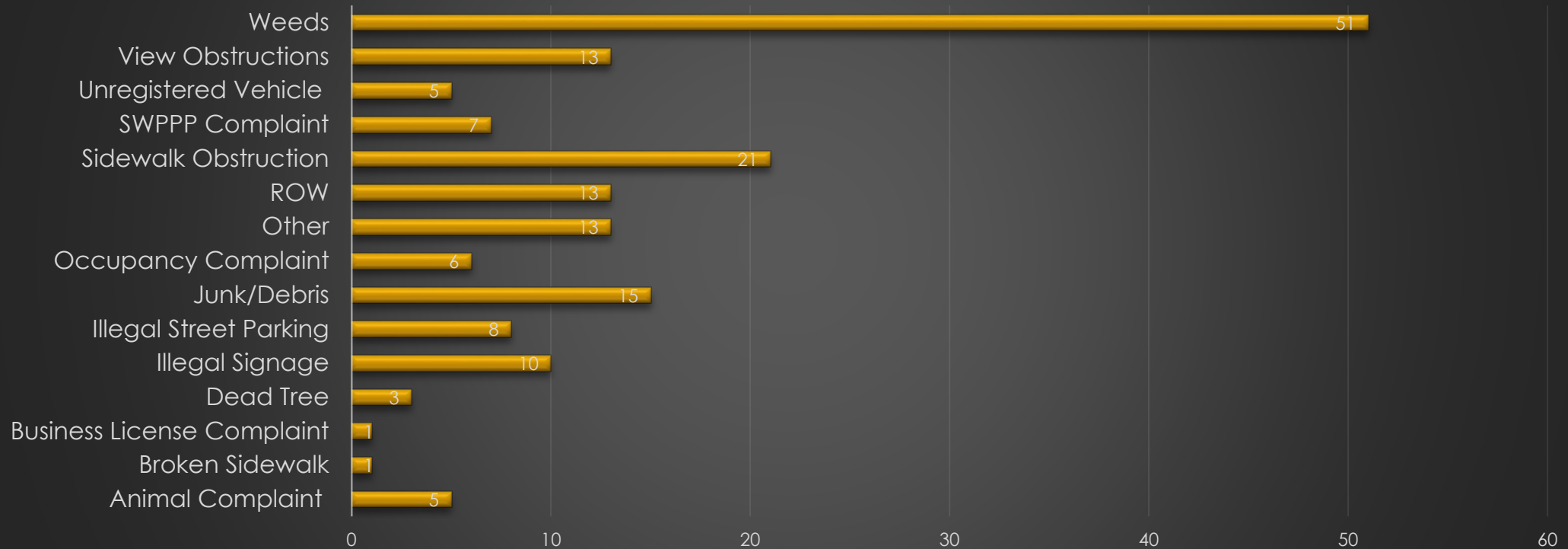
U.S. Decennial Census ^[13]

WHAT IS NEXT FOR KAYSVILLE?

Kaysville City Future Land Use

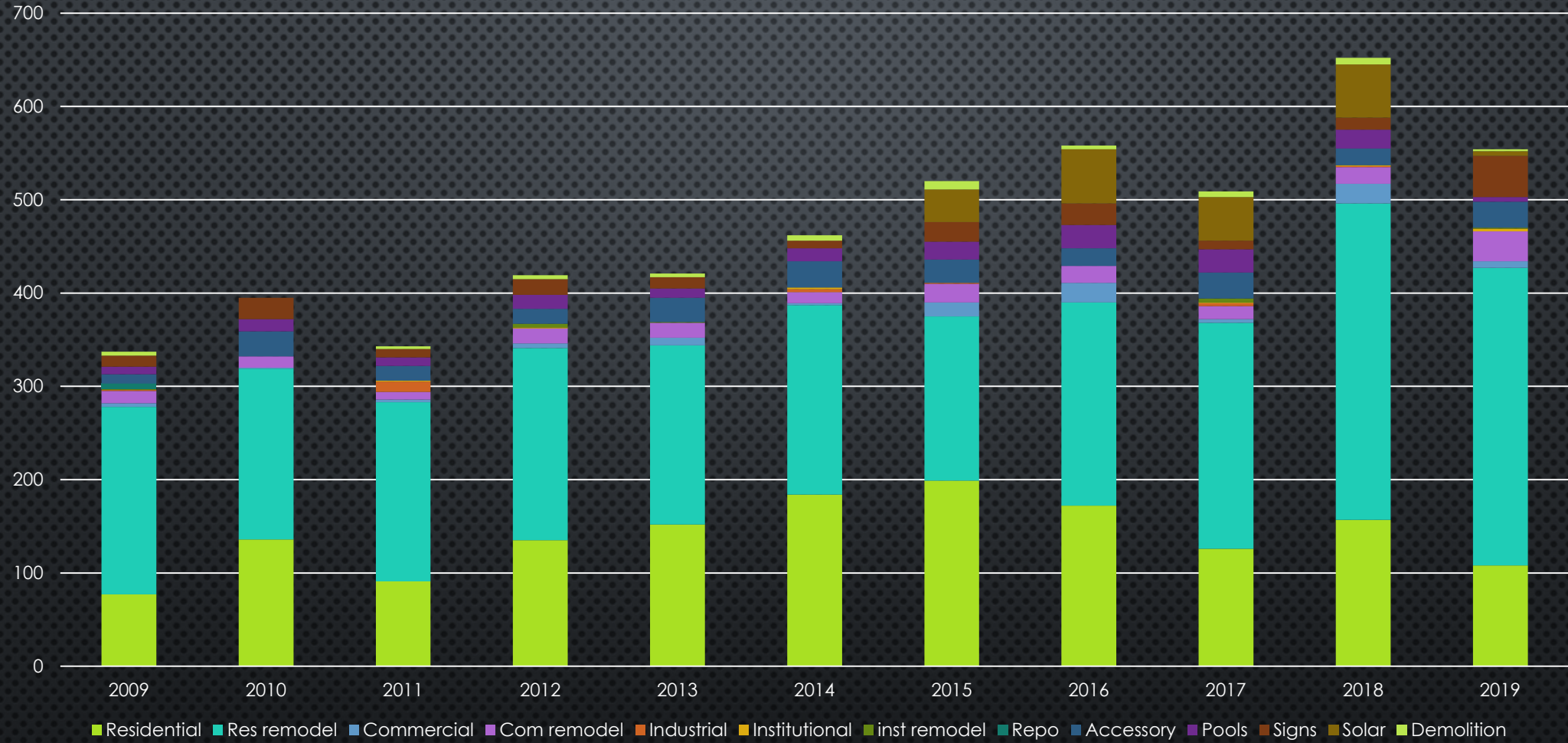


2019 Kaysville City Ordinance Complaints

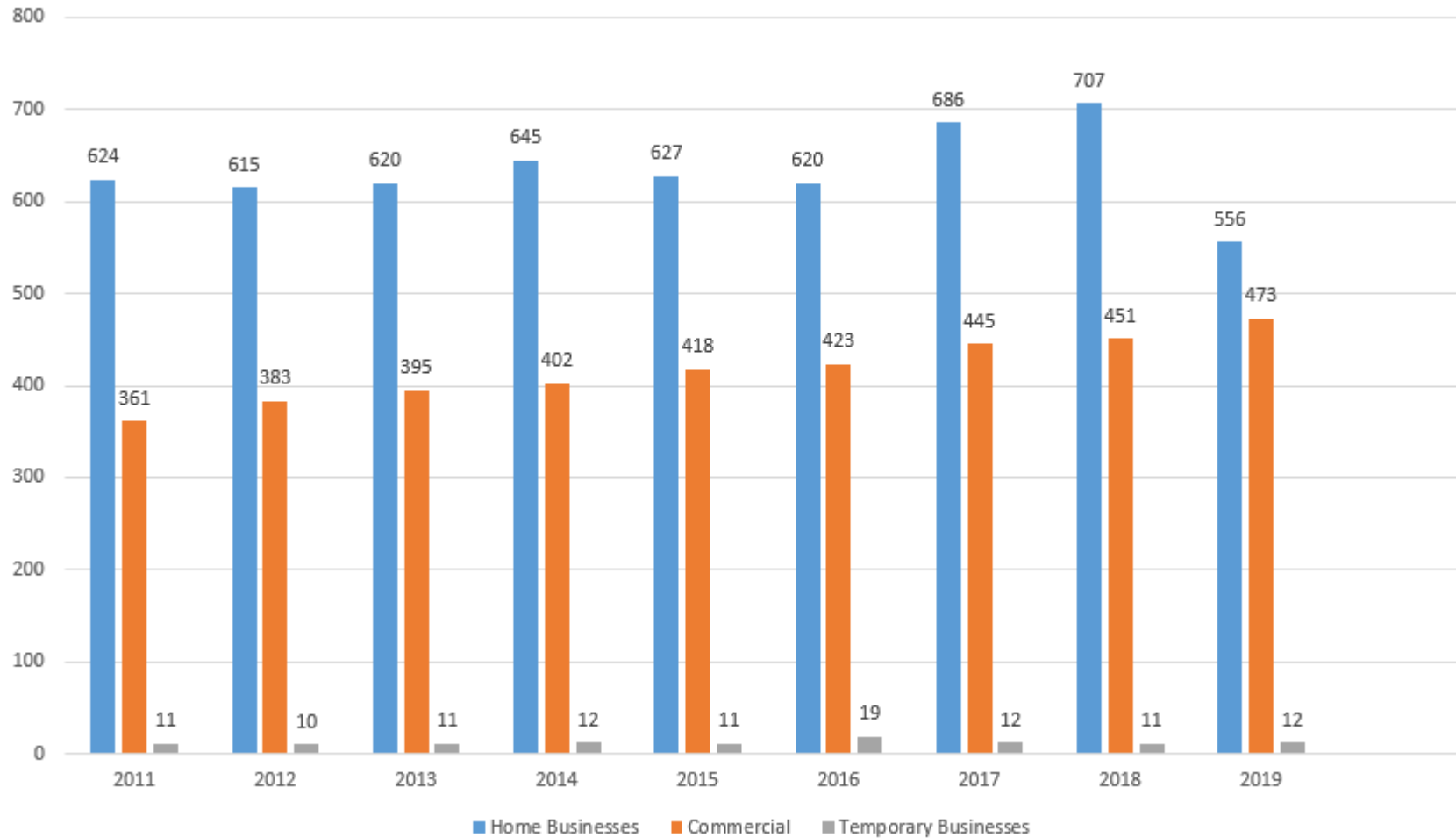


753 Tree Letters Sent – clearing right of way / sidewalk of limbs for vehicles and pedestrians

Building Permits



Kaysville City Business Licenses



2018 – State said we couldn't charge fees to minor home businesses.

2019 – State allowed fees for minor home business if applied for voluntarily

Current
Home Business
Breakdown

222 – Major

334 – Minor

Planning Commission

(twice a month – 2nd and 4th Thursday)
21 meetings in 2018 – 20 meetings in 2019

2018
Conditional Use Permits
50

Rezones
23

Subdivisions
19

Other (Ordinances, Variances,
Interpretations, etc.)
17

TOTAL – 109 unique items

2019
Conditional Use Permits
44

Rezones
19

Subdivisions
22

Other (Ordinances, Variances,
Interpretations, etc.)
11

General Plan (Starting June '19)
7 *Strategic Plan

TOTAL – 103 unique items

What is in store for 2020?

More growth – Commercial and
Residential

General Plan Update

New Digital Review Process

KAYSVILLE CITY COUNCIL
January 23, 2020

Minutes of a regular Kaysville City Council meeting held on January 23, 2020 at 7:00 p.m. in the Business Resource Center of the Davis Technical College at 450 South Simmons Way, Kaysville, Utah.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Michelle Barber, Council Member Andre Lortz, Council Member Tamara Tran, and Council Member Mike Blackham

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson, Information Systems Manager Ryan Judd, Police Chief Sol Oberg, Assistant Police Chief Seth Ellington, Parks and Recreation Director Cole Stephens, Public Works Director Josh Belnap, Lieutenant Shawn McKinnon, Officer Bret Bateman, Officer Dustin Ballard, Michael Romero, Phil Holland, David Cook, Brittany Bateman, Kim Ballard, Rick Smith, Derek Moss, Tom Gill, Kathy Gill, Devin Gardner, Kristi Gardner, Bekki Argyle, Jon Argyle, Carole Walker, Ramona Porter, Fawn Morgan, Melinda Maw, John Bunch, Russell Smith, Randy Douglas, Adam Hughes, Josh King, Matt Gertge

OPENING

Council Member Lortz opened the meeting.

RECOGNITIONS AND PRESENTATIONS

SWEARING-IN OF NEW KAYSVILLE POLICE OFFICERS BRET BATEMAN AND DUSTIN BALLARD

Chief Sol Oberg stated that the Police Department has recently hired two new officers with their department: Officer Bret Bateman and Officer Dustin Ballard.

Mayor Witt administered the Oath of Office to the new Kaysville Police Officers.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Lortz made a motion to accept the following consent items:

- a. Approval of the Minutes of the December 5, 2019 meeting.
- b. Approval of the Minutes of the January 9, 2020 meeting.
- c. Approval of Substation Transformer and Regulator Testing – Kaysville Power Department.

The motion was seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE CREATING CHAPTER 12-5, PARKS AND RECREATION ADVISORY BOARD, OF TITLE 12, PARKS, PUBLIC PROPERTY

Parks and Recreation Director Cole Stephens explained that city Staff has been considering the creation of a Parks and Recreation advisory board for years and have recently compiled a draft ordinance. The Parks and Recreation advisory board would be similar to other advisory boards that the city currently has. This item was discussed at the Council Meeting on January 9, 2020, and has been revised since to reflect the discussion of having seven committee members. The members would be comprised of a diverse background of city residents. The board would have no power to bind or obligate the city to anything.

Council Member Adams made a motion to approve an Ordinance creating 12-5, Parks and Recreation Advisory Board, of Title 12, Parks, Public Property. The motion was seconded by Council Member Lortz.

Council Member Barber commented that this board will be able to review and make recommendations to the Parks and Recreation Department as well as the Council. It is likely that this ordinance will continue to be reviewed and altered based on the city's needs.

Council Member Tran asked about compensation for the members.

Cole Stephens responded that compensation will be defined by resolution so the Council can address it during the budget if they would like to see the members compensated in the future.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR THE BOYNTON CORNER SUBDIVISION AT APPROXIMATELY 711 NORTH FAIRFIELD ROAD – DAVIS AND WEBER COUNTIES CANAL COMPANY

Community Development Director Lyle Gibson explained that the Davis and Weber Counties Canal Company is seeking approval for a lot split for a utility substation at the corner of Boynton Road and Fairfield Road. The existing lot is zoned R-A and is 0.82 acres in size. The proposed subdivision will keep the existing home on one lot measuring at 0.51 acres, and the new lot would measure at 0.31 acres which would be used for the substation. This subdivision complies with the size and frontage requirements for the lot which will maintain the home, but creates a lot that is smaller than the standard allowance of the R-A zone. However, Chapter 17-31-15 allows for deviation in typical lot requirements for public utility substations, and therefore this subdivision is in compliance. The Planning Commission recommended approval for the preliminary plat as proposed, and has also approved a conditional use permit for a public utility substation at this location.

Council Member Adams said that there are many adjacent neighbors that are concerned that this new substation will negatively affect the water pressure in this area, and that it will be an eyesore.

Rick Smith, with Davis and Weber Counties Canal Company, said that current the water is supplied from a substation near Church Street in Layton and has to travel several miles to get to this area. By building this substation it will help to boost the water flow coming from the Kaysville Irrigation Reservoir, which they will now be able to utilize as a resource, and will also maintain a constant flow of water down Fairfield Road. There are trees and a slatted fence on the property and they are going to try to keep those in place. Once they are able to close on the property they will be able to have a detailed design down showing the architectural look of the substation.

Council Member Blackham made a motion to approve the preliminary plat for the Boynton Corner Subdivision at approximately 711 North Fairfield Road for Davis and Weber Counties Canal Company, seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea

The motion passed unanimously.

REZONE OF APPROXIMATELY 1.5 ACRES OF PROPERTY AT 191 SOUTH FLINT STREET FROM R-1-20 (SINGLE FAMILY RESIDENTIAL) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – PHIL HOLLAND

PRELIMINARY PLAT APPROVAL FOR THE ELMS ON FLINT AT 191 SOUTH FLINT STREET – PHIL HOLLAND

Lyle Gibson explained that this property located at 191 South Flint Street was previously approved for a three-lot private street subdivision in 2008 and the previous developer began installation of improvements, but it was never completed and recorded. The original approval was under an old cluster subdivision ordinance. The property has remained in its current state for nearly a decade with a berm and fencing along Flint Street and the private street. Phil Holland, the applicant, is looking to utilize the existing private street and is proposing a five-lot subdivision. To accommodate the number of proposed lots, the applicant is requesting a rezone to the R-1-10 zoning district which allows for lots as small as 10,000 square feet in size. The requested PRUD overlay zone is necessary for a private street subdivision. The developer will also be requesting that the side yard setbacks be reduced from an eight foot minimum to a five foot minimum to better fit homes onto the properties. The property is surrounded by R-1-20 zoning on all sides and has frontage onto Flint Street. The Planning Commission voted unanimously to recommend approval of the requested rezone with the PRUD overlay being subject to approval of an acceptable final plat. They also recommended approval of the preliminary plat for The Elms on Flint Subdivision with a development agreement that limits the development to five single family lots, and that the developer come with a proposal for the fence along the southern property line at the time of final plat.

Phil Holland commented that he lives near this property and drives by it many times a day. He was recently involved in the Tyler Meadows Subdivision project and it was received well by the market. He would like to develop this property as an attachment to that subdivision with a similar development plan. There is a large demand for custom to semi-custom lots, because most lots are controlled by builders now. This property has been sitting vacant for several years, and with the recent adjustments made to the General Plan he felt that it seemed like a good opportunity to allow for a medium-density type of development on this arterial road. These homes would start at \$600k, which is where the market within Kaysville is at right now. Those who live around here want to see something done with this property, instead of seeing it continue to be vandalized and overgrown by weeds. Mr. Holland said that it's important to him to see that this development succeed and be a quality development. If this property is left to other competitors it might become a high density housing development.

Mayor Witt asked for public comment.

Tom Gill said that he had emailed the City Council previous to the meeting and appreciated the responses he had received. He lives south of this development on Lot 9 of the Quail Hollow Subdivision and several years ago when this property was first considered for development the neighborhood was asked to work with the developer at the time to see if they could come up with a compromise. That compromise was that some of the neighbors abutting the property to the south would sell a small portion of the property to the developer in order for there to only be three lots on the property. The neighbors don't necessarily like the road running along the back of their properties, but they would like to see the property developed as it has become an eyesore. The original compromise of only allowing three lots should be upheld.

Kathy Gill added that she also would love to see the property developed, but has concerns about there being five homes allowed on the property. Their family moved here because they liked the

look and feel of the area. Allowing five homes with only a five foot side yard setback on the lots will not fit with the feel of the neighborhood. There is also concern about the traffic on that private lane, as well as the type of fencing. Currently there is vinyl fencing along the back of their properties, where many have playgrounds and courts for their kids to play. Also, most homes nowadays have at least three cars each and there doesn't seem to be enough space to allow for any parking at these homes or any along the private road.

Kristi Gardner said that before tonight's meeting she had read portions of Title 17, including the areas discussing the PRUD overlay zone. In the code it discusses that there should be avoidance of any disrupting element in the neighborhood and that impacts on adjacent properties should be evaluated. The road will impact the adjacent properties, and their privacy will be invaded. Most of the homes abutting this property have children, and there will be multiple cars traveling on the private road. It is very narrow and there is no place for cars to park along it. Adding more homes will add to the number of cars, and will add congestion to the area. We should be trying to reduce the density in the area rather than try to increase it. The city needs to help to protect those who are already here, and this development should be similar to what already exists here. The proposed development will change the feel of the neighborhood. Ms. Gardner added that while she wants to see this property developed, adding five more homes here is intrusive.

Bekki Argyle said that the surrounding homes here have similar zoning and setbacks for the homes. Reducing the setbacks will make a very big difference on this area. Adding five lots to this property, as well as the reduced side setback will change the feel of the area. This developer builds beautiful homes, but five homes is too many for this lot.

There were no comments or questions from the public. Mayor Witt closed public comment for this item.

Phil Holland said that this property had already been improved with utilities, curb and gutter, and a private street, which they are having to work around with the design of the subdivision. Land is tremendously scarce nowadays. As a developer, his is trying to figure out what the best and highest use of a piece of land is. There is an existing berm on the property that will be cleaned up. The fencing is falling down and needs to be replaced. There is no longer the grading that was originally done on the property. Today's buyer is different than what it was from years past. People want larger homes with a small yard. Desired properties have shifted from buyers wanting acre lots to wanting smaller lots. With the recent adjustments to the General Plan, it gives us more opportunities to consider developing medium density housing.

Council Member Adams asked about the size of the lots.

Lyle Gibson that the lots would be about 10,000 square feet in size, but the buildable area is smaller because the lots also include a portion of the private road.

Council Member Lortz asked about the width of the street.

Lyle Gibson responded that it would be about twenty-four feet, which is allowed under the PRUD overlay zone. If more than three lots are approved, the developer will have to stub in for more utilities to accommodate the other homes.

Council Member Blackham made a motion to deny the request to rezone approximately 1.5 acres of property at 191 South Flint Street from R-1-20 (Single Family Residential) to R-1-10 (Single Family Residential) to include the PRUD (Planned Residential Unit Development) overlay zone for Phil Holland, seconded by Council Member Adams.

Council Member Blackham said that he is familiar with the history of the property and it was originally a remnant piece left from before the Quail Hollow subdivision was built. Many people who lived here thought this piece of property would be developed as one lot. Then some developers looked at possibly developing the property as a flag lot. A private lane was then proposed, and the developer and neighbors were asked by the city to work together to try to negotiate a compromise. Not all the neighbors liked the idea, but they agreed to sell the property if only three lots were developed. After the improvements were installed the economy crashed and the lots never sold. To ask for five lots now is asking the neighbors to compromise on their agreement.

Council Member Adams said that the neighbors gave up a portion of their property in order to come to a compromise with the previous developer. Three homes being built here will fit in with the surrounding neighborhood. The General Plan was changed in order to help create areas for more affordable housing, which this would not qualify for. The utilities are already there for three homes and that's what should be constructed.

Council Member Tran asked if a fourth lot would be allowed under the current zone.

Lyle Gibson responded that only three lots would fit here under the current zoning.

Council Member Tran commented that she lives off of Sunset Drive and drives by this property very often. This property needs to be developed, and respect needs to be given the agreement made with the previous developer, however she also supports the rights of property owners being able to develop their land. Five homes seems like a lot to fit here, and only allowing a five foot setback creates more of a feeling of confinement. Council Member Tran said that she feels that four lots would be more appropriate than five.

Council Member Barber said that the city has been discussing the revisions to the General Plan and reviewing them for over a year now. There is a need for diverse housing in the city, but that doesn't mean that it should go everywhere and there is no guarantee where it would be developed. Each proposal would be reviewed to ensure it would be appropriate in the proposed location.

Council Member Lortz said that these neighbors were given an expectation and then the economy changed things. This property needs to be developed in a way that it's acceptable to everyone. Council Member Lortz added that he feels that a five foot side yard setback is too small.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea

The motion passed unanimously.

Council Member Lortz made a motion to deny preliminary plat approval for The Elms on Flint Subdivision at 191 South Flint Street for Phil Holland, seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR DESERET LANDING SUBDIVISION AT APPROXIMATELY 700 SOUTH DESERET DRIVE – PHIL HOLLAND

Lyle Gibson explained that recently the developer went into a development agreement with the city for this property at approximately 700 South Deseret Drive where residential development on the south end of the property would be allowed so long as it did not exceed 66 units, or 5.5 units per acre, while requiring that a minimum of 13 acres of property be used for commercial purposes. In December the Planning Commission approved conditional use permits to allow for the function of a BigShots driving range facility on the northeast portion of the property on Lot 1. There is an additional 6.4 acres of commercial property along Deseret Drive on a second lot, for a total of 16.87 acres of commercial development. The proposed plat includes residential component which is being looked at independently as a Common Open Space. The residential subdivision contains private streets and open space along Deseret Drive and I-15. The plat also includes 42 units on 8.13 acres at just over 5 units per acre. Larger lots abut the existing residential development to the south, with a minimum frontage of 80 feet. All lots are for single family detached homes with frontage of 50 feet, and a minimum lot size of 4,500 square feet. The existing development agreement has previously allowed for a 20 foot front yard, 5 foot side yard, and 15 foot rear yard setbacks. The amount of open space provided has been confirmed to meet the minimum required for a Common Open Space Subdivision. This subdivision plat defines which properties will be used for commercial development and which will be residential. The residential and commercial sections can be looked at as phases. The residential will be back with a final plat specific to that component. It is likely that Commercial Lot 1 will have a separate final plat indicating the details of the street access. Commercial Lot 2 will also require a final plat that may or may not add any private or public streets, but likely will just formalize the lot. While under review with the Planning Commission, there were concerns expressed regarding the singular access into the residential neighborhood. Upon further review by city Staff, a secondary access into the residential neighborhood would be necessary based on the number of lots and the distance from Deseret Drive to the furthest lot. With the information given, the Council may either approve the preliminary plat subject to a second access being provided to the residential neighborhood to be verified by the Planning Commission with the final plat review, or table a decision on the preliminary plat until one is presented to the Council that they find acceptable.

Phil Holland said that while designing the subdivision they wanted to try to keep the commercial use separate from the residential. Access for the commercial lots will be north of the residential area. Recently Dominion Energy installed a new line along the frontage of the property which has caused them some constraints because they will have to build these access roads overtop of the line. They feel that having three full access points for this property might not be the best option, and instead of having two access points for the residential use creating an emergency crash gate as a second option if it's a concern with public safety.

Council Member Tran asked about the location of the crash gate.

Phil Holland responded that it could possibly be installed between Lots 24 and 25. Some might suggest that it be put where Lot 13 is. North of the residential properties will likely be a road or parking areas, and a crash gate road could potentially take access off of that road. They could also see if they could make the one residential access point wider to see if that would suffice.

Council Member Adams asked why two outlets are being requested.

Lyle Gibson responded that it's primarily a public safety reason because the fire department doesn't want to see the residents of these homes not being able to get out if their access is cut off in an emergency. For that reason a crash gate would be practical for public safety reasons. The fire chief will need to approve the final plans, whatever is presented. Staff is not recommending the location for a second access, but rather is leaving that up to the developer.

Mayor Witt said that the Council doesn't need to decide where a secondary access should be, but rather should say that we are uncomfortable only having one access road for these residential homes and let the developer decide how to address that in a way that meets the fire chief's approval.

Council Member Blackham commented that from his experience in firefighting, public safety doesn't prefer having crash gate access because in an emergency they might not have a key or code to get in, or the road might be blocked by someone parking their vehicle or trailer there. Oftentimes it's not maintained and could be blocked by snow. From a public safety standpoint we would rather see two access points so that there are two ways in and out of an area. If an accident or other emergency occurs at this one access road there would be no way for people to get in or out of the subdivision.

Phil Holland said that the commercial user of Lot 1 will have a full sixty-six foot wide access on their property. That user has said that they would prefer to not have residential access onto their property for their own public safety.

Council Member Tran suggested a round-a-bout being installed.

Phil Holland said that it would still only be considered one access point.

Council Member Barber made a motion to approve the preliminary plat for Deseret Landing Subdivision at approximately 700 South Deseret Drive for Phil Holland subject to the road design on the plat being approved by the fire chief, seconded by Council Member Tran.

Council Member Barber commented that this development creates a nice buffer to the existing

neighborhood and is excited that more commercial is going in than what is being required.

Council Member Blackham said that this is a good development for this area and this is a good example of what we want to see within our city as part of our General Plan.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

WORK ITEMS

UDOT DRAINAGE BASIN DISCUSSION

Josh Belnap explained that as part of the Highway 89 expansion project, UDOT has approached Kaysville City about installing a detention basin for storm water run-off on city-owned property. The city-owned parcel is the only parcel large enough and vacant in this area that could accommodate infrastructure of this size. Several uses for this parcel have been discussed over the years, but with difficult access, no changes or plans have been made. Of the water flowing into the proposed basin, roughly forty-five percent would come from UDOT, twenty percent would come from Kaysville, and thirty-four percent would come from Fruit Heights. Under UDOT's proposal, the Highway 89 project would cover the design, construction and restoration costs of the basin. The City would agree to maintain the basin, keep it functioning properly and provide a guaranteed minimum storage volume to UDOT. In return, UDOT would provide the City with an amount of \$710k to compensate for permanent effects to the property; determined by applying a dollar amount per square foot to the disturbed area, and deducting from that to factor in potential benefits to the city from the basin. The city would see some benefit, but would also accept maintenance and other responsibilities for the new basin. It is unknown what could be done with the parcel otherwise, but the basin could eliminate many potential uses for the property. The City Water System has planned and budgeted over \$300k for several water quality "betterments" that would be installed by the Highway 89 project, and these funds could be used to offset those costs.

Council Member Blackham commented that there could be a lot of maintenance involved once this is turned into a detention basin. The city might have to hire more people and equipment to take care of it and that will come at a cost. Has UDOT considered purchasing the property from the city? If we keep the property, can we bill UDOT for the maintenance of it? There's a need for these kinds of facilities, but it's not best to keep ownership because of the ongoing maintenance of the property. The money given to us by UDOT will be gone eventually and if anything goes wrong in the future then it will be at the city's expense to fix it.

Michael Romero, a representative with UDOT, added that the compensation from UDOT is to help offset the cost of maintenance on the property. The city will not be responsible for the design or construction of the basin. Typically UDOT prefers to work together in a joint system with the

cities, and will go in and spend the capital up front for the land. UDOT tries to work with cities to help to capture the water coming off of their roads to get it into a system that is new and built to standard. In exchange for them helping to work with cities and cover the cost, they are asking that the city keep and maintain it.

Mayor Witt said that there are some liability concerns as well by owning this property. However, in some ways it would benefit us to keep the property so that we would have control of the property and help be able to take care of those who live downstream.

Council Member Lortz asked if Fruit Heights would be participating in this agreement in any way.

Josh Belnap responded that typically all of Fruit Heights systems run through Kaysville's conveyance systems.

Russell Smith, a representative with UDOT, said that there is a lot of benefit to the community continuing to own the parcel because then they have control of the project if there are any concerns that come up. It also helps moving forward as more development occurs in the area they can modify it if needed to still meet the needs of the city.

Council Member Lortz asked about the tributary areas and where the water would get routed.

Josh Sundloff responded that they will require on-site retention, and any runoff will go into a storm drainage system.

Council Member Adams asked if the neighboring property owners were notified of this. It would be nice to hear from the neighbors about what they think.

Josh Sundloff responded that letters had not been sent, but that is something they could do.

Council Member Adams asked if UDOT would exercise imminent domain for the property if the city were uncooperative.

Michael Romero commented that there are no properties available to the north that could be used for a drainage basin because they have residential homes on them, and there is not enough property on the east side of Highway 89. They need an open area where it won't impact homes and this is an ideal location for that. UDOT has the ability to use imminent domain on a piece of property but they prefer to work with the city because it can benefit both sides.

Council Member Blackham asked if the city currently has the equipment needed to maintain the drainage basin.

Parks and Recreation Director Cole Stephens responded that they likely do not have the equipment that they would need. It would depend on how steep the side embankment of the basin will be. Their department is already short staffed as it is, and therefore they would have to hire more staff to help maintain this property as well.

Council Member Blackham asked if the property would be fenced.

Michael Romero said that it would be.

Council Member Blackham asked if the basin could be used for public access.

Cole Stephens responded that the typography of the property is limiting and is one of reasons why this property hasn't been utilized by the city yet. It is unlikely that it would be available for public access, unless it was part of a trail network.

Michael Romero stated that UDOT would be willing to work with the city to make the landscaping more maintenance-friendly.

Council Member Adams made a motion to move this item to an action item, with the direction to Staff to consider what fencing and landscaping they would like to see here, and that the neighbors be notified of this project. The motion was seconded by Council Member Blackham.

Council Member Blackham commented that the city needs to ensure that there is also good access to the property in order to maintain it. If any of the outlets were to get plugged that could create considerable problems.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

BIGSHOTS GOLF INCENTIVE DISCUSSION

Lyle Gibson explained that the Kaysville City Planning Commission has recently given the necessary conditional use approvals for the use of roughly ten acres of property south of Boondocks along I-15 for a golf driving range type of facility. The owner of the business, BigShots, is still working through their due diligence in pursuit of the property and has expressed interest in discussing and learning about potential city participation to help the project make financial sense. Generally speaking, cities often utilize incentives of different types to promote development that they prefer to see in their city or development that will provide a long-term financial benefit to the city. If the Council desires to further consider incentives of any fashion, they may motion to move this discussion to an action item with direction for further information on options that appeal most to the Council.

Randy Douglas, representing BigShots, gave the City Council a presentation introducing their company and their plans for building in Kaysville. Mr. Douglas said that they are excited about this opportunity and hope to be able to start building this spring and open in 2021.

Council Member Barber said that she feels this is the perfect place for this destination attraction and it will benefit the city. The city should be welcoming of this, but also make sure that it is built

to what we want for the city and to fit the surrounding area.

Council Member Blackham said that this is the right fit for the property because it's destination driven. Council Member Blackham asked if the city had received a proforma from BigShots yet.

Shayne Scott responded that they had not because Staff wanted to present this to the Council to see if this is something they would consider before moving forward.

Council Member Blackham said that this business will positively impact the community and it will help to create more job opportunities.

Council Member Adams asked if this would have an effect on the city police force.

Randy Douglas said that their other locations haven't had problems with criminal activities and there will be an off-duty officer on site.

Lyle Gibson commented that Staff would work with the Economic Development Committee to create a recommendation for the Council to review.

Council Member Blackham asked if it was too late to consider an RDA or CDA so that we could get other entities to participate.

Lyle Gibson responded that we would still be able to do that. It's a slower process because this property is not currently in a defined area that's eligible for the tax increment. We would go to the County and other taxing entities to begin a conversation about it.

Council Member Blackham said that he would like to see the city pursuing that because it will help show the city that the County and School District are buying into it.

Matt Gertge, the contractor and partner of BigShots, said that one of the biggest challenges they face is obtaining the financial lenders when creating a single use building. It is important that they get the commitment from the city to show the support of this project.

Adam Hughes, with Better City, said that he is excited to be here to help support this project. It's been a drawn out process to get it to this point, but it is a good fit for the property and will be a great amenity for the community.

STRATEGIC PLAN UPDATE

Josh King, with The Langdon Group, explained that they have been working with the city for the past year to develop a strategic plan for the city. The objective of the strategic plan initiative has been to identify the City's purpose, aspirations and guiding principles. It will provide a framework and direction for decision-making in today's changing world and environment. While developing this plan, emphasis and resources were placed on individual involvement and community building. The process allowed for the development of a unique Community Mission Statement, Community Vision Statement, and Guiding Principles that were developed for the people of Kaysville, by the people of Kaysville. The Community Mission summarizes the purpose and associated responsibilities of Kaysville. The Community Vision is the statement identifying the ideal future

of the community that is aspirational and expresses the internal values, beliefs or philosophy that directs how the City carries out its mission. Guiding Principles are the values, culture, ideals and ideas that are found to be most important to residents of the City. Mr. King reviewed the timeline of the Plan with the City Council and presented the draft of the Strategic Plan.

Mayor Witt commented that one of the reasons the city pursued creating a Strategic Plan was for the citizens. We wanted to see what people had to say about what they want to see for the city, and what is most important to them. This strategic plan will continually be reviewed and updated in the future.

Council Member Barber commented that she is excited to be to this point in the process and feels that the plan needs to be available for the residents to be able to review.

Lyle Gibson said that the Council should review this proposed draft and provide any comments or questions to Staff by the end of the month. They hope to be able to finalize the adoption of the strategic plan by the next Council meeting. This document won't mandate or bind the city to anything, but will help to guide decisions for the city.

Council Member Barber made a motion to extend the City Council meeting past 10:00 p.m. The motion was seconded by Council Member Tran and passed unanimously.

CALL TO THE PUBLIC

Clyde Terry said that he lives on the corner of Knight's Way and Tyler's Way and has had an increasing problem with dog owners not cleaning up after their dogs on his property. The sidewalk along here is heavily traveled, especially by kids walking to and from the nearby schools. Mr. Terry asked if there was any way the city could better enforce this type of problem. Could a fine be implemented? Could signs be installed? Mr. Terry commented that he hopes the Council can take a look at this issue and see if there was anything that could be done.

COUNCIL MEMBER REPORTS

Mayor Witt commented that starting next month the Council will be holding a Q&A session before every council meeting at 6:30 p.m. The Council will be available to answer any questions that the public might have. This way they might be able to help answer questions before the meeting so residents don't have to wait until after the meeting to discuss an item with them.

Council Member Adams said that there are still residents within the city who are working on trying to create a museum and they are trying to find funding for it. There might be other options for what can be done with the old city library and would like to hear the reasoning behind both sides.

Council Member Barber commented that the 4th of July Committee will be holding their first planning meeting soon, and they are always looking for volunteers to help with the event.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the City Council meeting at 10:08 p.m., seconded by Council Member Adams and passed unanimously.

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

**TYPE OF ITEM: Consent
PRESENTED BY:**

SUBJECT/AGENDA TITLE: Material Purchase

EXECUTIVE SUMMARY:

Purchase of Okonite underground primary wire. This is a sole source purchase, Okonite has only one authorized utility distributor in Utah and that is Codale Electric.

Council Options: Approve / Disapprove

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: Submitted in FY20 Budget

Attachments: Quote from Codale Electric.



**** Quotation ****

Send P/O To:
Codale Electric Supply, Inc.
5225 WEST 2400 SOUTH
SALT LAKE CITY, UT 84120-1264
Phone # : 801-975-7300

Bid #: S6978520
Page #: 1

Bid To:
KAYSVILLE CITY CORPORATION
23 EAST CENTER STREET
KAYSVILLE, UT 84037

Ship To:
KAYSVILLE CITY COR/KAYSVIL CITY POW
721 WEST OLD MILL LANE
KAYSVILLE, UT 84037

Phone # : 801-546-1235

JOB: OKONITE 4/0 AND #2

Bid-Date-Expr-Date-Writer	Salesman	Ship Via
02/06/20 03/07/20 Joseph Rhoades	Joe Arnold	507 OGDEN

Qty	Description	Net Prc	Ext Prc
7500	OKONITE 162-23-3081 4/0 (19X) ALUMINUM 15KV URD EPR 1/3 NEUTRAL 220MIL 133% INSULATION CONCENTRIC JACKETED NEUTRAL FILLED STRAND URO-J ***** 3 REELS OF 2500 FEET END OF FEBRUARY FIRST OF MARCH DELIVERY TIME ***** Pn: 3429341	2990.000M	22425.00
7500	OKONITE 163-23-3060 #2 (7X) ALUMINUM 15KV URD EPR FULL NEUTRAL 220MIL 133% INSULATION URO-J CONCENTRIC JACKETED NEUTRAL FILLED STRAND ***** 3 REELS OF 2500 FEET END OF FEBRAURY TO FIRST OF MARCH ***** Pn: 3429338	2170.000M	16275.00

Bid Total	38700.00
Bid Amount	38700.00

.. Reprint .. Reprint .. Reprint .. Reprint ..
All Sales subject to Codale's Terms and Conditions (T&C's) available at
www.codale.com/terms. Price listed on this quotation are subject to change
without notice beyond expiration date. Sales Tax is not included in any Bid.
Payment terms are subject to approved credit. Prices are exclusive of
applicable taxes unless noted.

STAFF REPORT



COUNCIL MEETING DATE: February 20, 2020

TYPE OF ITEM: Consent Item

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Chip Seal Subcontract Award

EXECUTIVE SUMMARY:

Description:

Public Works has bid out a contract to install 1.25 million square feet of preventative maintenance chip seal. Prior to any preventative treatments, all of the cracks must be sealed and any needed asphalt patching must be done. The City's streets department is comprised of 4 individuals, and they have typically performed this work, but they end up only finishing about 70% of all the asphalt repair they need to in a given year. For that reason, we included the crack seal and asphalt repair in the bid, to help them get farther with their other responsibilities. We advertised this with the potential to operate as a multi-year contract, with optional renewal years. Other Cities have adopted this approach with some of their more routine maintenance tasks, and we feel it is a great option to lock in good pricing, streamline the process and have better ability to take advantage of winter work. The first optional renewal year (2021) would keep the same unit prices, and allow for a discussion on minor pricing adjustments if extended for another year after that (2022). We don't anticipate extending beyond 2022, and instead re-bidding the contract again after that, to ensure best pricing and service for the City.

The City estimated just over \$430,000 for the project, and 6 bids came in, with the lowest at \$355,553 and the high at \$649,940. The low bid was from Advanced Paving.

Council Options: Approve/Disapprove

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: Road Utility Funds

Attachments: Bid Tab

THE CONSTRUCTION OF THE 2020 CHIP SEAL SUBCONTRACT				Advanced Paving		CKC Asphalt		Staker Parson		Consolidated Paving		Geneva Rock	
BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TRAFFIC CONTROL	LS	1	\$ 5,100.00	\$ 5,100.00	\$ 17,000.00	\$ 17,000.00	\$ 3,800.00	\$ 3,800.00	\$ 9,545.00	\$ 9,545.00	\$ 76,000.00	\$ 76,000.00
2	MOBILIZATION	LS	1	\$ 2,810.00	\$ 2,810.00	\$ 19,500.00	\$ 19,500.00	\$ 1,770.00	\$ 1,770.00	\$ 8,980.00	\$ 8,980.00	\$ 75,000.00	\$ 75,000.00
3	FURNISH AND DELIVER DOOR HANGERS	EA	600	\$ 1.00	\$ 600.00	\$ 2.00	\$ 1,200.00	\$ 2.40	\$ 1,440.00	\$ 1.15	\$ 690.00	\$ 5.00	\$ 3,000.00
4	REMOVE EXISTING ASPHALT	TON	25	\$ 75.00	\$ 1,875.00	\$ 129.00	\$ 3,225.00	\$ 20.00	\$ 500.00	\$ 27.47	\$ 686.75	\$ 130.00	\$ 3,250.00
5	ROADWAY EXCAVATION	TON	35	\$ 44.00	\$ 1,540.00	\$ 20.50	\$ 717.50	\$ 20.00	\$ 700.00	\$ 27.35	\$ 957.25	\$ 90.00	\$ 3,150.00
5	IMPORT UNTREATED BASE COURSE MATERIAL	TON	35	\$ 51.00	\$ 1,785.00	\$ 65.66	\$ 2,298.10	\$ 32.00	\$ 1,120.00	\$ 25.18	\$ 881.30	\$ 72.00	\$ 2,520.00
6	FURNISH & INSTALL ASPHALT (PRIOR TO CHIP SEAL)	TON	25	\$ 125.00	\$ 3,125.00	\$ 128.24	\$ 3,206.00	\$ 105.00	\$ 2,625.00	\$ 78.92	\$ 1,973.00	\$ 220.00	\$ 5,500.00
7	PREP AND SEAL CRACKS (PRIOR TO CHIP SEAL)	TON	30	\$ 2,100.00	\$ 63,000.00	\$ 2,522.00	\$ 75,660.00	\$ 2,900.00	\$ 87,000.00	\$ 2,282.75	\$ 68,482.50	\$ 3,500.00	\$ 105,000.00
8	FURNISH AND INSTALL CHIP SEAL WITH FOG COAT	SF	1,250,000	\$ 0.21	\$ 262,500.00	\$ 0.23	\$ 287,500.00	\$ 0.22	\$ 275,000.00	\$ 0.22	\$ 275,000.00	\$ 0.28	\$ 350,000.00
9	DEMO AND RAISE MANHOLE COLLAR	EA	5	\$ 935.00	\$ 4,675.00	\$ 1,200.00	\$ 6,000.00	\$ 890.00	\$ 4,450.00	\$ 977.50	\$ 4,887.50	\$ 1,200.00	\$ 6,000.00
10	DEMO AND RAISE VALVE COLLAR	EA	5	\$ 545.00	\$ 2,725.00	\$ 1,000.00	\$ 5,000.00	\$ 518.00	\$ 2,590.00	\$ 569.25	\$ 2,846.25	\$ 1,000.00	\$ 5,000.00
11	ASPHALT STRIPING - 6" DOUBLE YELLOW	LF	800	\$ 1.05	\$ 840.00	\$ 1.29	\$ 1,032.00	\$ 1.00	\$ 800.00	\$ 0.52	\$ 416.00	\$ 2.50	\$ 2,000.00
12	ASPHALT STRIPING - 6" DOUBLE YELLOW - SOLID/DASH	LF	500	\$ 0.66	\$ 330.00	\$ 0.80	\$ 400.00	\$ 0.63	\$ 315.00	\$ 0.52	\$ 260.00	\$ 3.30	\$ 1,650.00
13	ASPHALT STRIPING - 6" WHITE	LF	800	\$ 0.53	\$ 424.00	\$ 0.64	\$ 512.00	\$ 0.50	\$ 400.00	\$ 0.46	\$ 368.00	\$ 1.25	\$ 1,000.00
14	ASPHALT STRIPING - 4" WHITE	LF	800	\$ 0.35	\$ 280.00	\$ 0.43	\$ 344.00	\$ 0.34	\$ 272.00	\$ 0.40	\$ 320.00	\$ 0.85	\$ 680.00

15	ASPHALT STRIPING - BIKE SYMBOLS	EA	30	\$ 11.80	\$ 354.00	\$ 14.33	\$ 429.90	\$ 12.00	\$ 360.00	\$ 74.75	\$ 2,242.50	\$ 38.00	\$ 1,140.00
16	ASPHALT STRIPING - HI-VIS CROSSWALK (PER 2' X 10' BLOCK)	EA	100	\$ 23.40	\$ 2,340.00	\$ 28.52	\$ 2,852.00	\$ 22.50	\$ 2,250.00	\$ 28.75	\$ 2,875.00	\$ 43.00	\$ 4,300.00
17	ASPHALT STRIPING - STOP BAR (12" WIDE)	LF	100	\$ 1.20	\$ 120.00	\$ 1.43	\$ 143.00	\$ 1.12	\$ 112.00	\$ 3.45	\$ 345.00	\$ 4.50	\$ 450.00
18	ASPHALT STRIPING - ARROW	EA	10	\$ 19.00	\$ 190.00	\$ 22.83	\$ 228.30	\$ 18.00	\$ 180.00	\$ 51.75	\$ 517.50	\$ 50.00	\$ 500.00
19	ASPHALT STRIPING - SPEED LIMIT ("XX MPH") LEGEND	EA	10	\$ 59.00	\$ 590.00	\$ 71.37	\$ 713.70	\$ 56.00	\$ 560.00	\$ 86.25	\$ 862.50	\$ 250.00	\$ 2,500.00
20	ASPHALT STRIPING - "SCHOOL" LEGEND	EA	5	\$ 70.00	\$ 350.00	\$ 85.64	\$ 428.20	\$ 67.00	\$ 335.00	\$ 80.50	\$ 402.50	\$ 260.00	\$ 1,300.00
Total				\$ 355,553.00	\$ 428,389.70	\$ 386,579.00	\$ 383,538.55	\$ 649,940.00					

STAFF REPORT



COUNCIL MEETING DATE: February 20, 2020

TYPE OF ITEM: Consent Item

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Water Tank Chlorine Injectors and Analyzers

EXECUTIVE SUMMARY:

Description:

Kaysville City Water has been working with the State Division of Drinking Water (DDW) to help pro-actively manage the potential for water quality concerns and issues. One of Kaysville Water's greatest focuses and challenges is maintaining a proper chlorine residual, or the amount of chlorine in the water to help prevent microbial growth/development, while not over loading and effecting things like smell and taste.

In working with the DDW and other agencies and consultants, we feel that monitoring and controlling levels on the east side, at 3 of our tank sites, is the best way to help meet this need in the rest of the system. This would include installing a permanent 12' x 12' structure at each site, and in it placing ventilation equipment, double walled storage tanks for chlorine, dosing pumps/scales and analyzers to determine when injection is warranted and to what extent.

We are still awaiting official quotes and pricing, but our current estimates show that each location will cost roughly: \$17,000 (including design) for the buildings, \$3,500 for the pump, \$6,000 for the analyzer, \$2,900 for the tank/scale and another \$4,000 for other appurtenances and miscellaneous costs; about \$31,400 per site, or about \$94,200 for all three sites. Typically we would include the quotes and bids with the staff report, but we haven't received those documents yet and we feel pressed to get moving without further delay. We want to have at least the pumps and analyzers installed and running by April, when we typically see our residuals start to decline. We have small trailers that would act as a temporary housing for this equipment while we wait on design and construction of the permanent structures.

Council Options: Approve/Disapprove

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: Water Enterprise Funds

Attachments: NA

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: AN ORDINANCE ENACTING SECTION 17-4-7, APPOINTMENT OF PLANNING COMMISSION ALTERNATES OF TITLE 17, PLANNING AND ZONING.

EXECUTIVE SUMMARY:

The Kaysville City Council recently appointed new Planning Commission members to fill the vacancy of 2 positions with the Kaysville City Planning Commission. In addition to the 2 regular appointments, the council appointed 2 additional members to serve as alternates in the event that a regular member of the planning commission is unable to attend.

To solidify this option, the attached ordinance has been drafted and as part of Title 17 the Planning Commission is tasked with making a recommendation to the city council for their final decision.

Council Options: Approve / Disapprove

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed ordinance.

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

Attachments: Planning Commission Alternates Ordinance.

ORDINANCE XX-XX-XX

AN ORDINANCE ENACTING TITLE 17-4-7 APPOINTMENT OF PLANNING COMMISSION ALTERNATES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; RATIFYING ACTIONS TAKEN HERETOFORE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City has a desire to run efficient and regularly scheduled planning commission meetings; and

WHEREAS, Kaysville City also has a desire the opportunity to involve more residents in activities that promote civic engagement; and

WHEREAS, appointing alternates to the Planning commission is one way to insure that planning commissions have the requisite number for a quorum and more citizens can be engaged with local government; and

WHEREAS, the City Council of Kaysville City finds it to be in the best interest of its citizens to enact this portion of the Municipal Code.

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

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

SECTION II: Enactment. Title 17, Chapter 4, Section 7, Appointment of Alternates shall be enacted to read as follows:

17-4-7 Appointment Of Alternates

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

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

Section IV: Ratification. Any actions taken heretofore in furtherance of this ordinance are hereby ratified.

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

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this ____day of _____, 2020.

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-25-6, PROJECTIONS INTO REQUIRED YARDS, EXEMPTIONS OR MODIFICATIONS, OF TITLE 17, PLANNING AND ZONING.

EXECUTIVE SUMMARY:

The Planning Commission recently gave direction to city staff to put together a draft ordinance that would allow for some reasonable flexibility in the city's ordinances to help provide an alternate option to the variance process for items the commission has dealt with recently and determined to be acceptable but not legal under the existing code.

An ordinance has been prepared which is included with this report that proposes language to address these projections into side yards on corner lots.

Council Options: Approve / Disapprove

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed ordinance as written.

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

Attachments: Ordinance 20-02-01 and example showing what ordinance would permit.

**KAYSVILLE CITY
ORDINANCE 20-02-01**

**AN ORDINANCE AMENDING SECTION 17-25-6, PROJECTIONS INTO
REQUIRED YARDS, EXEMPTIONS OR MODIFICATIONS, OF TITLE 17
PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES.**

WHEREAS, They Kaysville City Planning Commission has identified desirable construction parameters that are not currently allowed by Kaysville City's Ordinances and cannot be accomodated through the existing variance process; and

WHEREAS, notice of the proposed ordinance amendment was published as required and a public hearing was held wherein the Planning Commission voted in favor of this amendment.

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

SECTION 1: **AMENDMENT** “17-25-6 Projections Into Required Yards, Exemptions Or Modifications” of the Kaysville City Code is hereby *amended* as follows:

A M E N D M E N T

17-25-6 Projections Into Required Yards, Exemptions Or Modifications

Certain architectural features may project into required yards or courts as follows:

1. Every part of a required yard shall be open to the sky, unobstructed except for accessory building in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, and other ornamental features.
2. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five feet (5'); and the ordinary projections of chimneys and flues are permitted.
3. Architectural features which shall not be allowed to project into required yards or courts include, but are not limited to, decks and balconies.
4. Where the following conditions exist, a limited amount of building may be allowed to encroach into a required side yard against a street:
 - a. The property is a corner lot that contains an acute angle or curve,
 - b. The property line and primary facade of the building do not parallel each other,
 - c. The encroachment does not exceed more than 3 feet at any point,
 - d. No more than 20 square feet of building or structure encroaches into the required yard,
 - e. Unless permission is granted by the easement holder, there is no encroachment into any easements.

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

SECTION 3: EFFECTIVE DATE This Ordinance shall take effect 20 days after being passed and adopted by the City Council.

PASSED AND ADOPTED BY THE KAYSVILLE CITY COUNCIL

_____.

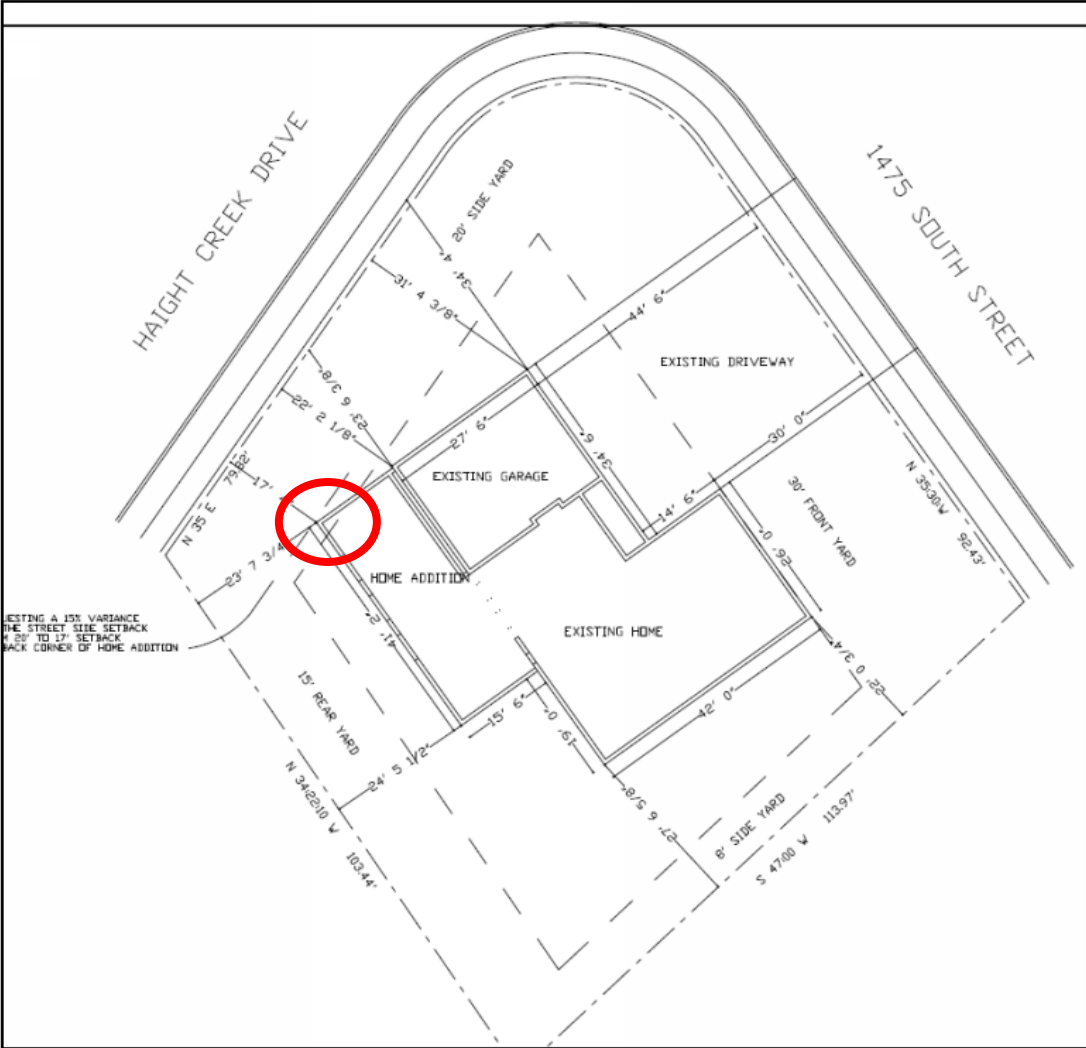
	AYE	NAY	ABSENT	ABSTAIN
Council Member Adams	_____	_____	_____	_____
Council Member Barber	_____	_____	_____	_____
Council Member Blackham	_____	_____	_____	_____
Council Member Lortz	_____	_____	_____	_____
Council Member Tran	_____	_____	_____	_____

Presiding Officer

Attest

Katie Witt, Mayor, Kaysville City

Annemarie Plaizier, City Recorder
Kaysville City



CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: The Langdon Group

SUBJECT/AGENDA TITLE: Adoption of Strategic Plan

EXECUTIVE SUMMARY:

The included plan has been in the works for several months and was most recently presented to the City Council in January for their initial introduction the draft report. Based on some final input and comments a mission statement, vision statement, and final guiding principles have been proposed.

Council Options: Approve / Disapprove

Recommended Options: Unless other changes are desired by the council, staff believes that the plan as proposed is ready for adoption.

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

Attachments: Kaysville City Strategic Plan.



Kaysville City

STRATEGIC PLAN

Preliminary Report

January 2020



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

OTHER J-U-B COMPANIES

*Great Neighborhoods.
Active People.
Abundant Opportunities.*

Preface

The objective of the Kaysville City Strategic Plan initiative has been to identify the City's purpose, aspirations and guiding principles. This plan will provide a framework and direction for decision-making in today's changing world and environment.

Understanding how people and neighborhoods intersect to create places to live, work, visit, and recreate was imperative in creating this plan.

The approach started with people and placed them at the center of each phase and task of the process. Significant emphasis and resources were placed on individual involvement and community building throughout this process. This approach was necessary to ensure that perceptions, concerns, values, problems, opportunities, needs and solutions were understood. The process allowed for the development of a unique

Community Mission Statement, Community Vision Statement, and Guiding Principles that were developed for the people of Kaysville, by the people of Kaysville.

The Community Mission summarizes the purpose and associated responsibilities of Kaysville City: a simple, concise and direct statement about what it does and why.

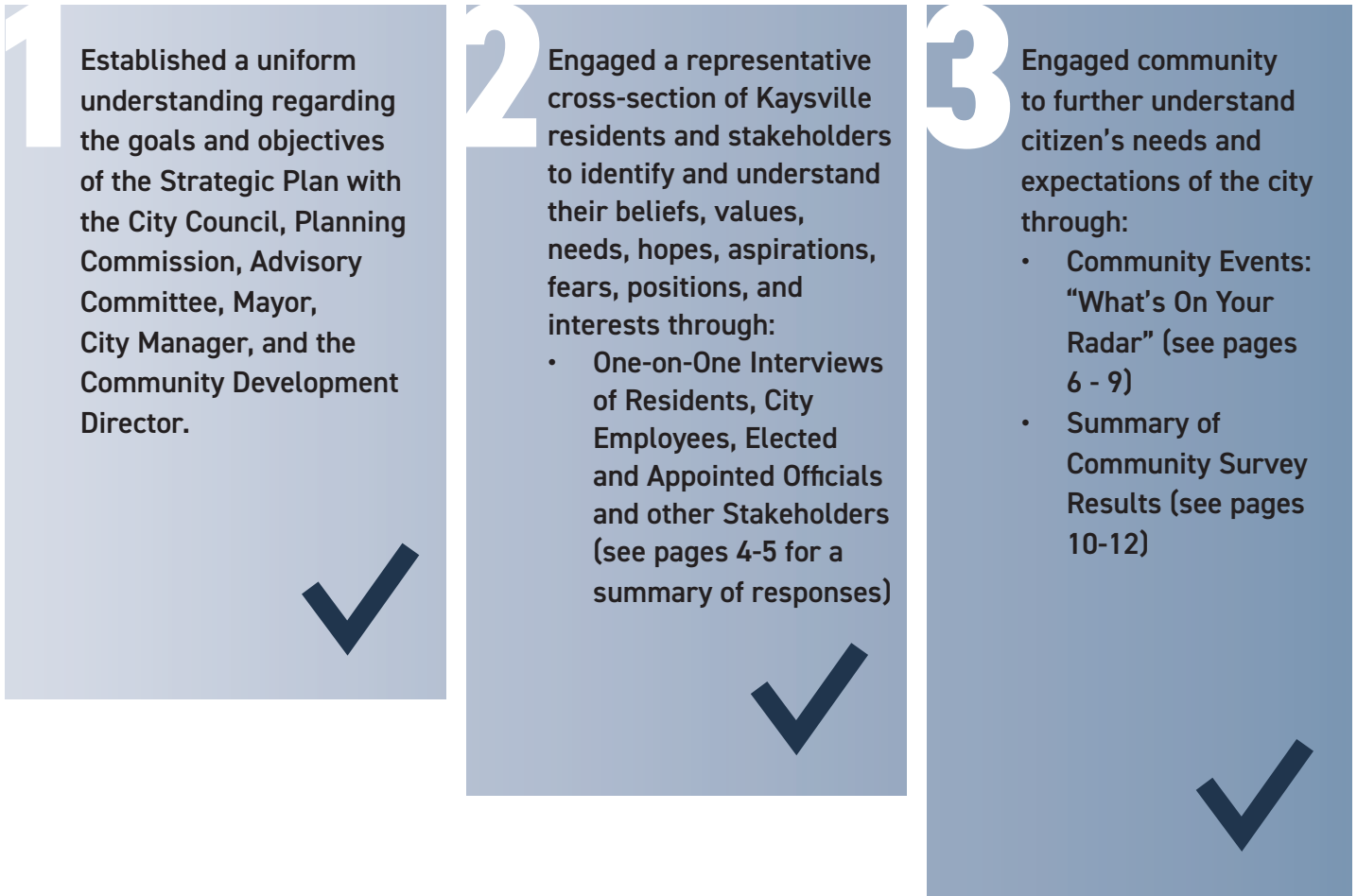
The Community Vision is a statement identifying the ideal future of the community that is aspirational and expresses the internal values, beliefs or philosophy that directs how the City carries out its mission.

Guiding Principles are the values, culture, ideals and ideas that are found to be most important to residents of the City.

Timeline

-
- 2019**
- March 28
Kickoff Meeting
 - April 12
Key Outreach and Stakeholder Development Meeting
 - April - May
Interview Question Set developed
First interviews conducted
 - May - June
Interviews conducted
Input analyzed and summarized
 - July - August
Broader public engagement at 4th of July activities, Kaysville Stroll, Housing Open House and at City Hall
 - August
Strategic Plan overview and update sent in City newsletter
 - August - September
Key themes and insights developed
 - September 5
Workshop with City Council, Planning Commission, and Advisory Committee
 - October
Update sent in City Newsletter
 - October - November
Community survey
 - November
Draft Mission, Vision and Guiding Principles developed and prototyped
 - November 21
Advisory Committee Workshop
 - December
Draft Strategic Plan developed

Process



The City's approach was to have each step inform the next and build upon the previous.

- The **One-on-One Interviews** informed the **Broader Public Outreach** at community events.
- The **One-on-One Interviews** AND the **Broader Public Outreach** at community events informed the **Community Survey**.
- All of these inputs were broken down into and informed the elements of the **Mission, Vision and Guiding Principles**.

Dialogue Heard One-on-One Interviews

Kaysville is:

A quiet bedroom community with minimal traffic and good schools.

Growing, but still feels like a small town.

Is a safe place with people who love living here.

The City should:

Provide services such as police and fire.

Build and maintain necessary infrastructure.

Continue to maintain public parks and preserve more open space.

I wish:

There were more events and opportunities to be involved.

There were more diverse housing options throughout the community.

Kaysville had a better sense of place.

What is important to you about Kaysville now and as it plans for the future?

- » Roads, Traffic & Infrastructure
- » Parks, Trails & Recreation
- » Business & Retail Attractions
- » Fiscal Responsibility
- » Safety

- » Inclusive & Connected Community
- » Tradition & History
- » Affordable Living
- » Education
- » Family Friendly

What should be the key focus areas for the community's future?

Sense of Place & Identity

History and Tradition
Preserve and Improve
Downtown and Main Street
Neighborhood Beautification



Community Events & Programming

Civic Engagement Opportunities
City-sponsored Events
Education and Technology



Economic Opportunities & Supporting Infrastructure

Business-Friendly Culture
Fiscal Responsibility
Growth/Redevelopment Planning



Housing & Livability

Provide Mixed-Use Options
Provide Multiple Housing Types
& Options
Access to Amenities & Services



Recreation & Environment

Preserve/ Develop Parks & Trails
Facilities for Arts, Activities & Athletics
Recreation Activities & Programs



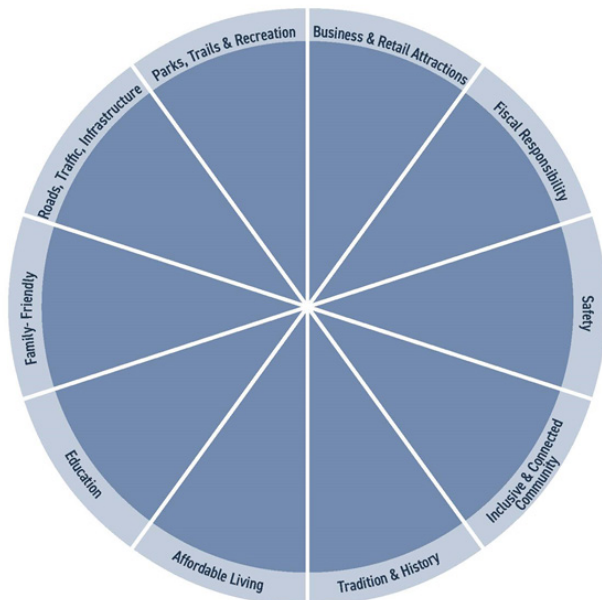
Health & Safety

Police, Fire, Emergency Response
Services
Reliable Infrastructure
Protection of Natural Resources &
Environment

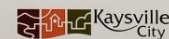
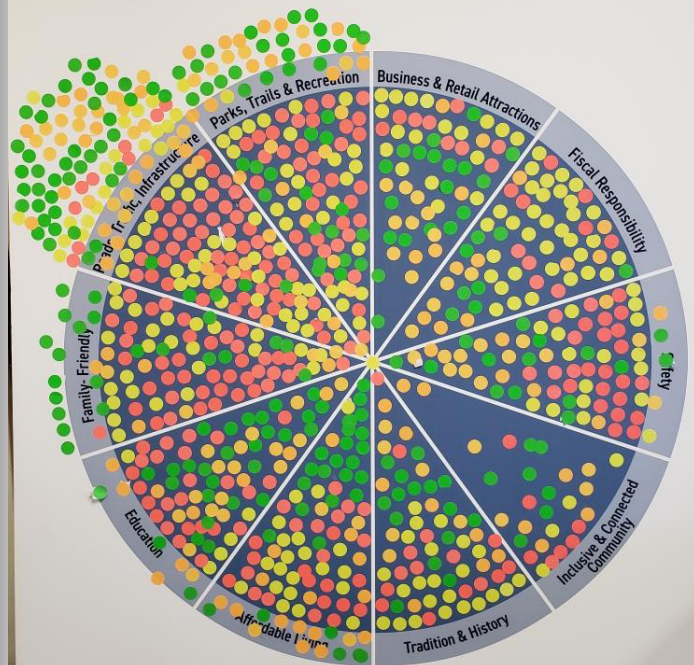


Dialogue Heard Broader Public Engagement

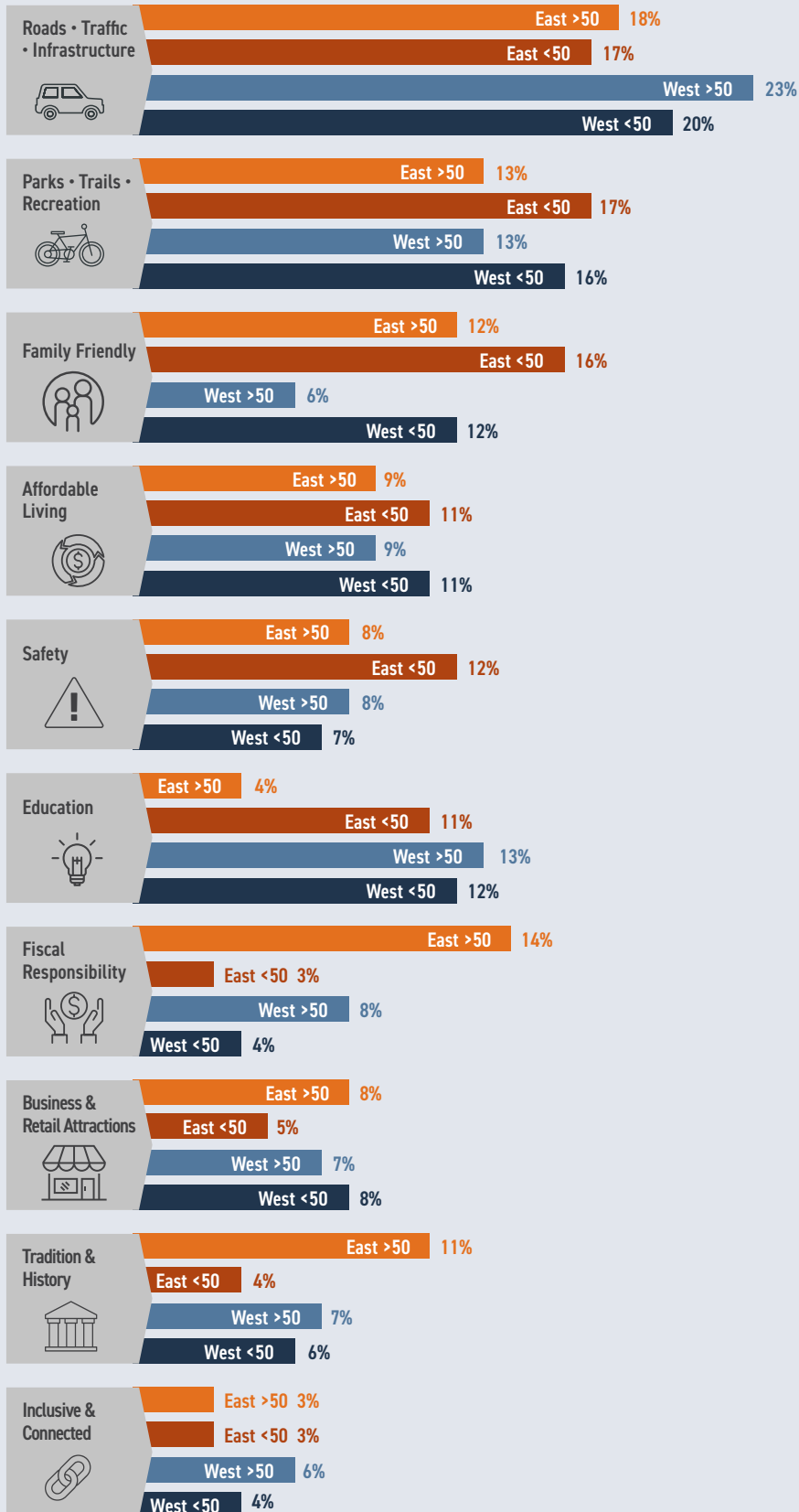
What is **IMPORTANT** to you
about **KAYSVILLE NOW** and as
it **PLANS** for the **FUTURE**?



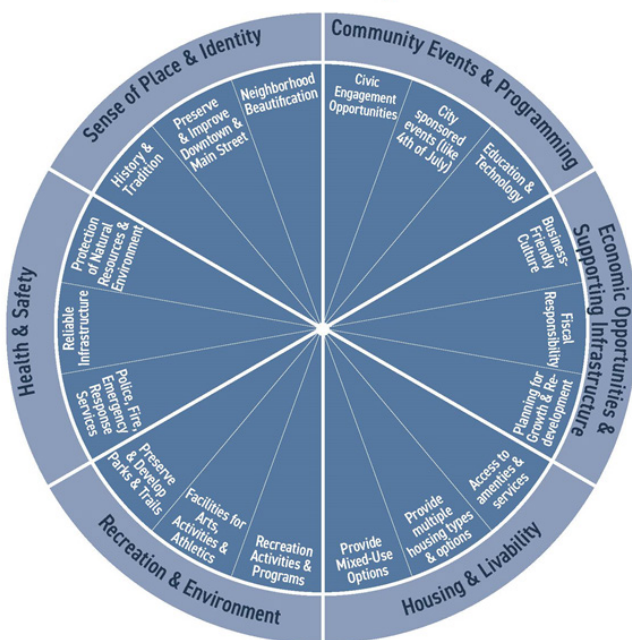
What is **IMPORTANT** to you
about **KAYSVILLE NOW** and as
it **PLANS** for the **FUTURE**?



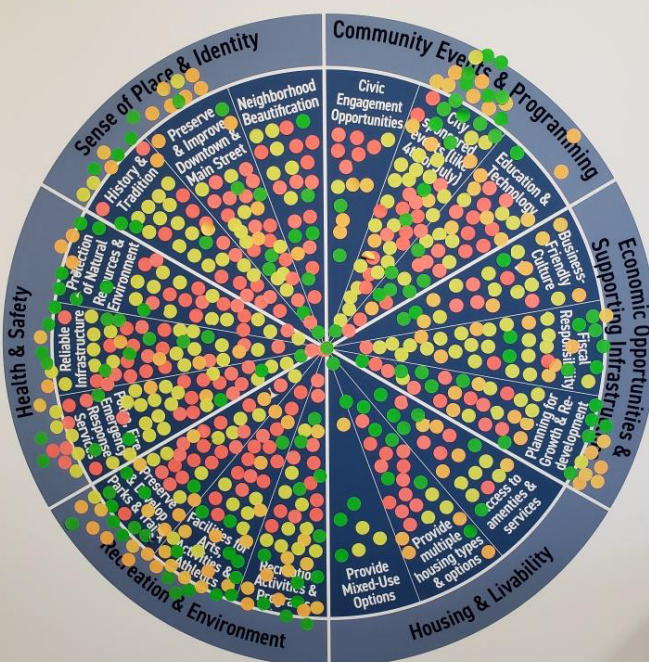
Responses



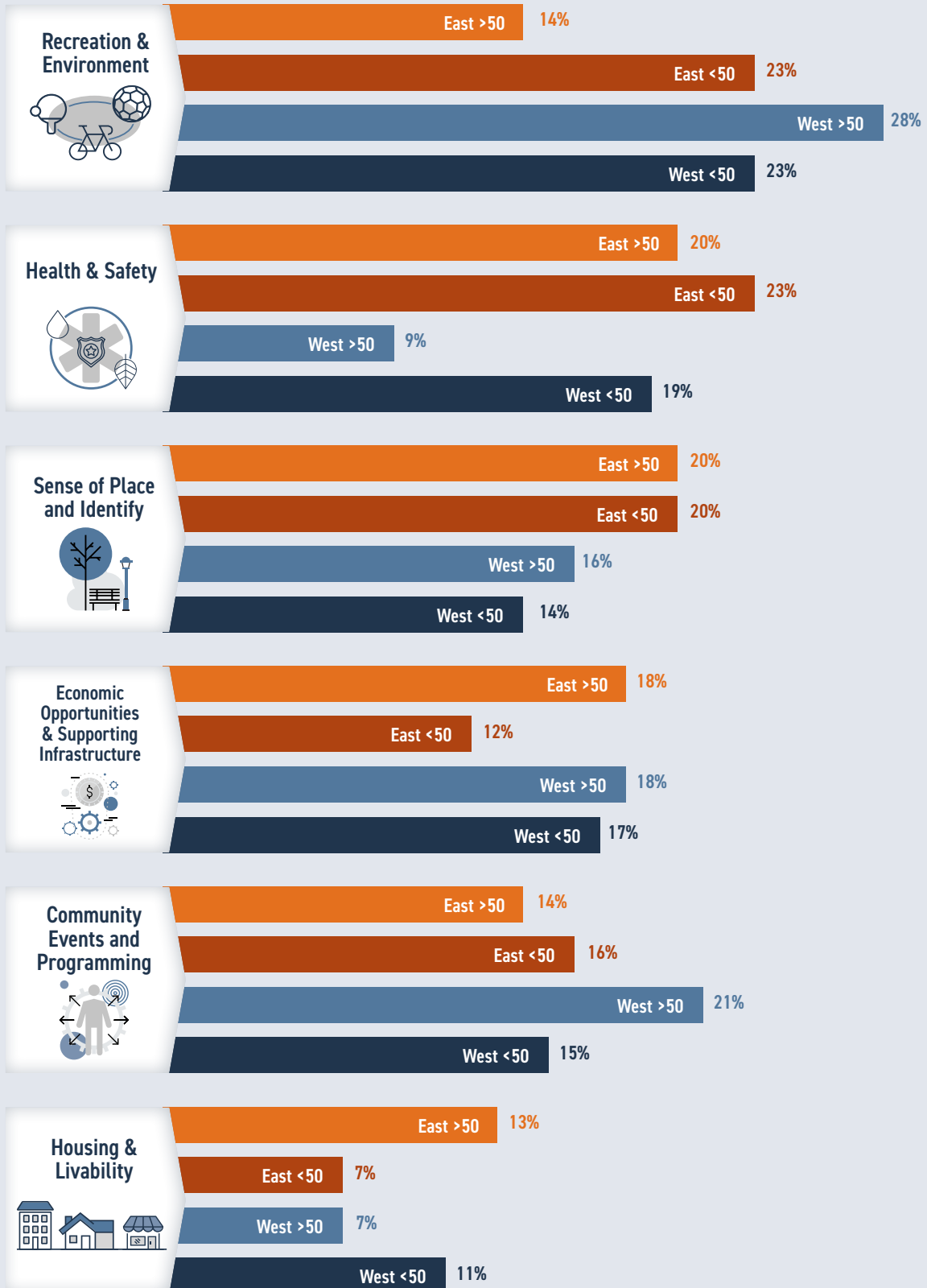
What should be the KEY FOCUS AREAS for the community's future?



What should be the KEY FOCUS AREAS for the community's future?



Responses



Community Survey Statistical Analysis

Questions were developed using input from the Advisory Committee, Planning Commission, and City Council and the information from public outreach at community events throughout the summer.

Sample Size Calculation

Target Sample Size: 380

Sample Size was calculated using a 95% confidence level with a margin of error of 5%. Confidence level is the probability that the sample's results can be inferred on the survey's population. Survey industry standard is 95%. Margin of error is the plus/minus range that can be placed on the samples results to indicate where the population's results would fall. Survey industry standard is 5%.

$$\frac{0.5 \times (1 - 0.5)}{0.05 \div 1.96^2} = 384.16$$
$$\frac{384.16 \times 32,000}{384.16 + 32,000 - 1} = 379.6$$

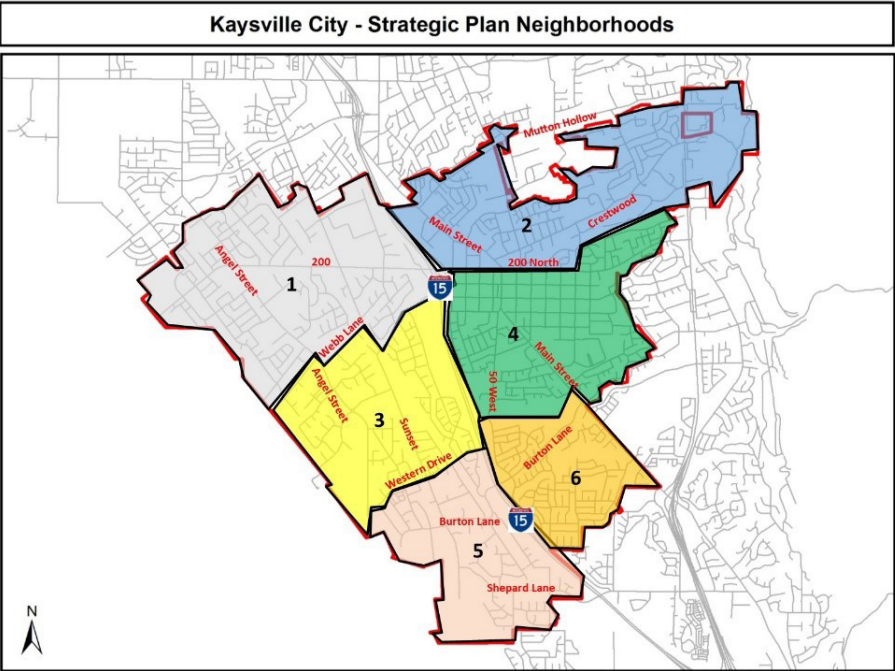
Achieved Sample Size: 705

The team also wanted to ensure that neighborhoods were geographically represented:

Regions in the survey and percent of total with number of respondents from each:

ANSWER CHOICES	RESPONSES
1. NW	24% 169

4. E Central	17% 118
3. W Central	15% 107
2. NE	14% 101
5. SW	13% 91
6. SE	12% 86
Outside City Limits	4% 29



Dialogue Heard Community Survey

Elements of a Community Mission Community Survey Responses

a	Distinctive Competence <i>(What makes Kaysville different; What we want emphasized; What we want others to think of Kaysville)</i>	Safe and quiet
		Family friendly communities and neighborhoods
		Active people
		Where people want to live
		Quality schools and strong educational opportunities
		Rural feel ideally located with access to transit, amenities, larger cities
b	What <i>(Citizen needs are attempting to fill - not what products and services are offered)</i>	Health and safety
		Ability to get around
		Access to fill needs
		Educational opportunities
		Ability to recreate
		Opportunities
		Environment to live the best life – high quality life
		Clean, safe, well-maintained parks and facilities
		A place where their kids can raise their families
		Fiscal responsibility
		Strong leadership that serves others
c	Who <i>(Primary user)</i>	Current residents (with consideration to future generations and businesses)
d	Why <i>(Reasons or motivations)</i>	Ability to live the best life – high quality life
		Active, opportunistic community for better planning and decision-making.
		Meet basic needs of citizens
		Family friendly communities
e	How <i>(Tasks, technology, methods)</i>	Balance fiscal responsibility and growth through informed leadership.
		Foster strategic partnerships and relationships for better decision making.
		Invest in infrastructure:
		» Adequate and clean water supply » Quality public schools » Reduced traffic congestion and improved roads

e How <i>(Tasks, technology, methods)</i>	Develop Parks, Recreational facilities, programs, and opportunities: » Neighborhood parks » Playgrounds » Outdoor swimming pool/water park » Indoor swimming pool » Trails: walking/running/biking trails
	Leadership and staff that understand its residents and are sensitive to their needs
	Strong police, fire, emergency response services
	Healthy infrastructure: repair, restore, strengthen, build
	Protect natural resources/environment
	Emphasize transportation system: roads, traffic, and connectivity
	Opportunities for government and the public to collaborate and have meaningful dialogue

Elements of a Community Vision

Public Survey Responses

a What the City Does; the Outputs	Provides a safe environment
	Meets residents needs
	Fosters family friendly centered communities and neighborhoods
	Family centered community
b Unique Twists the City Brings to the Outputs <i>(This is why we're successful when others might fail)</i>	Supports quality schools and educational opportunities
	Emphasis on strong and reliable police, fire, emergency response services
	Government officials and employees are altruistic and serve the best interests of the community
	Embrace fiscal responsibility and growth through informed leadership.
	Foster strategic partnerships and relationships for better decision making.
	Emphasis on infrastructure for: » Adequate and clean water supply » Quality public schools » Reduced traffic congestion and improved roads
	Parks and recreation a priority.
	Develops parks, recreational facilities, programs, and opportunities
c High-level Quantification <i>(Scope)</i>	Current residents (with consideration to future generations and businesses)
	Rural feel with excellent access to (more stuff)
d Relatable, human, 'real world' aspects. <i>(These things should provide a solid mental image to associate with the vision statement)</i>	Recreational facilities, programs, amenities, and opportunities
	Where people want to live
	Can live a high-quality life
	A place where our kids can raise their families
	Ability to live the best life – high quality life
	Clean, safe, well-maintained parks and facilities
	Connectivity to places, people and past progress
	Respects history while embracing progress and opportunity

Kaysville Strategic Plan

Mission

Kaysville is a family friendly, recreationally-active, and economically balanced community that provides a welcoming, safe, and connected environment for current and future citizens by respecting the historic, small-town charm, fostering educational opportunities, and embracing relationships and progress for a high quality of life.

Vision

Kaysville is where people find the best of small-town life and take pride in the strong infrastructure, safe environments, vibrant parks, recreational and educational opportunities, and the ability to afford and live the best life by embracing fiscal responsibility, progress, and growth through informed leadership, proactive planning, and collaborative partnerships.

Guiding Principles

- Build and maintain quality, long-lasting infrastructure and connectivity to essential needs
- Decision-making based on information, facts and analysis; not ego or individual political agendas
 - » Transparency of elected officials and opportunities for citizens to be heard
- Respect the past, embrace the future
 - » Increase pride in Kaysville through exemplary actions and decision-making
- Create and maximize economic and relational opportunities
 - » Strive for sustainable growth with an emphasis on financial health, integrity, and building public trust
 - » Favor collaboration over competition by supporting community partners and educational institutions
- Welcome thoughtful opinions and experiences to build collective intelligence
 - » Diverse input from various locations and across multiple sections is valued over believing in the lone genius
 - » Check assumptions and turn obstacles into opportunities

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Consideration of a rezone of approximately 3.98 acres of property at 700 South Deseret Drive from the R-2 (One to Two Family Residential) to the LI (Light Industrial) zoning district.

EXECUTIVE SUMMARY:

The subject property was recently rezoned based on a concept tied to a development agreement. As details of the actual development have shaped out, it has been determined that the recent zoning boundary placement does not match the expected use. The applicant is rezoning to adjust the 3.98 acres at the above address to match the development which is actually occurring. This adjustment is still within the parameters of the development agreement which has been previously approved.

Proposed Zoning: [LI : 17-21](#)

Existing Zoning: [R-2 : 17-14](#)

As a rezone, this decision should be looked at based on its compatibility with the City's General Plan and how well the proposed development allowed by the zoning district fits at the specific location and its compliance with the existing development agreement.

Council Options: Approve / Disapprove

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed rezone.

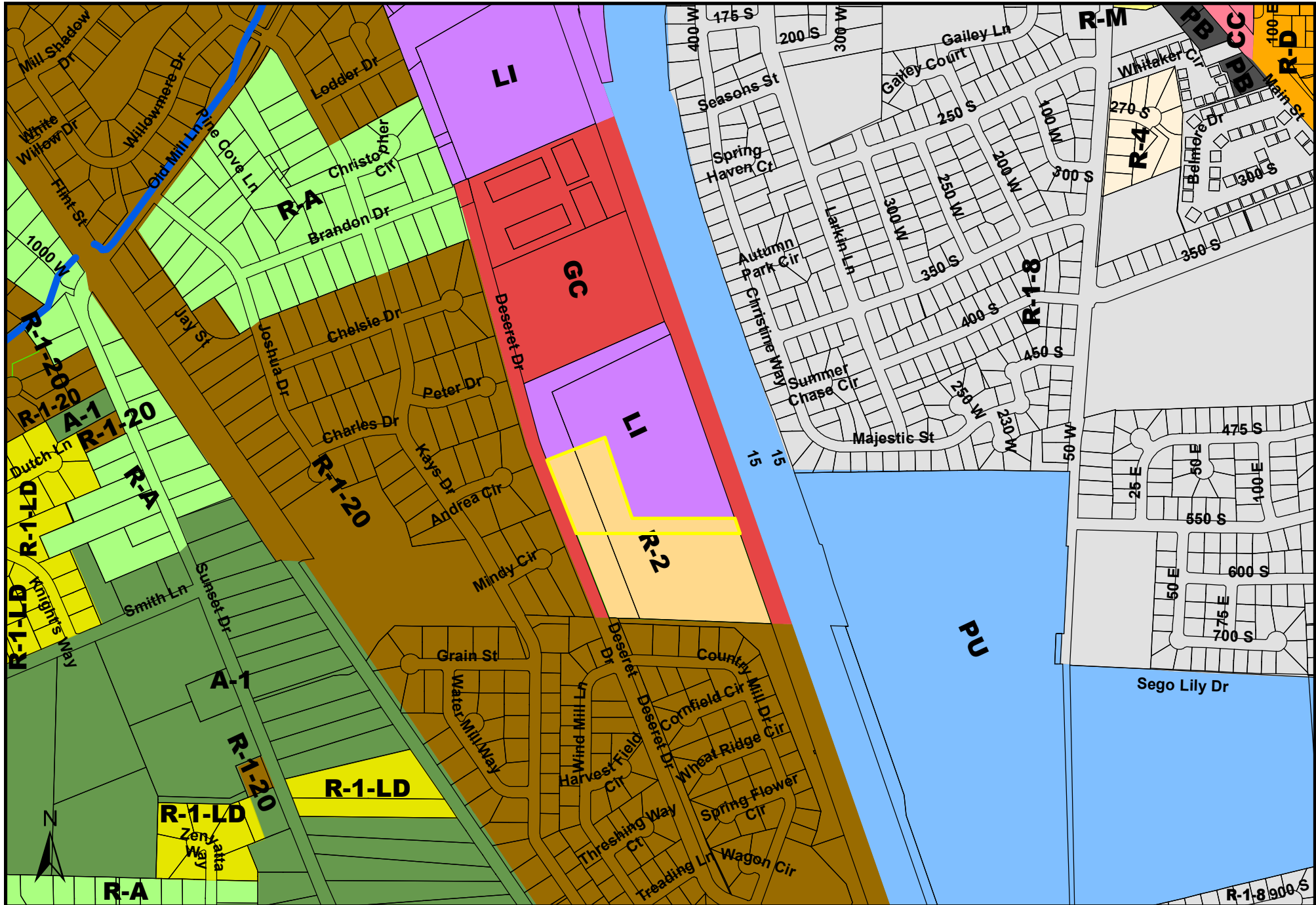
Fiscal Impact & Fund Source for Recommended Action: N/A

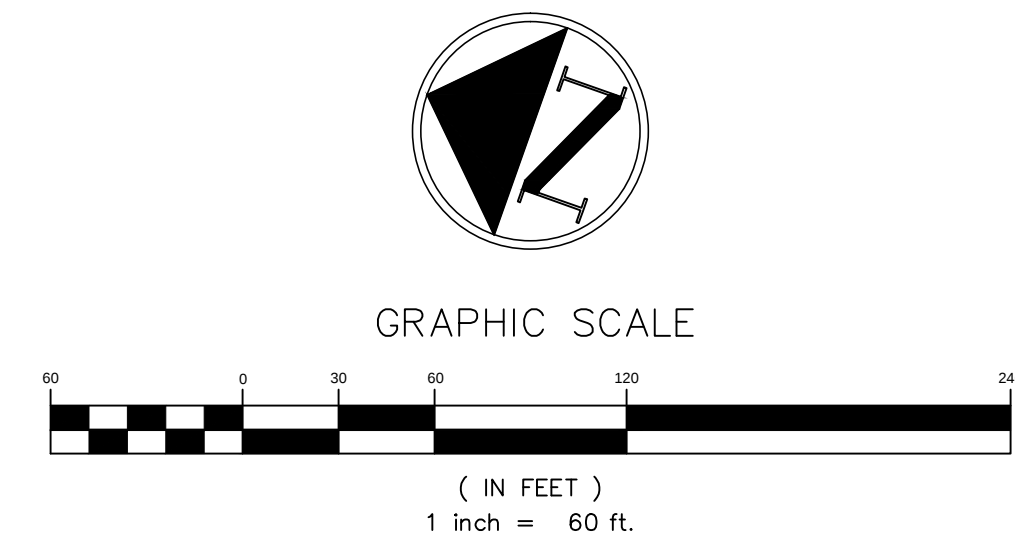
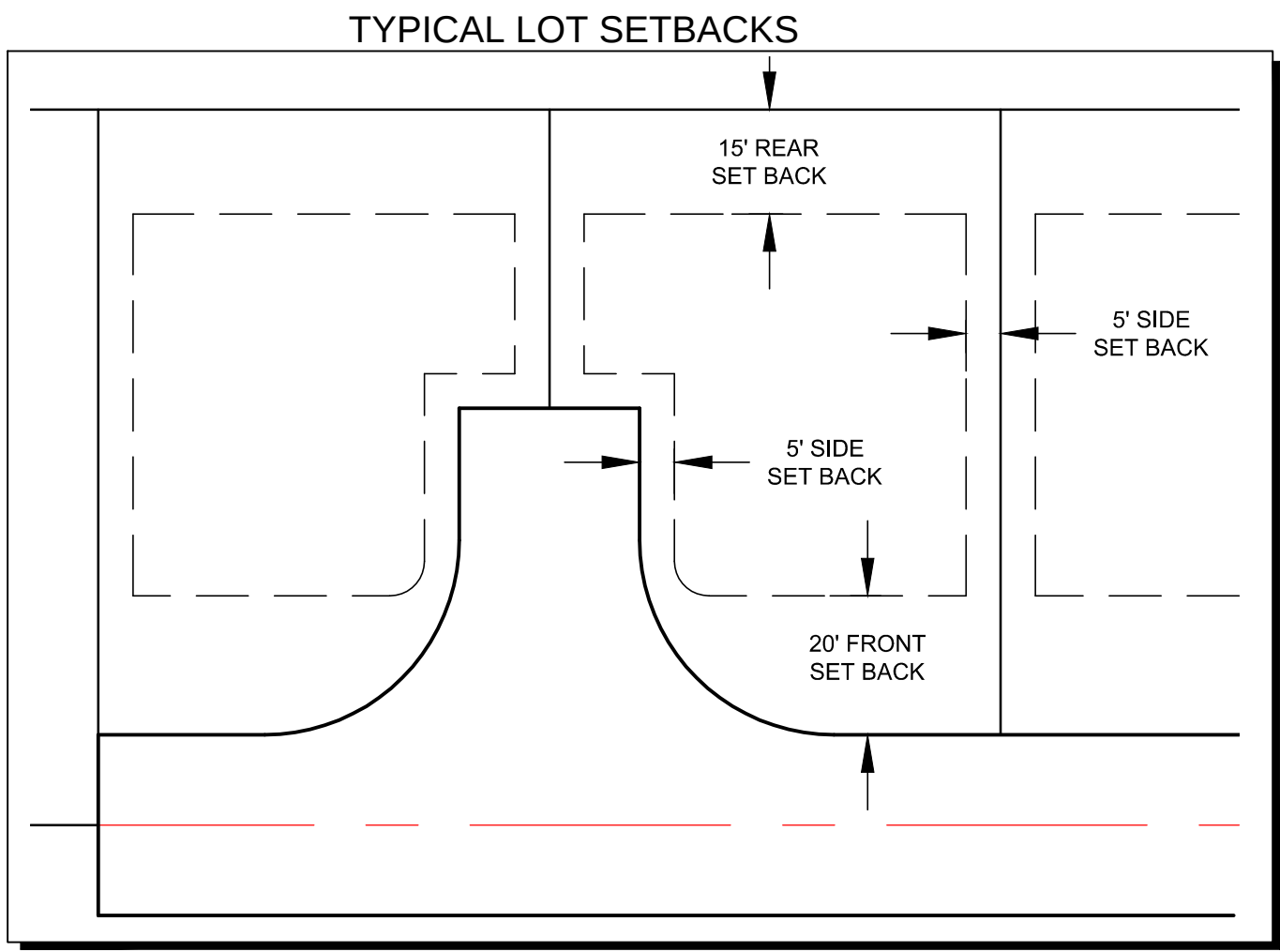
Attachments: Area Map, Zoning Map, Preliminary Plat, Rezone Ordinance

700 S Deseret Zoning Boundary Adjustment from R-2 to LI



700 S Deseret Zoning Boundary Adjustment from R-2 to LI

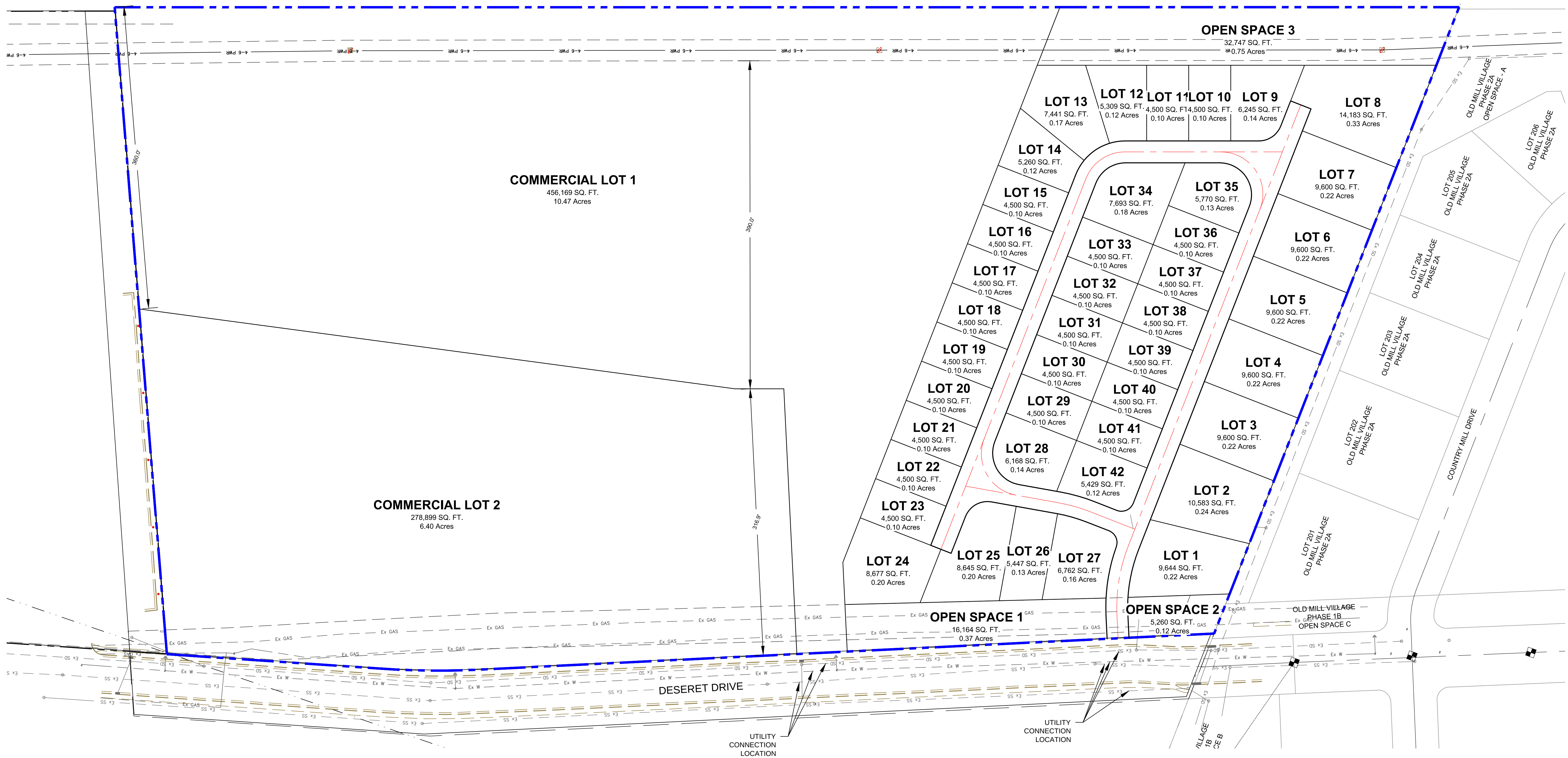




INTERSTATE - 15

FRONTRUNNER TRACKS

UNION PACIFIC RAILROAD



REVISION

DATE

NO.

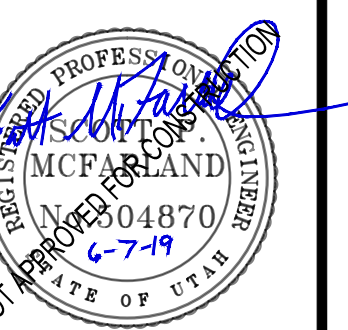
DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH

DESERET DRIVE SUBDIVISION
PRELIMINARY PLAN

KAYSVILLE CITY, DAVIS COUNTY, UTAH

Scott B. McFarland, PE
Project Manager
247 East 1375 South
Kaysville, Utah 84037
801.265.6797 (P)
sbmcf@yaleo.com

MEA
MEASUREMENTS
& ASSOCIATES, INC.



DESIGN: SPM
DRAWN: SPM
CHECKED: SPM
DATE: 12-15-19

SHEET:
PRELIM

ORDINANCE NO. 20-XX-X

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-2 ZONE TO THE KAYSVILLE CITY LI ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City R-2 and placing it in Kaysville City LI zoning district; and

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

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

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

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

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

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 3.98 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-2 zone and placing the same in Kaysville LI zoning district with the PRUD overlay.

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

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____, 2020.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Elms on Flint PUD Subdivision Preliminary Plat and consideration of the PRUD (Planned Residential Unit Development) Overlay zone and development agreement for 1.5 acres of property at 191 South Flint Street.

EXECUTIVE SUMMARY:

The Planning Commission recently reviewed a proposal at this subject property for a 5 lot subdivision in the R-1-10 PRUD zone. The City Council voted to deny the request stating that 5 homes were too many for the subject lot.

The applicant is back with a proposal that works under the existing R-1-20 zone where all lots are at least 20,000 sq. ft. in size. The subdivision is a private street subdivision which requires the PRUD overlay zone. The proposal would utilize the existing street and infrastructure on site. A development agreement has been created that would allow for the PRUD overlay and private street type development. The agreement would keep all yards the same as a standard R-1-20 subdivision however the developer has asked to be able to put portions of the home as close as 15' to the private street rather than 20'. This would effectively allow a front port to be closer to the private street, the garage must be at least 20' from the street.

Council Options: Staff is seeking a motion regarding the PRUD Overlay Zone and Development Agreement, and another motion regarding the Preliminary Plat.

Recommended Options: The Planning Commission voted unanimously to recommend approval of the Overlay Zone and Development agreement as proposed. The Planning Commission also voted to recommend approval of the Elms on Flint PUD Subdivision Preliminary Plat.

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

Attachments: Area Map, Development Agreement, Subdivision Plat, PRUD Overlay Ordinance.

When Recorded, Return to:
Kaysville City
Community Development Office
23 East Center Street
Kaysville, UT 84037

Affecting Tax Parcel No.: 11-098-0074

**DEVELOPMENT AGREEMENT
FOR A PRIVATE STREET SUBDIVISION**

THIS AGREEMENT is made and entered into this ____ day of _____, 2020 by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the “City”), and DEVELOPER (hereinafter the “Developer;”) (“Developer” includes successors and/or assigns of DEVELOPER), as follows:

RECITALS

WHEREAS, Developer is desirous of developing a single family subdivision (the “Subdivision”) on certain real property located in the City of Kaysville, County of Davis, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A and the Area Description of Section 1 A.; and

WHEREAS, the purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Subdivision and other terms and conditions pursuant to which the Subdivision proposed by Developer is to be developed within the City; and

WHEREAS, the City is willing to grant the PRUD (Planned Residential Unit Development) overlay upon approval of a final plat and to authorize the development of the subdivision proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. GENERAL DESCRIPTION.

A. Area Description. The property upon which the Facility shall be developed (the “Property”) is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as parcels #11-098-0074.

B. Project Description. The project proposed by Developer is a private street subdivision, which will consist of 3 single family residential lots.

2. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Facility (the “Development Standards”), the following in addition to all other applicable City Ordinances, standards and guidelines:

(1) Architecture. Developer shall construct the Facility in similar compliance and conformance with the Architecture as set forth in Exhibit B, example architecture.

(2) Fencing. Developer shall work with property owners to replace the existing fencing along the south side of the development and private drive.

(3) Landscaping. Landscaping shall be installed as indicated in the Landscape Plan shown in Exhibit C.

(4) Yards. The following requirements shall apply in lieu of standard requirements of the R-1-20 zoning district:

- a. Yards abutting Flint Street: 20 feet
- b. Front Yards abutting the private drive: 20 feet to garage, 15 feet to building
- c. Side Yards: 8 feet – 16 feet between homes within this subdivision.
- d. All other Yards: 15 feet.

Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision , in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer's performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer's rights to develop the Facility in accordance with the approved site plan, construction drawings and building plans is vested.

3. ON-SITE PROJECT IMPROVEMENTS

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, the secondary water provider as applicable, The Central Davis Sewer District, other providers and the State of Utah.

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install street improvements, sidewalks, utilities, and drainage improvements, on Flint Street with the construction of the on-site improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that is has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

6. ASSIGNMENT

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

The City may withhold approval of assignment, without consequence, if the city reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

7. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. ATTORNEY'S FEES

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

9. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

10. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

11. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

12. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

13. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. AUTHORIZATION OF EXECUTION

A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

DEVELOPER

ATTEST:

By: _____

TITLE

TITLE

KAYSVILLE CITY

ATTEST:

By:

Katie Witt
Mayor

Annemarie Plaizier
City Recorder

On the ____ day of _____, 2019, personally appeared before me KATIE WITT, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for himself and herself that he, the said KATIE WITT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said KATIE WITT and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On the _____ day of _____, 2020, personally appeared before me, _____, the signer of the foregoing Development Agreement for DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of DEVELOPER.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

Exhibit A

191 South Flint Street – Parcel ID 11-098-0074

Legal Description: BEG AT A PT ON E'LY LINE OF A 66 FT COUNTY ROAD; SD PT BEING N 899.97 FT & E 2240.97 FT & S 22°55'25" E 624.84 FT FR AN EXIST MONU MARKING THE SW COR OF SEC 33-T4N-R1W SLM & RUN TH N 39°19' E 437.75 FT; TH S 27°13'12" E 144.70 FT TO AN EXIST FENCE; TH S 39°19' W 450.0 FT ALG SD FENCE TO E'LY LINE OF SD COUNTY ROAD; TH N 22°55'25" W 150.0 FT ALG SD ROAD TO POB. CONT. 1.481 ACRES.

191 South Flint Street - PRUD Overlay Zone Request

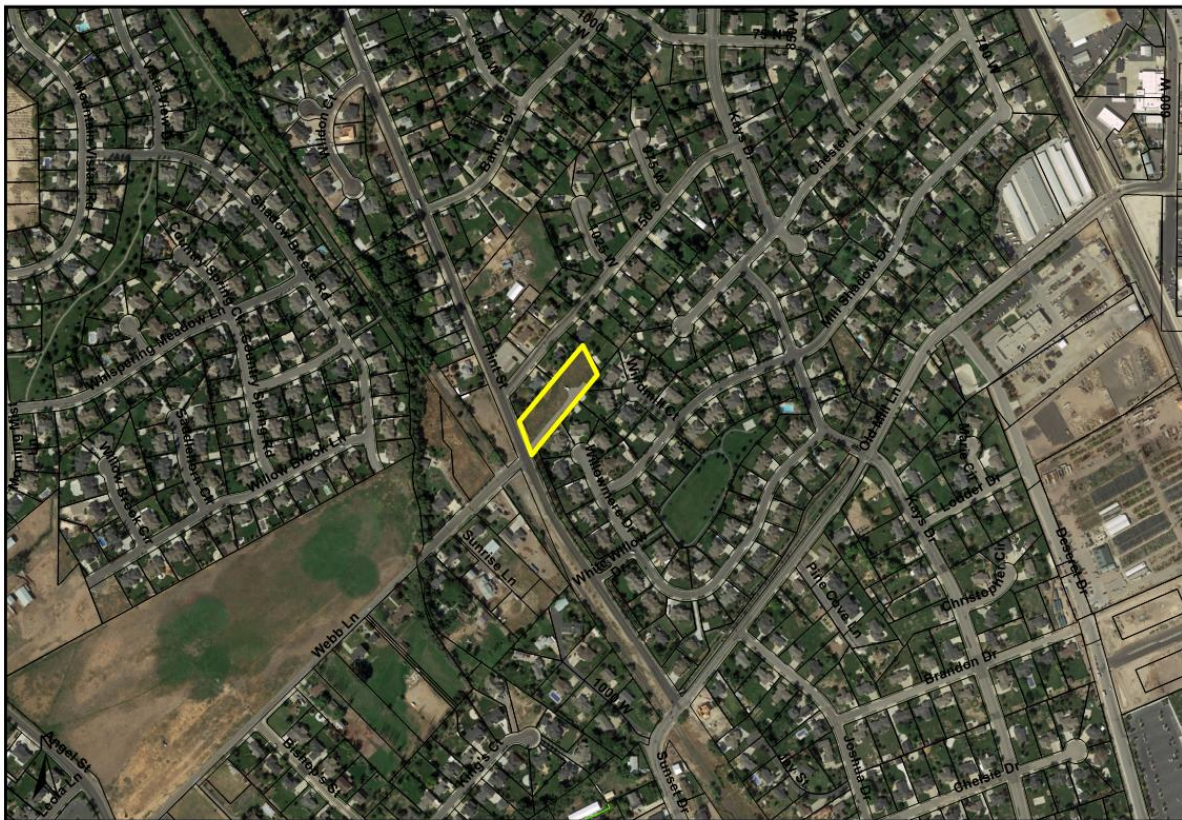
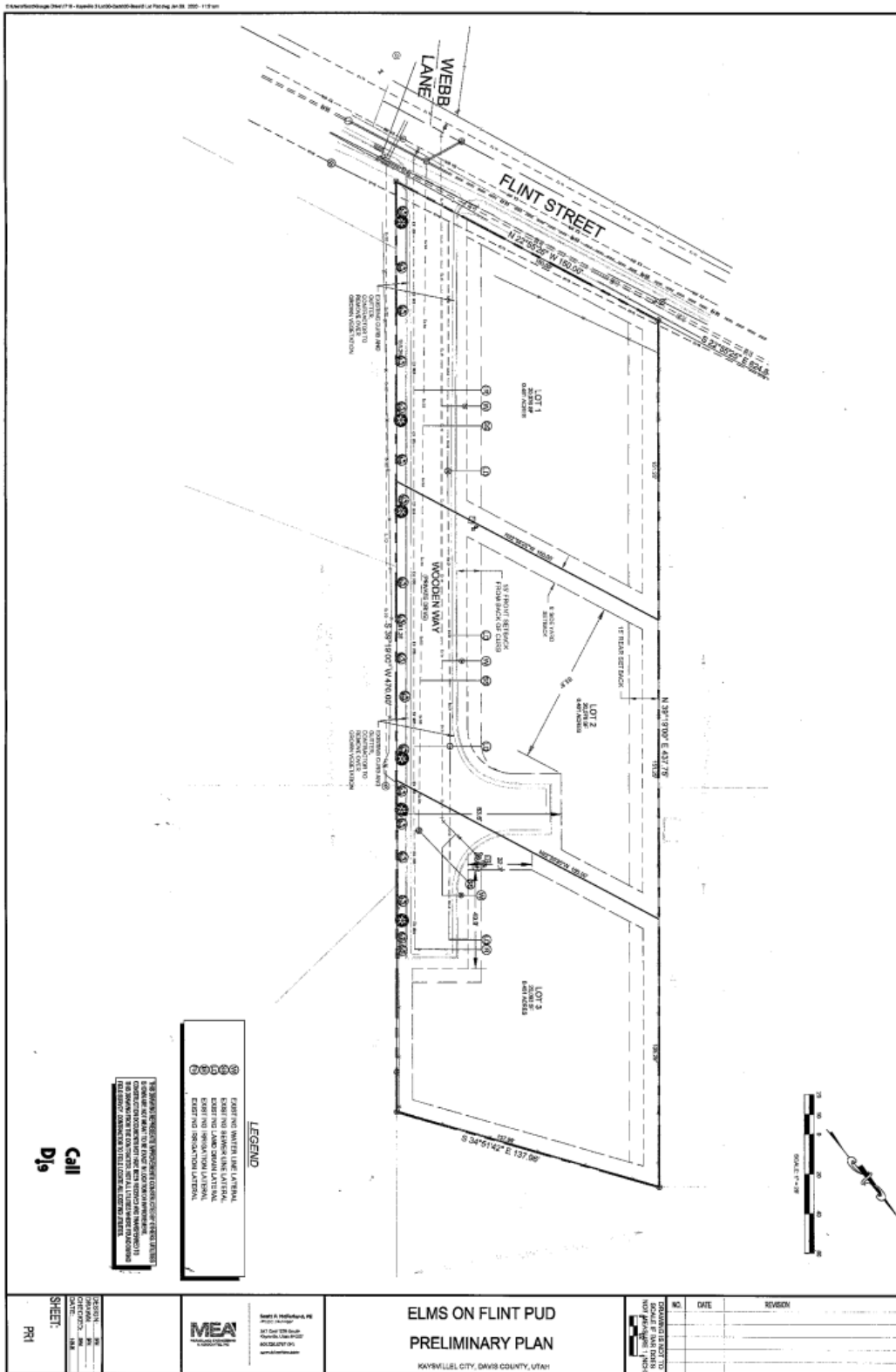


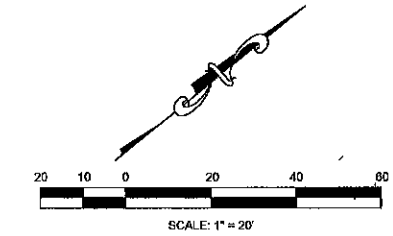
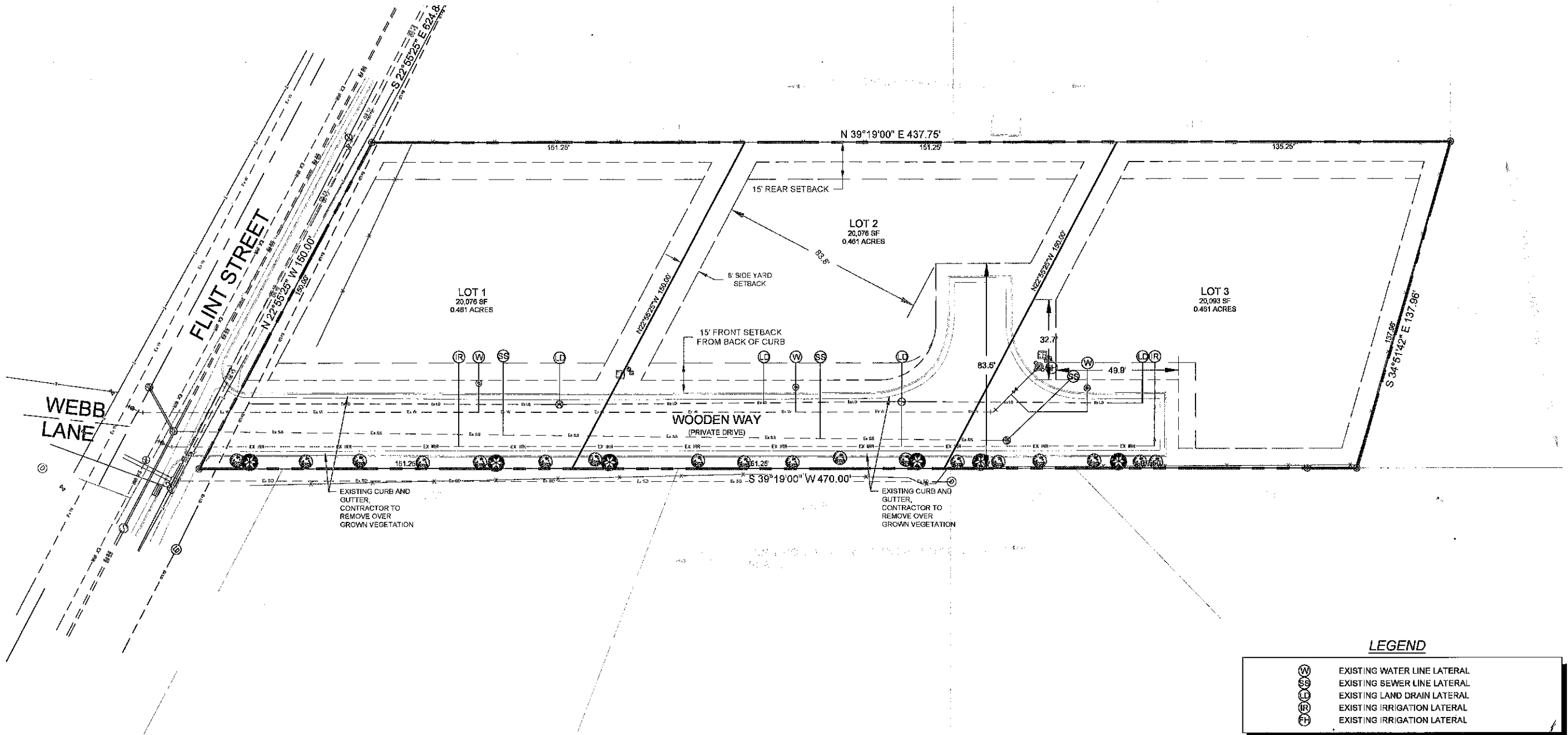
Exhibit B



Exhibit C



C:\Users\Scott\Google Drive\1718 - Kaysville 3 Lot\03-Cadd\03-Basis\01-Plan\03-Jan 29, 2020 - 11:51 am



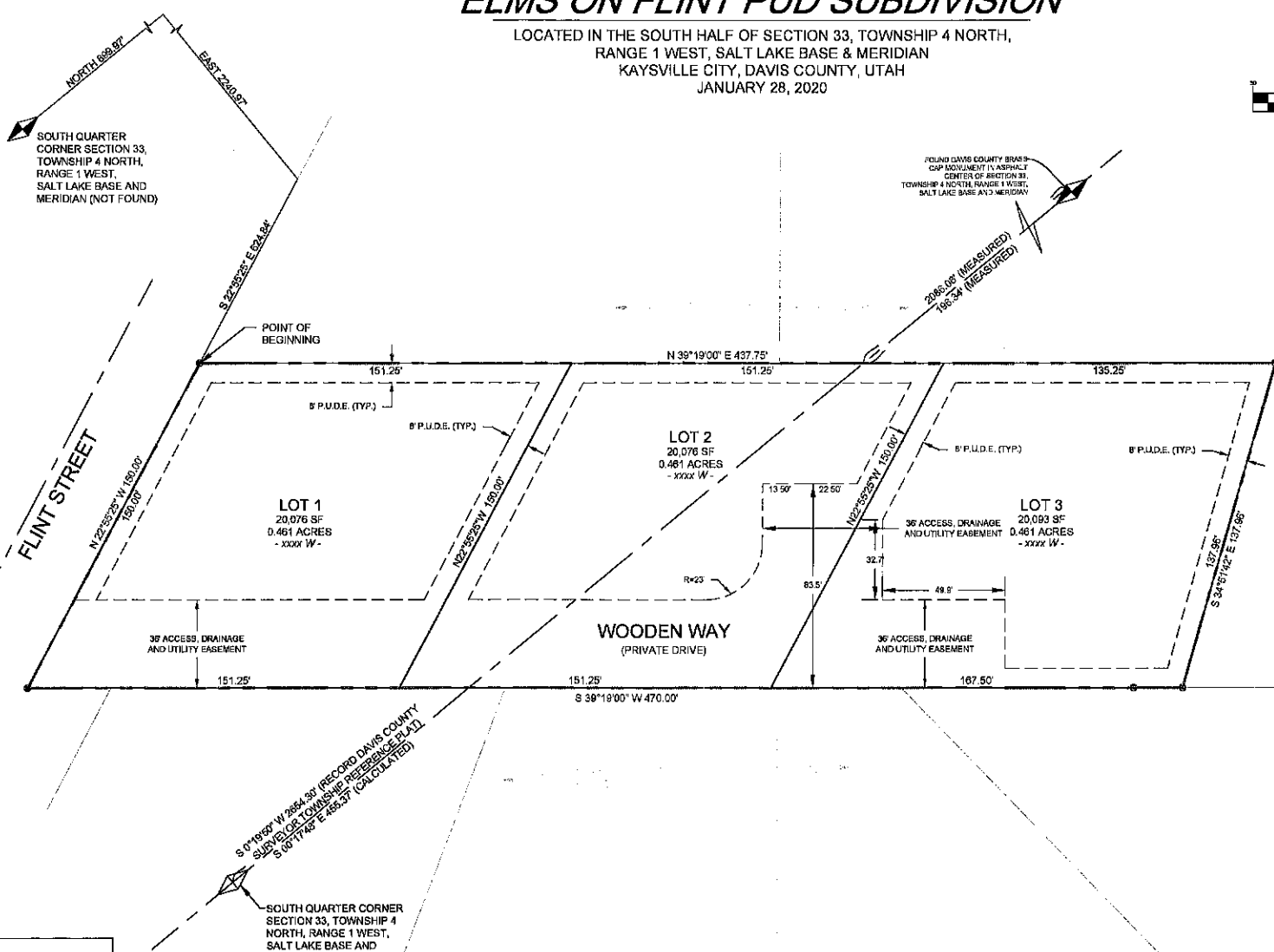
LEGEND	
	EXISTING WATER LINE LATERAL
	EXISTING SEWER LINE LATERAL
	EXISTING LAND DRAIN LATERAL
	EXISTING IRRIGATION LATERAL

THIS DRAWING REPRESENTS IMPROVEMENTS CONSTRUCTED BY OTHERS. UTILITIES SHOWN ARE NOT MEANT TO BE EXACT IN LOCATION OR IMPROVEMENT. CONSTRUCTION DOCUMENTS NOT HAVE BEEN RECEIVED AND TRANSFERRED TO THIS DRAWING FROM THE CONTRACTOR. NOT ALL UTILITIES WHERE FOUND DURING FIELD SURVEY. CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITIES.

Call
DJ

NO.	DATE	REVISION
DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1"=20'		
ELMS ON FLINT PUD		
PRELIMINARY PLAN		
KAYSVILLE CITY, DAVIS COUNTY, UTAH		
Scott B. McCallum, PE Professional Engineer 340 East 1200 South Kaysville, Utah 84037 801.726.6707 scott@scottbmc.com		
DESIGN: SPH DRAWN: SPH CHECKED: SPH DATE: 1-29-20		
SHEET: PR1		

LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
JANUARY 28, 2020



I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431166, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS, ELMS ON FLINT PUD SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
1. The boundary is located on the north side of the property, adjacent to the existing road. 2. The boundary is located on the east side of the property, adjacent to the existing road. 3. The boundary is located on the south side of the property, adjacent to the existing road. 4. The boundary is located on the west side of the property, adjacent to the existing road.

BEGINNING AT A POINT OF THE EASTERLY LINE OF A .88 FOOT COUNTRY ROAD, SAID POINT BEING NORTH 89.87 FEET AND EAST 2240.97 FEET AND SOUTH 22°56'25" EAST 624.84 FEET FROM AN EXISTING MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASIN MERIDIAN, AND RUNNING THENCE NORTH 39°16' EAST 437.75 FEET; THENCE SOUTH 34°16'42" EAST 137.96 FEET TO AN EXISTING FENCE; THENCE SOUTH 39°19' WEST 470.0 FEET ALONG SAID FENCE TO THE EASTERLY LINE OF SAID COUNTRY ROAD; THENCE NORTH 22°55'25" WEST 150.0 FEET ALONG SAID ROAD TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS
LOCATED AT ALONG THE CENTERLINE OF 150 SOUTH STREET AS SHOWN ON THIS SURVEY PLAT.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO PARCELS, LOTS, AND STRAITS TO BE HEREAFTER KNOWN AS:

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND RIGHTS OF WAY AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

STATE OF UTAH
COUNTY OF DAVIS S.S.

ON THE ____ DAY OF _____ A.D. 2020, PERSONALLY APPEARED BEFORE ME, _____
THE SIGNER(S) OF THE FOREGOING INSTRUMENT, WHO BEING BY
ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

ELMS ON FLINT PUD SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2020
AT _____ IN BOOK _____ PAGE _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	NEW STREET MONUMENT
	(FOUND) WITNESS CORNER
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"

NOTE:
ELMS ON FLINT HOME OWNERS ASSOCIATION
SHALL OWN AND MAINTAIN PRIVATE ROADWAY

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ENGINEER.

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ATTORNEY.

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY PLANNING AND ZONING

CITY COUNCIL ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY COUNCIL.

DEVELOPER
PHIL HOLLAND
(801) 668-1565

CITY ENGINEER _____

CITY ATTORNEY

CHAIRMAN

MAYOR _____

CITY RECORDER _____

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-1-20 ZONE TO INCLUDE THE PRUD OVERLAY, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by adding the PRUD overlay zone; and

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

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

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

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

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

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 1.48 acres, shall be and the same is hereby rezoned and the Zoning Map amended by including the PRUD overlay.

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

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____,
2020

Katie Witt
Mayor

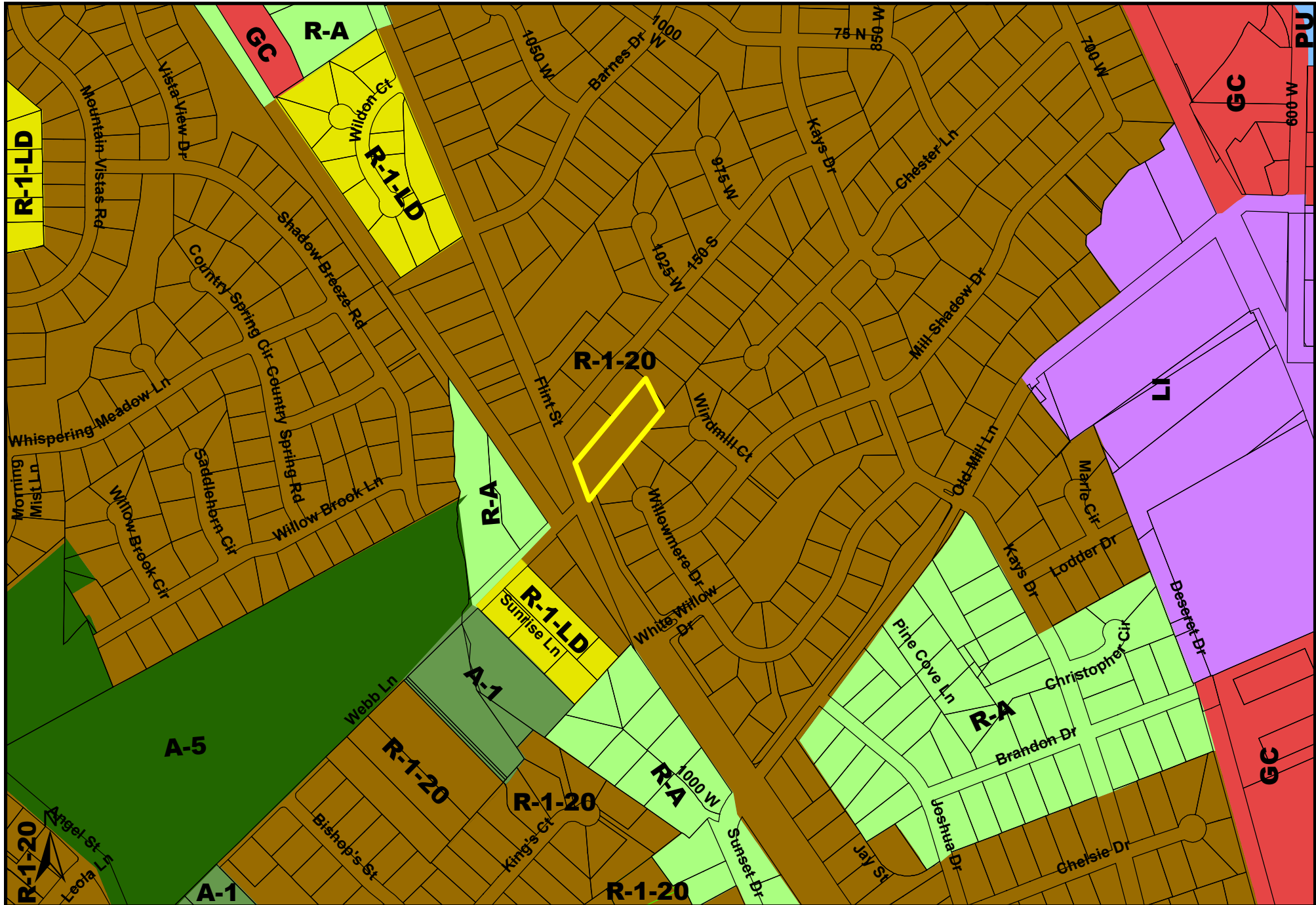
ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

191 South Flint Street - PRUD Overlay Zone



CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Rezone of 2.23 acres of property at 1422 S Sunset Drive to include the PRUD (Planned Residential Unit Development) overlay zone and Preliminary Plat for the Horne Flag Lot Subdivision.

EXECUTIVE SUMMARY:

The 2.23 acre property which is located at the above listed address is zoned R-A (Residential Agriculture). The applicant desires to create a flag lot, with one lot in front now, eventually creating two lots on his family parcel in the front where the existing home is now. A rezone to R-1-LD with a PRUD overlay would allow him to do so. The front lot will contain existing family home and approximately on a 40,130 square foot lot. The flag lot created would include a 30 projection for access onto Sunset Street with total lot size approximately 56,864 square feet.

The R-1-LD zoning would allow for the eventual split of the front lot into 2 approximately 20,000 square ft lots in the future if desired by a double flag lot configuration. Then at this time the applicant will submit new subdivision procedure at this time go to the provisions of the 36 feet projection with 20 feet wide drive

The PRUD overlay zone is a legislative action thus it gives the Planning Commission and ultimately the City Council broad discretion as to where it is applied. While it gives discretion as to where, there are specific standards as to what is developed within this overlay.

17-34-9 Flag Lot Subdivision

1. Development requirements:

1. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
2. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
3. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
4. Accessory buildings shall comply with KCC 17-31-2.

2. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.

3. Applicability:

1. Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.

The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

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

Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.

B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

D. Housing developments should essentially pay for themselves.

PRELIMINARY PLAT

The Horne Flaglot Subdivision preliminary plat includes 2 total lots. The existing home on a standard 40,130 square foot lot fronting Angel Street lot. The single flag lot behind would be approximately 56,864 square feet including 30 foot projection unto Sunset.

Council Options: Approve / Disapprove

Recommended Options:

Rezone:

The Planning Commission voted unanimously to recommend approval of the requested R-1-LD PRUD zone based on its findings of compatibility with the General Plan, how well the proposal works at this specific location.

Subdivision – Preliminary Plat:

As the proposed preliminary plat meets the applicable requirements and standards for a flag lot subdivision, the Planning Commission also voted unanimously to forward a favorable recommendation to the City Council for approval of the Preliminary Plat for the Horne flag Lot Subdivision subject to approval of the PRUD overlay zone.

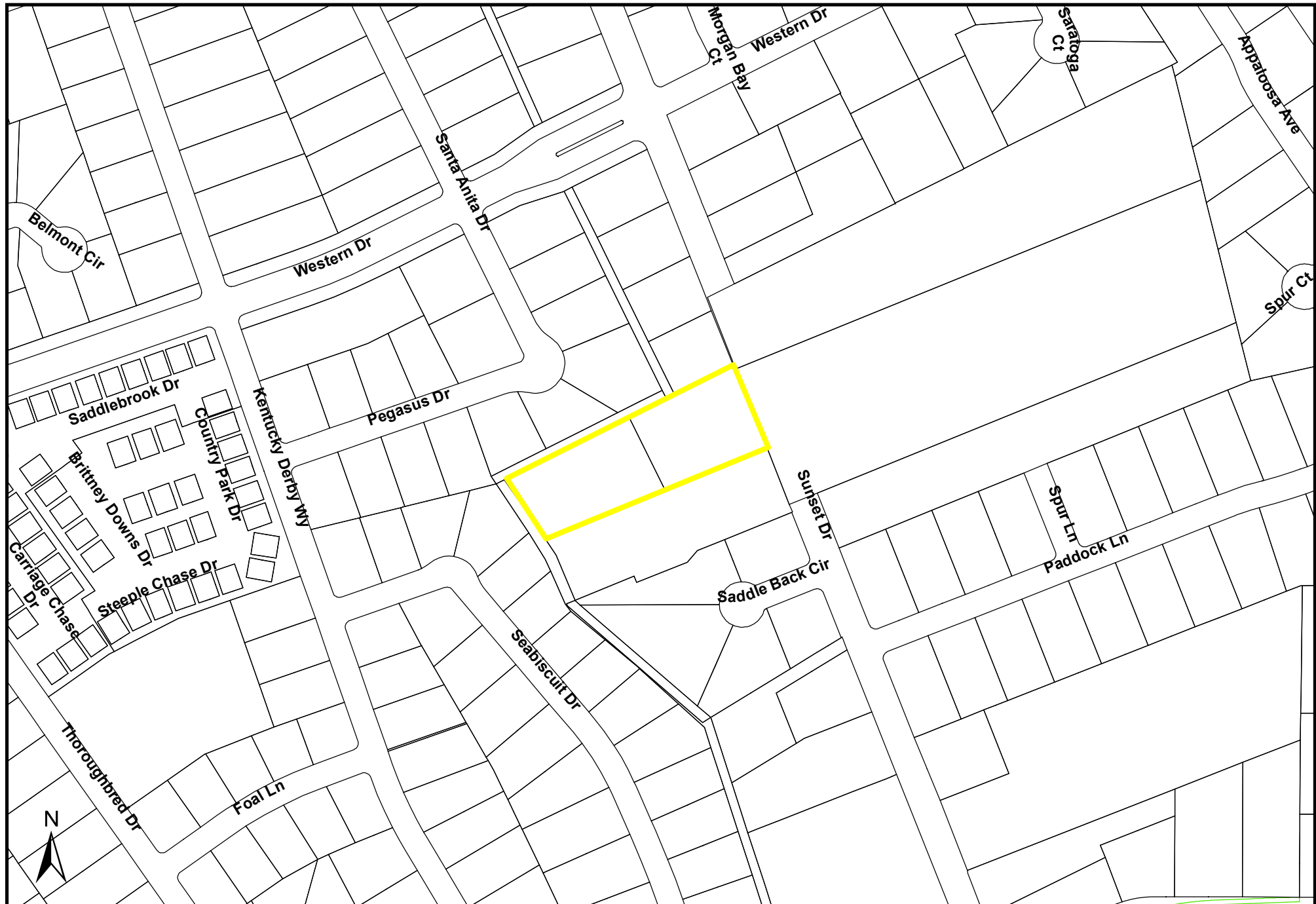
Fiscal Impact & Fund Source for Recommended Action: N/A

Attachment 1: Area Map

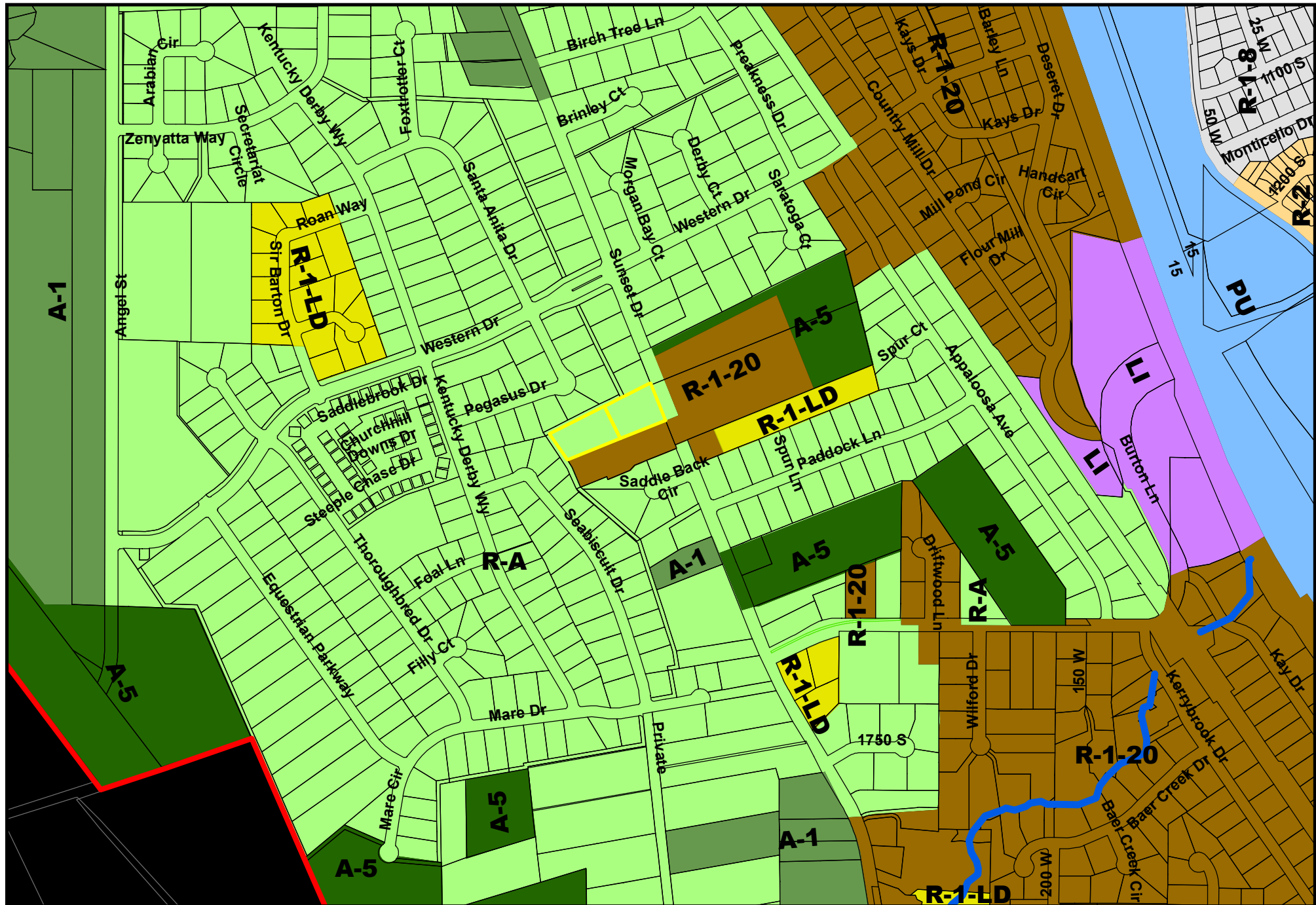
Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

1422 South Sunset Drive - Rezone from R-A to R-1-LD PRUD



1422 South Sunset Drive - Rezone from R-A to R-1-LD PRUD



CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Rezone of 23.3 acres of property at 1300 E 1084 N from A-1 (Light Agriculture) to the R-1-8 (Residential Single Family) zoning district.

EXECUTIVE SUMMARY:

Dave and Keaton Morton with Morton Development are seeking a rezone at the subject property to accommodate future residential development.

The existing zoning is A-1 Light Agriculture District, which allows for 1 residential unit per acre.

The abutting property to the north is R-1-10 Residential property, and the property to the south, and east is 140 acres of the Kaysville Wilderness Park zoned PU (Public Use)

In consideration of the rezone the City Council should consider how the use fits with the city's general plan and how it works at the specific location.

The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Housing:

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

B. 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).

C. The majority of the housing should be single unit attached or detached. 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 housing should consist

mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

D. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

E. Housing developments should essentially pay for themselves.

The Planning Commission held a public hearing for this item in December of 2019, and the applicant has chosen to wait to bring it before the city council in order to work with the neighbors on the proposal.

Recommendation:

The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

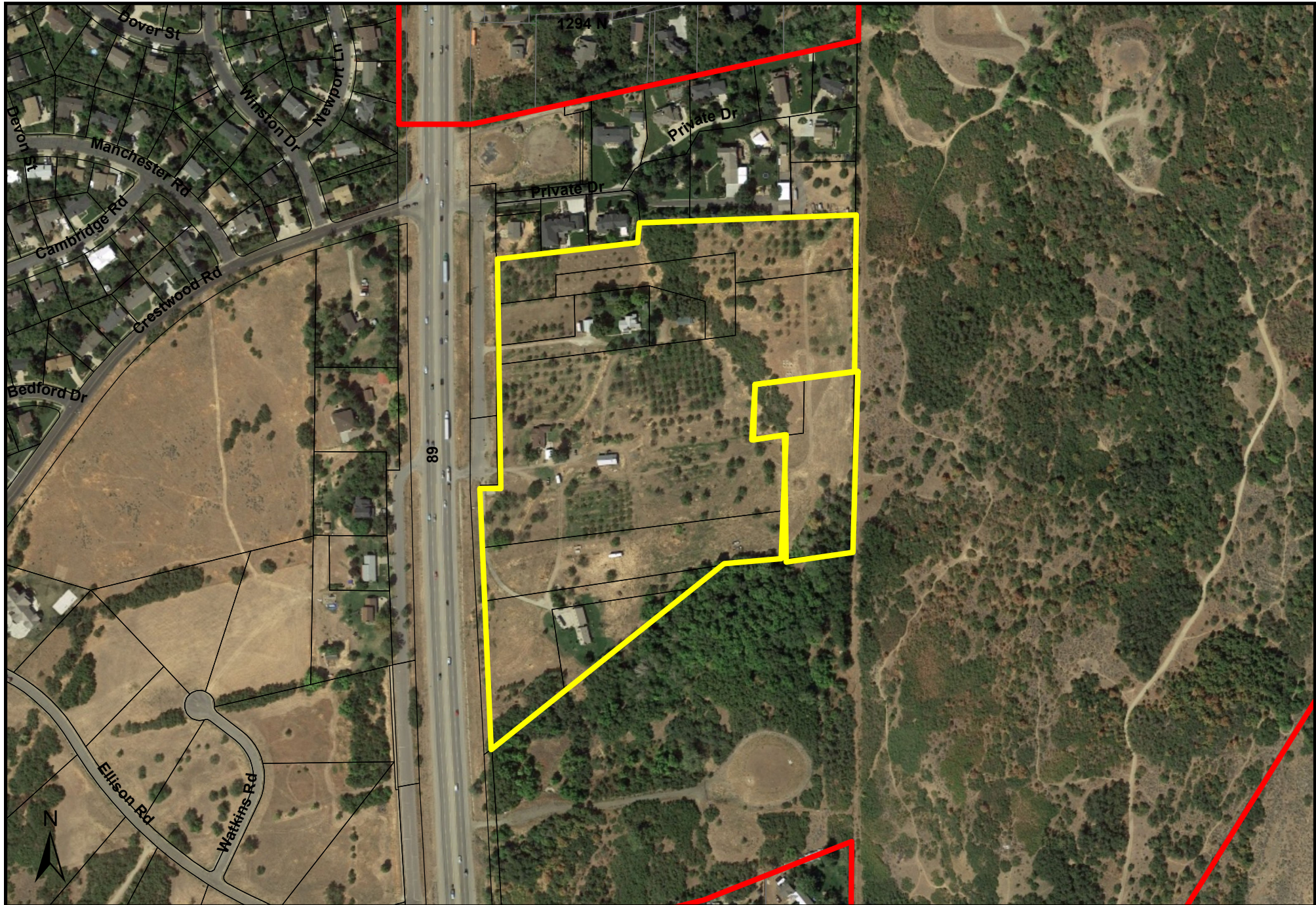
Council Options: Approve / Disapprove

Recommended Options: The Planning Commission voted unanimously to recommend approval of the requested R-1-8 zoning district.

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

Attachments: Location Map, Zoning Map, Rezone Ordinance

**Rezone of approximately 23 acres of property from the A-1 to the R-1-8 zoning district
(Subject property outlined in yellow - approximately 1300 East 1084 North)**



This map displays a city's land use zones, color-coded as follows:

- LI (Light Industrial):** Purple
- PU (Public Use):** Blue
- A-1 (Single-Family Detached):** Green
- R-1 (Single-Family Detached):** Yellow
- R-2 (Single-Family Detached):** Orange
- R-3 (Single-Family Detached):** Red

Major roads and landmarks include Layton Pkwy, Morgan St, County Rd 89, and a river. The map also shows several parks and residential streets.

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY A-1 ZONE TO THE KAYSVILLE CITY R-1-8 ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City A-1 and placing it in Kaysville City R-1-8 zoning district; and

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

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

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

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

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

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 23 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City A-1 zone and placing the same in Kaysville R-1-8 zoning district.

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

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____,
2020

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

CITY COUNCIL STAFF REPORT



MEETING DATE: February 20, 2020

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Preliminary plat for the Angel Place
Subdivision - Amended consisting of 5 Lots on 1.65 acres.

EXECUTIVE SUMMARY:

The City Council recently approved a rezone of the subject property for the purpose of accommodating as many as 5 lots on a private street as shown in the included concept plan presented at the time of rezone.

The applicant is now ready to move forward with the development and has submitted a preliminary subdivision plat for review.

The proposed subdivision plat shows a 5 lot subdivision similar to the concept plan with lots 101 and 102 anticipated to be developed first while the remainder of the property may develop into an additional 3 lots under a future phase. There is a 4 ft. landscape buffer between the private road and the neighboring property on the north side of the street. All lots in the proposed plat are at least 14,000 sq. ft. in size and meet the 90 ft. frontage requirement required by the R-1-14 zone.

Council Options: Approve / Disapprove

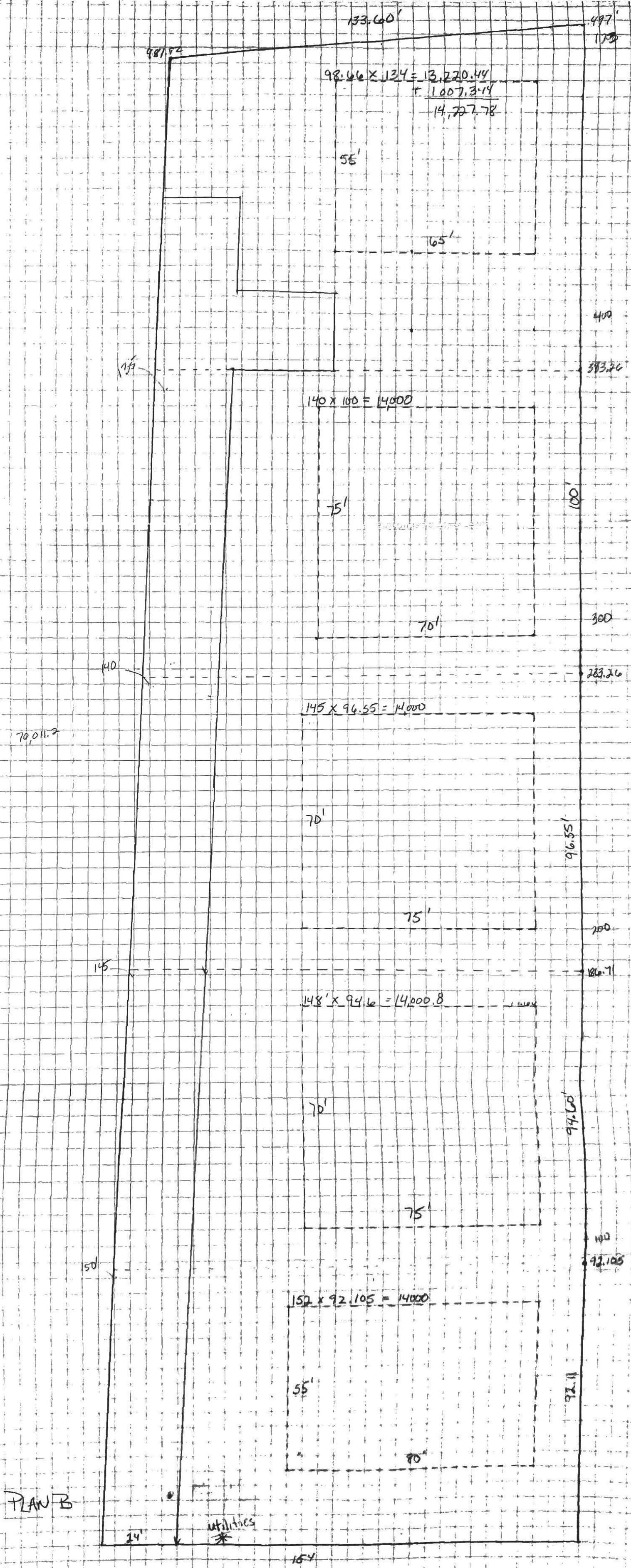
Recommended Options: The Planning Commission voted to recommend approval of the proposed preliminary plat as proposed.

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

Attachments: Area Map, Concept Plan, Preliminary Plat.

37 South Angel Street - Rezone from A-1 to R-1-14 PRUD





STAFF REPORT



COUNCIL MEETING DATE: February 20, 2020

TYPE OF ITEM: Work Item

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Interlocal Agreement with Farmington

EXECUTIVE SUMMARY:

Description:

Kaysville City has been working with Farmington City as well as other agencies to design and fund new roadways that will help more evenly distribute traffic onto and off of West Davis Corridor (WDC).

The two Cities need to formalize an agreement about how to administer portions of the project as well as the funds received from UDOT, Davis County and the State Legislature. Kaysville staff have taken direction from the Council to address specific concerns about the original draft and to work with staff from Farmington to find an agreeable resolution. We will continue to work with Farmington staff, and will report back on the status and discuss those efforts.

Council Options: Move to Action/Table

Recommended Options: Move to Action

Fiscal Impact & Fund Source for Recommended Action: County, UDOT and State Funds

Attachments: NA
