



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, October 1, 2020, starting at 6:00 P.M. in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.**

In consideration of the COVID-19 pandemic, attendance will be monitored by the Kaysville City Police Department and will be limited to less than 50 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is encouraged that those wishing to watch the meeting do so by viewing the meeting online. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com. Masks are recommended, and all of those in attendance will be required to participate in a socially distant manner.

For those wishing to direct comments to the City Council regarding public hearings or items on the agenda can do so in-person, or email comments to publiccomment@kaysvillecity.com. Emailed comments will NOT be read out-loud at the meeting. Members wishing to speak during an Action Items or during Call to the Public must sign-up in person before the meeting to speak.

POWER COMMISSION SPECIAL PRESENTATION – 6:00 P.M.

- Power Department System Reliability Study

BUDGET PUBLIC HEARING – 6:45 P.M.

CITY COUNCIL MEETING – 7:00 P.M.

The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member Mike Blackham.
2. RECOGNITIONS AND PRESENTATIONS
 - a. Swearing in of Youth City Council.
 - b. Proclamation of Thanks for Wind Storm 2020 assistance from outside organizations/volunteers.
 - c. Presentations of the arguments for and against the proposed special bond election regarding the Kaysville Municipal Fiber Project.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT
 - a. Approval of Minutes of September 3, 2020.
 - b. Approval of a Cooperative Agreement with UDOT to defederalize “Connector Road” Funds from WFCR.
5. ACTION ITEMS
 - a. A Resolution adopting a schedule of FY 2021 council approved positions; compensation schedules for city officials and employees and a compensation progression plan.
 - b. A Resolution amending the Kaysville City Budgets for FY 2021.
 - c. A Resolution adopting amendments to the FY 2021 Kaysville City Consolidated Fee Schedule related to city water rates.
 - d. A Resolution authorizing the acquisition of an ambulance for the Fire Department, and to procure financing for said ambulance.
 - e. An Agreement with UDOT to purchase city property for US-89 Drainage Basin.

- f. Rezone of approximately 0.466 acres of property at 285 East 500 North from R-1-8 (Single Family Residential) to the R-1-6 (Single Family Residential) zoning district – Keith Potter.
- g. Rezone of approximately 0.65 acres of property at 686 South Wellington Drive from R-1-20 (Single Family Residential) to the R-1-14 (Single Family Residential) zoning district – Shane Arbon.
- h. Rezone of 3.87 acres of property at approximately 600 South Deseret Drive from the LI (Light Industrial) zoning district to the R-2 (One to Two Family Residential) zoning district to include the PRUD (Planned Residential Unit Development overlay zone – Phil Holland.
- i. Preliminary Plat of the Deseret Landing Subdivision located at approximately 600 South Deseret Drive – Phil Holland.
- j. Preliminary Plat of the Deseret Landing Business Park Subdivision located at approximately 600 South Deseret Drive – Phil Holland.
- k. Preliminary Plat of the Old Mill Landing Subdivision located at approximately 600 South Deseret Drive – Phil Holland.

6. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN-UP IN PERSON)

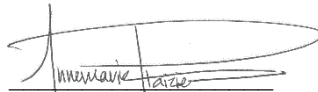
7. COUNCIL MEMBER REPORTS

8. CITY MANAGER REPORT

9. ADJOURNMENT

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on September 25, 2020.


Annemarie Plaizier
City Recorder

**KAYSVILLE CITY
PUBLIC HEARING NOTICE
FY 2021 BUDGET**

Notice is hereby given that the Kaysville City Council will hold a Budget Hearing on Thursday, October 1, 2020 starting at 6:45 p.m. The Hearing will be held at the Kaysville City Municipal Center, Council Chambers, 23 East Center Street, Kaysville, Utah.

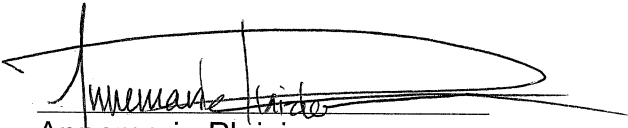
6:45 p.m. Kaysville City Council Budget Hearing

The Agenda will be as follows:

1. Opening.
2. Consideration of Amendments to the Kaysville City FY 2021 Budgets.
3. Consideration of a Resolution modifying the Consolidated Fee Schedule related to an increase in Kaysville City Water Rates.
4. 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 office at 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agendas at City Hall, mailed copies to media representatives, and sent a copy to the Davis County Clipper for publication.


Annemarie Plaizier
City Recorder

**A PROCLAMATION OF THE MAYOR AND CITY COUNCIL OF KAYSVILLE CITY
EXPRESSING APPRECIATION FOR ASSISTANCE REDERED DURING THE 2020 WIND
STORM**

WHEREAS, on September 7th and 8th, 2020, Kaysville City experienced a severe windstorm; and

WHEREAS, during the windstorm wind speeds exceeded 100 mph in some places in the State; and

WHEREAS, the windstorm caused serious property damage including downed trees, power lines, damage to homes and vehicles, closed roads, loss of power, and other property damage; and

WHEREAS, Kaysville City's citizenry, roads, parks, and power infrastructure was greatly affected by this windstorm; and

WHEREAS, the Utah National Guard, Brigham City, Lehi City, Murray City, and Garkane Energy Cooperative all responded to aid the city in their clean-up and power restoration efforts; and

WHEREAS, the residents of Kaysville City performed countless hours of selfless service restoring the city's neighborhoods, repairing their neighbor's yards, and volunteering in unseen and unrecognized ways.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND CITY COUNCIL OF KAYSVILLE, UTAH:

We say thank you to the Utah National Guard and the brave soldiers who responded with chainsaws, wood-chippers, and other equipment to help clear our roads, parks, and other debris from our city.

We say thank you to the dedicated power employees from Brigham City, Lehi City, Murray City, and the Garkane Energy Cooperative who responded quickly to restore our power and insure that our electrical grid was repaired and that the citizenry's power needs were met.

We say thank you to the exceptional people of Kaysville City who helped out, pitched in, and made a difference. We are proud of you, proud to be a part of such an outstanding community, and proud to serve as your Mayor and City Council.

Proclaimed this 1st day of October, 2020.

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder



KAYSVILLE CITY

UTAH'S HOMETOWN EST 1850

GENERAL ELECTION: NOVEMBER 3, 2020
visit vote.utah.gov for details

The Kaysville polling location will be open 7:00am–8:00pm on Election Day.
The polling location & ballot drop box is at the Kaysville Library, 215 North Fairfield Road, Kaysville, Utah.
The ballot drop box is available 24 hours a day through 8:00pm on Election Day. Ballots must be returned in the provided return envelope.
Find Davis County ballot drop box locations: <https://www.daviscountyutah.gov/clerk-auditor/elections/how-where-to-vote> or contact 801-451-3479.
The Legacy Events Center at 151 South 1100 West in Farmington, Utah, will be open from 7:00am–8:00pm for drive–thru voting on November 3, 2020.

OFFICIAL BALLOT PROPOSITION FOR THE KAYSVILLE CITY, UTAH SPECIAL BOND ELECTION

PROPOSITION

Shall the City Council (the “Council”) of Kaysville City, Utah (the “City”), be authorized to acquire, construct, own and operate a municipal fiber network and to finance the costs thereof with a revenue bond obligation backed by Sales and Franchise Taxes, but for which no property taxes will be pledged (collectively, the “Kaysville Municipal Fiber Project”) in a principal amount not to exceed Twenty-Two Million Dollars (\$22,000,000) and mature not more than 30 years from the date of issuance of the bonds?

FOR THE KAYSVILLE MUNICIPAL FIBER BOND & PROJECT (YES) ☐
AGAINST THE KAYSVILLE MUNICIPAL FIBER BOND & PROJECT (NO) ☐

This Voter Information Pamphlet will be available at Kaysville City Hall, 23 East Center Street, Kaysville, UT 84037 801-497-7008.

Following are arguments for and against the Kaysville Municipal Fiber Bond & Project. Arguments and rebuttals are opinions of the authors.
The proposition is available for public review at www.kaysvillecity.com.

ARGUMENT **FOR** THE KAYSVILLE MUNICIPAL FIBER BOND & PROJECT

As Kaysville residents, we should vote YES to approve Kaysville Fiber.

This project has immediate and lasting benefits to all Kaysville residents. It will be paid for by subscribers only, who will enjoy faster service and superior technology. Most subscribers will also save up to 30% or more on their internet bills (yeskaysville-fiber.com/rates). Even those who don't subscribe will likely enjoy lower prices because there will be more competition. The more subscribers there are, the sooner the bond can be paid off and prices can be lowered.

Kaysville enjoys a rich history of careful, proactive investments. 100 years ago, residents created a public utility to provide electricity. Decades ago, the city moved to make pressurized irrigation the standard in our city with a \$20M+ bond. Then, like today, private industry investment fell short of providing adequate service to every home in Kaysville. Today, we stand at a similar crossroads in our history.

Our homes are critical places of learning, work, worship, commerce, and connection—all supported by internet connectivity. Much like how residents benefit by having open roads to each home, investment in digital roads will support jobs and education, fuel economic growth, and expand opportunity.

Kaysville Fiber represents years of research, planning, and outreach by the city and citizens. The project has evolved and adapted based on feedback and input from the community.

Additional reasons for voting YES:

- Better technology and service for lower price
- Prepares us for the future with adequate capacity to support decades of bandwidth growth
- All services will be offered by experienced, private companies, not Kaysville City
- Optional to everyone, no one is forced to join or pay
- Anyone can join or cancel at any time
- Available to all homes, schools, businesses, and churches
- Multiple providers to choose from means more competition

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ARGUMENT **AGAINST** THE KAYSVILLE MUNICIPAL FIBER BOND & PROJECT

We recommend Kaysville voters vote “AGAINST” (NO) on the Kaysville Ballot proposition regarding a city-owned fiber optic internet network. The Kaysville Fiber Initiative is a solution in search of a problem.

Nearly every Kaysville household already has access to high-speed internet. According to independent analysis from www.broadbandnow.com/utah, a wide range of internet service providers already serve Kaysville citizens, yielding 99.7% coverage. In that same analysis, Kaysville ranks #7 in the state for broadband coverage, ahead of both Salt Lake City and Lehi. Do we want to spend \$22 million in the name of faster internet with those statistics?

The finances for these projects are anything but certain. For example, a 2017 financial study of municipal fiber internet projects by the University of Pennsylvania found that about half of other cities' fiber projects failed to be cash-flow positive. In other words, there is statistically a 50-50 chance that this project will not meet its financial obligations. These ventures put taxpayers in danger of seeing their local government increase debt, face declining bond rating status, and, most importantly, divert funds from more critical local government priorities like roads, infrastructure, and public safety.

A government-run internet network also risks burdening Kaysville taxpayers for cost overruns, technology changes, and long-term system maintenance—just as any other private network builder would face. Additionally, this project puts the City right in the middle of a private enterprise. Once built, Kaysville will compete with an already crowded marketplace to convince customers to switch internet providers to those who are offering services through the City's network.

Proponents of this project have emphasized: “I only pay if I want it” and “no property taxes will be pledged.” But those statements do not give the full picture. The reality is, if the project does not perform as hoped, then every Kaysville taxpayer will be on the hook to help pay for the 30-year bond. If there are not enough subscribers to make the network financially self-sustaining, then any budget shortfalls will come

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- Construction begins immediately after the vote and finishes in 24 months
- Built by Corning, a world leader in fiber optics, and operated by Connex, a Utah private company
- Supports local, small businesses
- Paid for by residents who choose to replace their existing internet bill, not additional taxes
- Will not interfere with other city priorities, budgets, or projects
- Demonstrated strong support and interest reduces risk

Our neighboring communities are investing in fiber, the world standard for connectivity. Over the last 40 years, nothing has proven itself to be faster, safer, or more reliable. Greater than 90% of all internet traffic is carried across fiber optic cables around the world. “Currently, the alternatives to fiber face headwinds that fiber does not, including limited bandwidth, attenuation, noise, upstream/downstream asymmetry, and latency” (eff.org). As other technologies are developed, fiber will continue to play a pivotal role.

This project will be self-sustaining even with significantly fewer participants than are needed to approve the ballot measure. While the bond is backed by sales taxes, every precaution has been taken to ensure that no tax revenue will be required (yeskaysvillefiber.com/participation).

Learn more at yeskaysvillefiber.com and vote YES!

The authors FOR the Kaysville Municipal Fiber Bond & Project are as follows:
Jordan Stephenson, Andre Lortz, Brett Tarbox, Jacob Willoughby, and Michelle Barber
The authors’ addresses are on file with Kaysville City Elections Office.

REBUTTAL ARGUMENT

Is saving \$20 a month for faster, non-wireless internet worth a \$22-million, 30-year debt that is guaranteed by Kaysville taxpayers? If you think it is unwise for city government to pledge your tax dollars to take a risk investing in ever-changing technology, then vote AGAINST.

Consider these additional risks:

- Maintaining a fiber network is often much more expensive and burdensome than expected.
- Cities that have promised to not use property taxes have turned to those taxes out of necessity.
- Anticipated subscriber rates are unrealistic. For example, of the cities that participate in UTOPIA (a fiber consortium of 14 Utah cities), only two of those cities have a subscriber-rate over 40% and most are 30% or less.
- Uncertain technology, huge debt, minimal savings.
- No contingency if subscribers leave later due to better technology.

Those risks are inevitable. Consider Provo City who attempted a fiber internet project in 2006. After only one year the project was failing so badly that Provo had to spend \$1 million in unplanned taxes to help fund the project. Provo was ultimately stuck with its \$39-million bond, among other financial losses, after finally turning the project over to Google for the sum of \$1.00.

It is simply overly optimistic to expect that Kaysville will be so drastically different that the City will avoid the many problems and risks seen elsewhere. The consequence will mean diverting badly needed tax dollars away from priorities like fire and police—ultimately leading to higher taxes.

Authors of the rebuttal argument are as follows:
Steve Hiatt, Susan Lee, Mike Roueche, and Josh Sundloff
The authors’ addresses are on file with Kaysville City Elections Office.

from Kaysville’s General Fund—a significant portion of which is funded by Kaysville taxpayers who may not even be using the network. This would divert funds from more pressing priorities such as infrastructure and public safety. Failure means Kaysville residents would likely feel the long-term fiscal impacts for decades to come.

While well-intended, we believe the proponents of this project are relying on unrealistic optimism for the project’s success while minimizing the impacts of market competition and emerging internet technologies. Simply consider the internet-connectivity advancements over the past 30 years before deciding if the City should commit citizens to a new 30-year debt in the name of faster internet.

A major role of a city is to protect and serve the basic needs of a community, financed by the lowest possible tax rates. Voters should consider if a government-run, taxpayer-backed network that competes with private enterprise is right for the citizens of Kaysville.

We encourage residents to consider the risks and VOTE AGAINST (NO).

The authors AGAINST the Kaysville Municipal Fiber Bond & Project are as follows:
Steve Hiatt, Susan Lee, Mike Roueche, and Josh Sundloff
The authors’ addresses are on file with Kaysville City Elections Office.

REBUTTAL ARGUMENT

As Kaysville residents we know that current choices in broadband are severely limited. Broadbandnow.com uses faulty data (per Microsoft and Pew research). Even so, broadbandnow.com ranks Kaysville 41st in connectivity—not 7th—worse than Farmington, Syracuse, Clearfield, Ogden, SLC, Lehi, Layton, etc.

Please see stories of Kaysville residents’ internet struggles at yeskaysvillefiber.com/service.

Telecommunications companies have fought municipal fiber projects across the nation through lobbying, sponsoring biased studies like UPenn, and even locally through Comcast’s own ties to Steve Hiatt.

The referenced UPenn study examines only 6% of projects nationally and has proven unreliable. For example, UPenn concluded that fiber projects in Chattanooga, Clarksville, Wilson, and Pulaski would never break even. However, all have been successful, generating enough cash to pay off their entire project ahead of schedule.

- Chattanooga generated \$377M on their \$162M project in 10 years

- Wilson, Pulaski, and Clarksville are within five years of paying off debt

Objective analysis demonstrates that failures are rare. Please see details at yeskaysvillefiber.com/ballot.

Residents want fiber and the city listened. The savings are estimated at ~\$20/month because of increased competition. The risk of only reaching half the self-sustaining participation level would be ~\$4/month/home. Doing nothing is the most costly option under consideration.

Internet needs have grown exponentially. Fiber is the only technology with proven capacity to meet continued bandwidth growth into the future. Support the opportunity for better technology at a better price.

Please review the FACTS and make an informed decision about the project—Vote YES!

Authors of the rebuttal argument are as follows:
Jordan Stephenson, Andre Lortz, Brett Tarbox, Jacob Willoughby, and Michelle Barber
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Kaysville City Financial Information

The financing of the Kaysville Municipal Fiber Bond & Project is a subscriber-based model. The users pay the costs. The model is designed to adequately cover the costs with approximately thirty five percent participation rate. The city has agreed to pledge sales tax revenue and franchise tax revenue as security for the payment of the bonds in the event that the project revenue is insufficient to cover the total costs.

KAYSVILLE CITY COUNCIL
September 3, 2020

Minutes of a regular Kaysville City Council meeting held on September 3, 2020 at 7:00 p.m. in the Business Resource Center of the Davis Technical College at 450 South Simmons Way, Kaysville, UT.

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

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Parks and Recreation Director Cole Stephens, Fire Chief Paul Erickson, Karen Erickson, Power Superintendent Gary Hatch, Power Resource and Service Manager Bruce Rigby, Richard Proctor, Jake Stapp, Rusty Cannon

OPENING

Council Member Adams opened the meeting with a prayer.

RECOGNITIONS AND PRESENTATIONS

PARAMEDIC SERVICES PRESENTATION

Fire Chief Paul Erickson said that he was here tonight to discuss the City considering providing paramedic services through the city. About 64% of the responses from the fire department are for medical calls. About 50% of those calls had a paramedic go for transport on the ambulance. The fire department is already equipped with much of the medical equipment that would be needed for a paramedic service. There would only be a few upgrades needed, and they would also like to convert their current F150 to a rescue vehicle. A city paramedic service would follow a similar model as the Davis County Paramedic Service. It is expected that they would have 9 paramedics on staff to begin, with 2 or 3 of them on each shift. This is a requirement of the state. The survival rate of cardiac arrest and stroke victims drops drastically as time goes on. After suffering a full cardiac arrest, a patient's chance of survival will decrease by 7-10% for every minute that passes. After 10 minutes the chance of survival is extremely minimal. After someone experiences a stroke they have a short window of time to be treated with medications in order to have a chance at full recovery. The National Fire Protection Association drives our fire department's standards, including response time standards, and it also affects the number of people we need to have on scene. Our response time for EMS calls should be 6:04 minutes, however sometimes our paramedics are coming from other cities and can take 10 minutes to get to a call.

Shayne Scott commented that Davis County provides paramedic services for our city and for every city in the county besides Layton City and South Davis Metro, and they tax each city for their services. While the County has provided good paramedic services to us, we feel that we don't get the attention we need anymore. They are doing what they can with the limited funds that they

have. The city and county have had several discussions over the last year about how to address this issue. It is a consensus among the County and the other cities within the county that it would be best if cities provided their own paramedic services. As a result, four districts have been proposed to be created within the county to cover paramedic services: (1) South Davis, (2) South Weber and Layton, (3) North Davis with Syracuse and Clinton and (4) Farmington, Fruit Heights and Kaysville. Each district is trying to work together with the county, but we are also responsible for our own district and have to figure out how our paramedic services would work in our area. One difficulty we will face is when the county reduces their certified tax rate to cover their paramedic services we will in turn have to increase ours. Kaysville is currently paying about \$430,000 a year to the county for paramedic services, which is an underfunded program as it is. With what is needed for the program, with both staffing and equipment, it will likely cost us about \$830,000. We could share the cost with the other cities through a combined paramedic service. Sharing the responsibilities and the cost would make this more feasible. The city has previously discussed the possibility of building another fire station on the west side of Kaysville and we might want to discuss that possibility as well. Nothing has been decided yet on when the transition might occur from the county. We plan to have a public outreach campaign throughout the county to explain to residents about why the county taxes will be going down, but their city taxes will be going up, as well as all the details with this transition.

Chief Erickson said that when we were more of a rural community partnering with the County for paramedic services worked well, but that is not the case anymore. This is the right direction to be going and is the best decision for our community, our patients, and our residents. It's hard to go on these EMS calls now where we have no choice but wait for a paramedic to arrive on scene.

Council Member Adams commented that it would make sense to have a station on the west side of the city to collectively cover the west side and possibly part of Farmington as well.

Shayne Scott responded that there is a chance that we might have some opportunities available for us to purchase some land near the Farmington border. However as we look at the heat map, which shows where the most activity in the city is, it is located closer to the area south of 200 North and it might not improve our response times to put a station closer to our southern border. The city has a good relationship with Farmington and we will continue to work with them to see if there is a good solution for our west sides.

Council Member Tran asked about properties on the west side that Kaysville owns.

Shayne Scott responded that the city does have land on the west side of the city, but they aren't good options for putting a station in. We have had discussions of trying to buy other properties, but they haven't found anything yet.

Council Member Blackham suggested consolidating Kaysville, Fruit Heights and Farmington together and hiring 12 paramedics to run 2 units within these cities. If we only have one rescue unit running, then we aren't going to be making any kind of improvement to what our situation is now. We should look at what the cost difference would be.

Council Member Lortz said that if we are combining our paramedic services with other cities, it would make sense to also combine with them with fire services. Council Member Lortz asked how this paramedic program would impact the fire department's current needs.

Chief Erickson responded that these paramedics would be certified firefighters as well, however creating this program and adding paramedics doesn't reduce our current need to hire additional firefighters.

Council Member Barber commented that it seems there are 3 different needs within the fire department: providing a paramedic program, hiring additional firefighters to meet our current needs, and building a fire station on the west side. While we are looking at each of these things, they are all separate endeavors. We aren't picking and choosing what we want, but rather looking at and trying to prioritize our needs.

Shayne Scott added that one concern is that we will even be able to find enough paramedics to hire because this will cause a hiring frenzy within our county. We have discussed holding a paramedic school to try to get more people trained.

Mayor Witt added that she would like to see something similar to an enterprise fund created for our public safety that our fire and police departments would be able to utilize. She would also like this to be able to be voted on by our citizens so they can show their support to our public safety. Then if approved, we will have funds dedicated specifically for the needs of our public safety, and residents will be able to see where their tax dollars are specifically going.

PARKS AND RECREATION DEPARTMENT REPORT

Cole Stephens, the Parks and Recreation Director, said that the Parks and Recreation department covers all of the public properties in the city, and also runs recreational activities, among other things. Their department operates with 9 full-time employees split between several different areas. The bulk of their work wouldn't be completed without our part-time and seasonal employees. The Parks and Recreation Department has five divisions: cemetery, parks, recreation, community events and facilities. Our cemetery was founded in 1865 and is one of the oldest cemeteries in the county. As the city grows, the cemetery use increases as well. They have about 17,000 headstones to maintain. Kaysville has one of the better park systems within the county. We operate with 4 full-time employees that take care of about 160 acres of land. We also have 215 acres of undeveloped parks and public properties to maintain, with 140 acres of that being the East Mountain Wilderness Park. Our parks are a great asset to the community. The city hall property will be landscaped this upcoming fall, but our biggest focus right now is to get moved back into the building after the renovation. The city inherited a park site on 200 North within Schick Farms from their HOA in 2018. As part of the agreement, the city is required to have the south side of the property improved in 2021. The northern side will need to be done within a 5 year timeframe. There were 3 pickleball courts added at Barnes Park in 2020. The court construction was fully funded by donations from the community. In March of this year things drastically changed for our recreation department because of the COVID pandemic. We had to shut down all of our programs and only just started some of them back up in June under health department guidelines implemented. Their recreational programs vary for all ages, from young kids to adults. They also have arts, music, science and other educational programs available. It is planned to continue the recreational programs through the fall while continuing to follow health department guidelines. The parks were much busier than they have been in the past through quarantine. This year we were unable to hold any community events because of the pandemic but they are hoping to hold a virtual Veterans Day Program and find a way to give back to them. We also plan to do the

“Kaysville Gives” program during the holidays. We are hopeful that we will be able to hold more events next year, even if they have to be run differently than they have been in the past. The Parks and Recreation Department is also in charge of maintaining all of the city’s facilities, totaling about 80,000 square feet of maintained facilities. Because of staff limitations, Mr. Stephens said that he tries to oversee the facilities maintenance on his own. This last year their buildings haven’t had a lot of maintenance issues, with the exception of the fire station having problems with the roof leaking and having problems with plumbing. We are excited for the renovated city hall to be reopened, and hope to be able to move back into the building by the end of September. The building will serve the public very well and staff both now and in the future. Each facility owned by the city has its challenges and needs which will need to be addressed at some point. One of the more critical items is the roof of the operations center. The roof is a tar and gravel roof and is original to the building, which was completed in 1992. We hope we can get it through another couple of years before needing a replacement. One of the biggest needs for the Parks and Recreation Department is staffing. As the city continues to add more acreage for us to maintain, more staff is needed. Also, playgrounds around the city are also in need of replacement. Each playground lasts for 15 to 20 years and the city should be replacing one playground every 1 ½ to 2 years. Another issue that we are facing is the lack of space for gymnasiums. The recreation department relies heavily on the school district for the use of their space. As our area has continued to grow, the schools are needing to use their facilities more frequently for extracurricular activities and our recreational programs have not been able to have a place for sports. Our city cemetery is landlocked and the long term planning for the cemetery is a challenge. Things will need to be addressed now in order to help prolong our use of the cemetery. Mr. Stephens thanked those who give their support for the Parks and Recreation in the city and hope the citizens are grateful for their efforts.

Council Member Tran said she was glad to see that the gates on the rail trail had been opened and wished other cities would follow suit.

Council Member Blackham asked if the city was utilizing the gyms at junior highs.

Cole Stephens responded that they were. They have been trying to stay away from using elementary school gymnasiums because they are not to regulation size and are also hybrid cafeterias. However, they might end up using those gyms for kid sports.

Mayor Witt thanked Cole Stephens and his staff for all they accomplish with such few employees.

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 August 6, 2020.
- d. Approval of purchase for IT equipment – IT Department.
- e. Approval of sewer paving on Phillips Street – Public Works Department.

The motion was seconded by Council Member Adams.

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.

B. APPROVAL OF PURCHASE FOR EMERGENCY MEDICAL EQUIPMENT – FIRE DEPARTMENT. (TABLED ITEM)

Shayne Scott explained that the fire department is in need of 3 LifePaks as the current ones are outdated and parts for them are no longer available. Also needed are 2 autoloaders and cots, which allows a technician the ability to safely load patients into the ambulance. A LUCAS Device, which is an automatic CPR machine to limit patient contact, is also considered for purchase. All of these items will be purchased with CARES Act funding and will cost \$164,741.76. At the Council's previous meeting this item was tabled to give time for the Chief to meet with someone interested in contracting with the city for these items. That interaction has since happened, and since the items have already been purchased the Chief has indicated that he would continue to work with the interested contractor to see what they might be able to offer in the future.

Council Member Lortz made a motion to approve the purchase of emergency medical equipment for the Fire Department, seconded by Council Member Blackham.

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.

C. AWARD OF BID FOR THE KAYSVILLE PEDESTRIAN BRIDGE IN THE EAST MOUNTAIN WILDERNESS PARK

Shayne Scott said that the city had received a Davis County Prop One Funding Grant in the spring of 2019 for the Kaysville Wilderness Park, Bonneville Shoreline Bridge transportation project. The original grant was for a 70/30 matching grant. 70% Prop One funding and 30% City funding with active transportation funds. The original grant was based on a \$120,000 total project estimate, with \$84,000 from Prop One and \$34,000 from Kaysville active transportation funds. The city had recently approached the county to increase the total project amount of the grant to \$166,000 and keep the 70/30 match to the new amount. However, the County has agreed to a split of 50/50 split on the additional \$46,000 in project costs from the original budget estimate. The County's

grant amount will be \$107,300 and Kaysville's estimated total is \$59,300. Davis County has also indicated that all grants going forward will be a 50/50 split.

Council Member Blackham commented that it's strange that the engineer's estimate was so off on the cost and feels that the County should have worked more on helping cover the cost of this project.

Council Member Barber said that she understands that estimates can change, but this was off by a lot.

Cole Stephens commented that full engineering isn't completed when the grant is obtained. It can be tricky to get an engineer to give an opinion on the cost before the full engineering is done.

Council Member Barber made a motion to approve the award of bid for the Kaysville Pedestrian Bridge in the East Mountain Wilderness Park, seconded by Council Member Lortz.

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.

E. APPROVAL OF SEWER PAVING ON PHILLIPS STREET – PUBLIC WORKS DEPARTMENT

Shayne Scott explained that the North Davis Sewer District has been working this summer on a portion of line upgrades in and around Phillips Street. As they prepared to repave their trenches on Phillips Street, we evaluated the asphalt condition adjacent to their trenches and feel that it would be wise to have their crews repave the entire width, so the existing portions don't further deteriorate and cause the repaved trench to deteriorate or settle differently. Whitaker Construction provided us with a quote to pave half of the road width for 900 feet, and their quote was for \$53,400. We feel this is a prudent action to take, and will be less expensive than if we were to pay to contract this out ourselves. Although this item was not specifically budgeted for, it does fit into the road utility budget.

Council Member Lortz asked for clarification on what the city will be paying for with this project.

Council Member Blackham said that he had spoken with Josh Belnap earlier in the day to clarify the unit price and was told that Whitaker Construction has confirmed that their unit price is \$2.95 a square foot.

Council Member Adams made a motion to approve the sewer paving on Phillips Street, seconded by Council Member Tran.

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.

ACTION ITEMS

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-18 TO REFINE CLEAR VIEW REQUIREMENTS FOR CORNER LOTS PROHIBITING THE PLANTING OF TREES

Lyle Gibson explained that the City Council recently reviewed this ordinance during their last meeting. This ordinance clarifies that the area near a street intersection should not have trees as they obstruct the clear view of traffic. This ordinance amendment helps staff in being able to administer the ordinance.

Council Member Lortz made a motion to approve an ordinance amending Section 17-31-18 to refine clear view requirements for corner lots prohibiting the planting of trees, 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.

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-2, ACCESSORY STRUCTURES, OF TITLE 17 PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES

Lyle Gibson explained that this ordinance was also reviewed by the City Council at their previous council meeting. The council indicated its support of the ordinance as originally presented, but was not in support of a change in the way accessory building height was determined as presented in the draft ordinance. The ordinance has since been changed to eliminate the language that would have changed the way it was regulated, and to leave the building envelope that is currently used in place.

Council Member Blackham commented that he still has some concerns with the proposed verbiage of the ordinance and would like to see this item tabled to give him time to sit down with staff to

ensure that this ordinance will meet the IRC codes, including its exceptions. How the ordinance is currently written seems confusing and there are likely better ways to have certain things worded within this. He also wants to make sure that it's clear within our city ordinances that these accessory buildings would not be allowed within a side yard, even if the building is under 200 square feet in size.

Council Member Blackham made a motion to table the consideration of an ordinance amending Section 17-31-2, Accessory Structures, of Title 17 Planning and Zoning, of the Kaysville City Ordinances. The motion was seconded by Council Member Tran.

Council Member Tran asked about the square footage restriction on accessory buildings.

Council Member Blackham responded that in 2003 the IRC said that you couldn't have an accessory structure larger than 3,000 square feet and our ordinance was amended to reflect that. In 2012 the IRC removed that restriction, but the Planning Commission at that time chose not to remove the restriction from our ordinances.

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

CARBON FREE POWER PROJECT DISCUSSION

Shayne Scott explained that over the last 5 years the city, in conjunction with UAMPS, has been discussing a nuclear power project in Idaho called the CFPP or Carbon Free Power Project. The intent of this project was to replace much of the city's carbon or coal-based resources. Unfortunately the project has had more than its share of hurdles and obstacles. City staff is asking that the Council make a decision before September 30, which is the deadline to stay in the project, at what subscription level the city should stay, or to get completely out of the project. The Kaysville City Power Commission met on September 1st and felt that the city should continue to express support of the project and potentially following it at a later date, but to not participate in it at this time.

Council Member Lortz commented that part of the challenge with this project is that it's a 720 megawatt project but only has 167 megawatts that are committed for people to participate. As more entities pull out of this project, the cost for participation goes up. UAMPS is currently trying to work a revision with the cost and risk share in the project, but they have not finished that yet. Given the ambiguity and uncertainty about what the obligation will be for the city in this project, as well as knowing that it is not yet fully subscribed, it means it is unlikely to be able to deliver power at a rate that we want. The safest thing for us to do at this point for the city is to withdraw

from the project, but express that we would reconsider if concerns and issues are addressed.

Bruce Rigby, Power Resource and Service Manager, said that we believe in the project and we believe that it's part of our future. The technology is phenomenal and we will need that for a carbon-free baseload. So far there have only been 3 entities that have decided to participate with this project. It's hard to recommend the Council voting to join in this project when we don't know what the end result is going to be.

Council Member Lortz said that if they see a difference in the number of entities participating than the city can decide to participate as well, but as of right now there is too much uncertainty with the project to stay committed. There's still a lot they still need to do to get the approvals needed with the Nuclear Regulatory Commission.

CALL TO THE PUBLIC

Richard Proctor commented that he is a believer in the constitution. There is a need to protect our properties and our communities, and people want to protect our properties. Now is a good time to look into creating a militia force for our city. It would be no cost to the city because it would be on a volunteer basis. It would be a group of people who would be at the ready to coordinate to help the police department whenever needed. Mr. Proctor said that he feels that in an emergency he is not sure that the police department would be able to take care of the whole community and we wouldn't want the National Guard to have to come in to help. We have enough people in our own community to take care of ourselves.

Rusty Cannon said that he is with the Utah Taxpayers Association and had previously emailed the Council about the carbon free power project. Mr. Cannon said that he is not certain if nuclear is tenable or not. With the way it is structured now, it would be better to have capital venture investors trying to invest in the project than cities.

COUNCIL MEMBER REPORTS

Council Member Blackham said that the Public Works decided that this next year, rather than taking on new major road projects, that they will focus more on doing maintenance and repair to maintain our current infrastructure to get more use out of them. We have done many major road projects over the last few years and it has taxed the Public Works Department and all they do. They feel that by trying to focus this next year on better maintaining the current infrastructure it will help us to save more money in the long run.

Mayor Witt commented that she is grateful we have the road fee in place because it makes these road projects possible.

Council Member Lortz commented that last week there was a power outage on the west side of the city. Several homes were affected, but within a few hours most had their power restored. A reliability study on our power system is currently being completed and will be presented to the Council for review in October.

Mayor Witt commented that our power system seems to have become more reliable every year. Typically we see more power outages in the spring but we didn't have many this year.

Council Member Tran said that the business outreach that was done using Cares Act funding was greatly received and the Hometown Values magazine will be published within the next week. It was a great opportunity for our local businesses to advertise.

Mayor Witt commented that in a recent Council meeting one of the Council Members had asked where the Cares Act money was being spent within the city. Mayor Witt read of a list of items that had been purchased by each department. These purchases were made after discussion about how to best use the money received.

Council Member Adams asked if there was any money left to try to address HVAC systems in our buildings.

Shayne Scott responded that the city has received 2 out of the 3 installments of the funding and we might have some leftover funds we might be able to use for something like that.

Mayor Witt said that Cade Bradshaw was promoted to a Sargent yesterday. Also, Wasatch Integrated Waste's new sorting facility is now online which sorts through all the trash received to pull out recyclables. This is putting less in our landfill and helping to extend its life.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 8:48 p.m., seconded by Council Member Barber and passed unanimously.

8:50 - KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

APPROVAL OF A NEW OFFICE/WAREHOUSE BUILDING LOCATED AT 524 NORTH 900 WEST FOR ALUMINUM SHINGLES

Lyle Gibson explained that this property is a previously approved flag lot located against the rail-line and freeway and has a section of property impacted by Holmes Creek. The lot is just over an acre in size. A part from the regulations of the LI zoning district where this property is located within, buildings are subject to following additional standards regulated by the covenants of the Business Park. The proposed building is a single-story structure with a footprint of approximately 11,500 square feet, standing 18 feet in height. The construction is concrete tilt-up with a flat roof on the main warehouse portion of the building, and some office space in front using stucco and single materials as access to the concrete. Bays are provided for delivery and parking has been added for customers on site, with additional parking to be added with parking stalls on the property directly west, including a parking and access agreement with that adjacent neighbor. This business is a clean manufacturing where metal roofing products are produced and shipped. There are some spaces for the occasional customer. The office staff is few, limited to primarily a secretary who currently works remotely. Other employees will work in the production/warehouse area. Staff finds that the proposal meets the minimum specifications required and recommends approval of the proposed construction of a new office warehouse building as proposed.

Council Member Blackham commented that he is concerned that the proposal is not including landscaping on the entire lot. There is an area on the opposite side of the creek, on the southeast side of the lot, that isn't showing to have landscaping. He would like to see some kind of landscaping installed so that it looks completed and doesn't become an area for weeds to grow.

Jake Stapp, the owner of this property, said that they are trying to see if they can get a bridge across the creek and how much it will cost. That will be one factor in determining what kind of landscaping is done. The space will be unused if they aren't able to get a bridge installed because the area is otherwise inaccessible. They hope to install gravel, fencing and some storage units in that area. They are also having to deal with some power line and railroad easements back there.

Lyle Gibson said that there's a 10 percent landscape requirement he has met, as well as the tree coverage requirement.

Council Member Blackham commented that while you might not be able to see the back area from the street in front of the building, people will still be able to see it from the freeway. We want to make sure that the area is required to be landscaped so it doesn't become an eyesore.

Mayor Witt asked if there would be a showroom on the property.

Jake Stapp responded that they will have some roofing contractors that will come from time to time to pick up product, but we won't have a showroom for customers to come and see the product.

Council Member Barber made a motion to approve a new office/warehouse building located at 524 North 900 West for Aluminum Shingles, seconded by Council Member Barber.

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.

Council Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee meeting at 9:00 p.m., seconded by Council Member Barber and passed unanimously.

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: 10/1/2020

TYPE OF ITEM: Consent

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Agreement with UDOT to defederalize "Connector Road" funds from WFRC

EXECUTIVE SUMMARY:

In 2017, Kaysville City and Farmington City applied for Surface Transportation Program funds to help fund the project of building "Connector Roads" in both Cities. The two Cities were awarded \$3,870,000 from WFRC for the project.

WFRC funding ultimately comes from the Federal Government, and as such, there is a significant addition of cost to meet all of the Federal requirements. A very common practice in these large dollar amounts is to exchange the awarded WFRC funds with UDOT (who already has to meet all Federal Requirements on their projects) for less restricted UDOT funds.

UDOT keeps 10% of the WFRC funds as part of the exchange, in an effort to help offset a portion of some of the additional costs they will face with Federal Requirements. This means that Kaysville and Farmington will then have access to \$3,289,500 (after the exchange) and be alleviated of the complicated Federal Requirements.

Council Options: Approve/Deny

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: WFRC Award

Attachments: UDOT agreement



State of Utah
Department of Transportation

Cooperative Agreement Local Agency <u>Project</u> Exchange of Federal for State Dollars	<u>Project Information</u> Project Description: WDC Connector; West Davis Corridor to Shepard Lane & I-15 Local Agency: Kaysville City	<u>Authority Number</u> 55336-12S
<u>Federal Project Information</u> PIN: 16935 Project Number: F-LC11(74) Federal Fund Type: STP-URB_O/L	<u>State Project Information</u> Exchange Fund Type: ST_TIFF	<u>Date Executed</u> [Date Executed]

THIS COOPERATIVE AGREEMENT made and entered into on the executed date, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “**UDOT**”, and Kaysville City, a political subdivision of the State of Utah, hereinafter referred to as the “**Local Agency**.”

RECITALS

WHEREAS, the **Local Agency** desires to exchange project federal dollars for state dollars; and

WHEREAS, \$3,870,000.00 in STP-URB_O/L federal aid has been programmed for this project for Federal FY 2020 (see Exhibit 1); and

WHEREAS, **UDOT**'s designated exchange rate for the trade of federal funds for state funds is 85%. Eighty Five percent of \$3,870,000.00 is \$3,289,500.00; and

WHEREAS, the **Local Agency** desires to pursue design, and construction for the project utilizing its own dollars and then being reimbursed by **UDOT** at 90.00% of eligible costs (10.00% represents the required match by the Local Agency). The exchange funds may not be used for Local Agency' salaries of employees, buildings, utilities, equipment purchase or maintenance or other overhead costs.

WHEREAS, upon project completion any unexpended exchange balance will remain with **UDOT**.

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions where the work and exchange of federal money shall be performed.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

I. The **Local Agency** will relinquish any claim or right to the \$3,870,000.00, in STP-URB_O/L federal aid money to **UDOT**. In exchange, **UDOT** will reimburse the **Local Agency** up to \$3,289,500.00 of state funds for the cost of the F-LC11(74) located in Kaysville City.

II. The Local Agency will participate at a minimum of 10.00% of the project costs. Local Agency' participation can be through financial, right of way, or materials contributions to the project. Participation must be verified by actual auditable documented costs and not estimates.

III. **Local Agency performance requirements:**

- Construct the project in accordance with AASHTO standards or in accordance with state law.
- The Local Agency shall comply with all applicable federal and state laws, regulations, and applicable executive orders in regards to the project.

- c. Method of contracting shall meet appropriate Utah statutory requirements and procedures.
- d. The Local Agency is administering this project and is responsible for all aspects of the project, including but not limited to: environmental requirements, permit requirements, right of way acquisition, utility reimbursement, and construction contract administration.
- e. The Local Agency is responsible for any claim arising out of or related to any contract entered into by the Local Agency for work to be performed by contractor on this project. UDOT expressly rejects any liability for the project and any claims arising from the project.

IV. Local Reimbursement Invoicing Procedure:

- a. All funding from UDOT under this agreement operates on a reimbursement basis with Local Agency.
- b. The Local Agency shall review and/or approve all contractor invoices for materials, equipment and labor prior to requesting reimbursement from UDOT for work performed on project.
- c. The Local Agency shall ensure the accuracy of any invoice in both amount and relation to the project progress.
- d. Local Agency will submit project payment requests within 45 days of work completion
- e. The payment request must include a summary of incurred project expenditures, to **UDOT** for reimbursement at 90.00% of the incurred project costs up to \$3,289,500.00. Any costs in excess of \$3,289,500.00 will be the responsibility of the **Local Agency**.
 - i. The Local Agency will document and deduct 10.00% participation on submitted payment requests
- f. The Local Agency shall also submit attached copies of all paid invoices associated reimbursement request.
- g. Local Agency' payment requests for services performed on or before the last day of the Utah fiscal year (June 30) must be submitted no later than 30 calendar days.
- h. Local Agency will mark the final payment request for project closure.
- i. The Local Agency will send payment requests to UDOT's Project Manager, Nathan Peterson, 166 West Southwell St., Ogden, UT 84404, (801) 620-1683.

V. Agreement Timeline

- a. This agreement shall be in effect from the last day executed by the parties and shall expire one year after the Project Completion Date.

VI. Unexpended Exchange Money After Project Completion:

- a. Upon project completion, any unexpended exchange balance for this project will remain with **UDOT**

VII. UDOT's Project Manager (PM):

- a. UDOT Project Manager will review payment requests from the **Local Agency**. Upon review the payment requests, the PM will forward any approved payment requests to the **UDOT** Comptroller's Office.
- b. **UDOT** will charge the Local Agency' project for the PM's time, including administrative charges. Charges to this project for the UDOT PM will be minimal and controlled. Such charges will be deducted from the \$3,289,500.00

VIII. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

IX. This Agreement may be executed in counter parts by the parties.

X. Each party represents that it has the authority to enter into this Agreement.

XI. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect

thereto. Any amendment to this Agreement must be in writing and executed by an authorized representatives of each party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by its duly authorized officers as of the day and year first above written.

Kaysville City				Utah Department of Transportation			
By		Date		By		Date	
Kaysville City Clerk/Auditor				[UDOT Officer Name & Title]			
By		Date		By		Date	
Kaysville City Mayor				Region Director [or second signature verification]			
By		Date		By		Date	
Title/Signature of additional official if required				Comptroller Office			

EXHIBIT 1

September 25, 2019
Mrs. Lisa Wilson, Director
UDOT Region One
Wall Avenue
Ogden, UT

RE: Farmington/Kaysville WDC Connector; West Davis to Shepard Ln & I-15; PIN 16935
Exchange of Federal Funds

Dear Mrs. Wilson

Farmington City and Kaysville City desire to exchange federal funding for state funding for the Farmington/Kaysville WDC Connector; West Davis to Shepard Ln & I-15 project. Farmington and Kaysville Cities have been working together to plan the construction of this roadway for some time. For this project, Farmington City will take the lead to oversee the design and construction. Farmington and Kaysville will establish an inter-local agreement to assign responsibilities.

Farmington and Kaysville recognize and accept the reduction in funding amounts that has been proposed.

\$4,300,000	WFRC Programmed Funding
\$430,000	10% WFRC Reduction
\$580,500	15% UDOT Reduction
\$3,289,500	Exchanged Amount
\$365,500	10% Sponsor Match
\$3,655,000	New Project Total

Farmington and Kaysville Cities would like to begin construction as soon as possible. We have already started the environmental process which we expect to finish later this year. We would like to start the design process as soon as the environmental process is finished in order to begin purchasing ROW in anticipation of construction during the same time frame as the construction of the West Davis Corridor project.

Sincerely,

Farmington City



H. James Talbot
Mayor

Kaysville City



Katie Witt
Mayor

Cc: Nathan Peterson, UDOT
Ben Wuthrich, WFRC

Project Evaluation Concept Report Form (2019-2024 TIP)

Please complete information in all yellow shaded cells.

Funding Year	2024		Project Improvement	New Construction		Funding Type	STP	
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Project Information				Contact Information			
Name of Project	Kaysville/Farmington West Davis Connector			Agency	Kaysville City		
From	West Davis Corridor			Primary Contact	Andy Thompson		
To	Shepard Lane and I-15			Phone	801-546-1241		
Project Length	1.08	miles		Cell Phone	801-544-5646		
City	Kaysville City / Farmington City			e-mail	athompson@kaysvillecity.com		
County	Davis	UDOT Region	1				

Project Description -					
Describe the Purpose/ Need for this Project (limit 325 characters)	This project will construct a new road connecting the proposed Shepard Lane interchange on I-15 to the West Davis Corridor and Sunset Drive. This new roadway will provide mobility and access to these two major transportation corridors. With this being a new roadway, 200 North in Kaysville was used for the traffic data.				
Type of Project	Capacity	Functional Classification (click here for Map)	Collector	Regional Transportation Plan (click here for RTP Interactive Map)	Yes
Cost Estimates should be calculated from the (2019-2024 Concept Cost Estimation Form)					
2024 Estimated Project Cost	\$	10,833,600	Federal Funds Requested	\$	10,100,000
			Local Funds	\$	733,600
Average Pavement Width			Average Right of Way	Number of Lanes	
Existing			0	Existing	0
Proposed			41	Proposed	3

Project Details - Traffic Information						Click area link to access WFRS 2040 Traffic Projections	
Average Daily Traffic	2014	9,840	Click here to access - UDOT AADT Map	Wasatch Front 2040 Projection	14,000	Ogden/Layton Area	Salt Lake/West Valley

Safety Information								
Last 3 years of Accident Data								
Number of Accidents for Each Type	Property	2013	4	2014	5	2015	13	Project Safety Index from UDOT Traffic and Safety Data (2013-2015) Total Crashes: 8 Total Severe Crashes: 0 Safety Index: 3
	Injury	2013	4	2014	0	2015	3	
	Fatalities	2013	0	2014	0	2015	0	

- NOTE - If your road is not highlighted on the UDOT Traffic & Safety map - identify a parallel facility, list the name, the from & to, and enter the data

Parallel - similar roadway name	200 North Kaysville	from and to	Angel Street to I-15
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Proposed Safety Improvements/ Installations	Sidewalks/ Path	Yes	Adequate Turn Lanes	Yes	Access Control	No
	Center Lane	Yes	Signals/ Signs	No	Infrastructure	Yes
	Visibility	Yes	Intersection Geometry	Yes	Other . .	No
					If Other Enter Here	

Project Evaluation Concept Report Form (2019-2024 TIP)

Please complete information in all yellow shaded cells.

Project Details - Pavement Information

Are you following a Current Pavement Management Plan	Yes	Existing Pavement Condition	Fair
Coordination between Sponsor & Utah Transit Authority	Yes	Last Year of Maintenance	2017
		Last Year of Pavement Treatment	2010

Project Details - Vision Implementation / Growth Principles / Economic Improvements

[Click Here to Access the Wasatch Choice for 2040 Vision Brochure](#)

Does the project accommodate Transit (Turning Radii, Bus Stop, etc.)	Yes	Does the project accommodate Pedestrian Traffic (Cross Walks, Side Walks, Lighting, etc.)	Yes
		Does the project accommodate Bike Traffic (with Signing, Striping, or Separate lane)	Signing If Other Enter Here
Efforts to Preserve the Corridor (How much Right-of-Way has been acquired) / (Total Amount of Right-of-Way necessary for the Project) (Percent of Corridor Preserved)	75 to 100 %	Percent of Freight Trucks	0 - 5 %
		Does the project help implement one of the Corridors, Communities, or Centers in the Wasatch Choice for 2040 Vision (see link above)	No

Project Details - Operation, TSM/ TDM, & ITS Improvements

Does the project Improve	No	Signal Phasing	No	Signal Timing	No	Other Signal	No	Project Includes ITS Components	None
Project Includes Access Management Improvements	None							Project Includes Intersection or Interchange Improvements	Two
Does the Project Include Transit Infrastructure Improvements	One							List Other TSM/ TDM Improvements	If Other Enter Here

Project Details - For Intersection Projects

Calculated Delay Reduction	0 - 99	Source of data	Other; STP Application
Source Contact	200 North Angel Street STP Application	Phone	

Existing Traffic Distribution

A to B	11	B to A	24
A to C	40	B to C	95
A to D	0	B to D	77
C to A	66	D to A	6
C to B	107	D to B	97
C to D	80	D to C	61

Existing Number of Lanes

	R Turn	Thru	L Turn	Other
A	0	0	0	0
B	0	0	0	0
C	0	0	0	0
D	0	0	0	0

Proposed Traffic Distribution

A to B	50	B to A	100
A to C	450	B to C	150
A to D	50	B to D	100
C to A	700	D to A	50
C to B	150	D to B	150
C to D	200	D to C	200

Proposed Number of Lanes

	R Turn	Thru	L Turn	Other
A	0	1	1	0
B	0	1	1	0
C	0	1	1	0
D	0	1	1	0

Project Evaluation Concept Report Form (2019-2024 TIP)

Please complete information in all yellow shaded cells.

Why should this project be considered a priority over other projects submitted?

Why should this project be selected or Why is this project necessary?
(limit 1000 Characters)

The preferred alternative for the West Davis Corridor has been chosen, and within that alternative, an identified connection between I-15 and West Davis will need to be made. This project will provide that vital link between I-15 at the proposed Shepard Lane interchange and the West Davis Corridor near Sunset Drive. This project is shown on the RTP and will provide access and improve mobility and safety to Kaysville and Farmington Cities. Farmington and Kaysville Cities have been preserving a corridor for this project.

Submission Details -

Completed Forms

All Projects Must Complete the "18-23 Project Evaluation Concept Report Form"

Yes

All Projects Must Complete the "18-23 Concept Project Cost Estimation Form"

Yes

CMAQ Projects Must Complete the "CMAQ Emission Analysis Form 2017"

No

Include Drawings (Cross Section, Aerial or scale drawings)

Yes

Include Project jpg's (Project Location, Aerials, or Project Improvements)

Yes

NOTE - The project pictures may be used to display and present the project to the TAC's and Others for Evaluation

Please submit an Electronic Copy of all the material **in a pdf format and the Original Program Format** (example - Excel forms in Excel) to Ben Wuthrich

Email Address - bwuthrich@wfr.org

Mailing Address - 295 North Jimmy Doolittle Road, Salt Lake City, Utah 84116

Submission Date of the Project Evaluation Concept Report and **all requested Material**

January 18, 2018

Projects to be considered will need to meet the eligibility criteria for the Surface Transportation Program (STP) or the Congestion Mitigation/ Air Quality (CMAQ) program and be sponsored by a public agency. The requested information in this "Project Evaluation Concept Report" along with other evaluation criteria such as V/C, modeled delay reduction, project field review, etc. will be used to prioritize and score each project in preparation for project discussion and recommendation.

Should you have any questions or require additional assistance concerning this concept report, please contact

Ben Wuthrich at
(801) 363-4230 ext. 1121 (Office),
(801) 647-3228 (Cell) or
email at bwuthrich@wfr.org

How many "Project Evaluation Concept Reports" did your jurisdiction submit? (Including STP, CMAQ, and TAP)

3

Out of all your jurisdiction's project submissions, what priority would this project be to your Agency?

2

Please Note; this "Project Evaluation Concept Report" has been developed for identifying and evaluating projects for the Surface Transportation Program (STP) funds and the Congestion Mitigation/ Air Quality (CMAQ) funds. This report will help advance the project through the development process. Supplemental information necessary to verify project data should accompany each project portfolio or project may be removed from project evaluation and consideration.

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Funding Type:

STP

Cost Estimate - Concept Level

Prepared By: J-U-B Engineers, Inc.

Date 1/18/2018

Proposed Project Scope:

New Roadway with new curb and gutter, and sidewalk to connect Shepard Lane and Sunset Drive to the West Davis Corridor

Who owns this facility?		City
Approximate Route Reference Mile Post (BEGIN) =	1.000	(END) = 1.084
Project Length =	1.084 miles	5,723 ft
Current FY Year (Oct-Sept) =	2017	
Assumed Construction FY Year =	2024	
Construction Items Inflation Factor =	1.36	7 yrs for inflation
Assumed Yearly Inflation for Engineering Services (PE and CE) (%/yr) =	3.0%	
Assumed Yearly Inflation for Right of Way (%/yr) =	3.0%	
Items not Estimated (% of Construction) =	18.0%	
Preliminary Engineering (% of Construction + Incentives) =	14.0%	
Construction Engineering (% of Construction + Incentives) =	14.0%	

Enter 2024 for STP & CMAQ Projects and 2020 for TAP Projects

Construction Items	Cost	Remarks
Public Information Services	\$15,000	
Roadway and Drainage	\$4,055,229	
Traffic and Safety	\$11,460	
Structures	\$250,000	
Environmental Mitigation	\$152,843	
ITS	\$0	
Other Construction Cost	Information Needs to be Provided on Separate Spreadsheet	\$0
	Subtotal	\$4,484,532
	Items not Estimated (18%)	\$807,216
	Construction Subtotal	\$5,291,748
P.E. Cost	P.E. Subtotal =	\$740,845 14%
C.E. Cost	C.E. Subtotal =	\$740,845 14%
Right of Way	Right of Way Subtotal =	\$561,894
Utilities	Utilities Subtotal =	\$0
Incentives	Incentives Subtotal =	\$0
Miscellaneous	Miscellaneous Subtotal =	\$0
This field could be used for those non-construction type projects		Information Needs to be Provided on Separate Spreadsheet

Project Cost Estimate	2017	2024
Concept Report Cost	\$0	
Work Prior to an Approved Environmental Document	\$0	Cost not Eligible for Federal Aid
Environmental Document	\$0	
P.E.	\$740,800	\$911,100
Right of Way	\$561,900	\$691,100
Utilities	\$0	\$0
Construction	\$5,291,700	\$7,200,300
C.E.	\$740,800	\$911,100
Incentives	\$0	\$0
Aesthetics	0.75% \$39,700	\$54,000
Change Order Contingency	9.00% \$479,800	\$652,900
UDOT Oversight	5.00% \$303,600	\$413,100
Miscellaneous	\$0	\$0
TOTAL	\$8,158,300	\$10,833,600

Remarks

Utilities - Not Eligible for Federal Reimbursement	\$0	\$0	
Other Contributing Funding Sources (i.e. Additional Sponsor Funds, Developer, etc.)	\$0	\$0	Information Needs to be Provided
Explain:			

Estimated Total Project Cost	2017	\$8,158,300	2024	\$10,833,600
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PROPOSED FEDERAL FUNDS REQUESTED	TOTAL	\$7,605,983	TOTAL	\$10,100,165
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Required Matching Funds	TOTAL	\$552,317	TOTAL	\$733,435
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Project Sponsors TOTAL Estimated Investment	2017	\$552,317	2024	\$733,435
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Project Assumptions/Risks

1 Assuming that all utility relocations will be covered under city franchise agreements.

2 Drainage facilities will be ready on the project limits for the drainage system on this project to connect to.

3 Water, Irrigation, and Sewer will be installed prior to this Project.

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Inflation

PIN: PROJECT # PROJECT NAME:

Year	Rate	Recommended Rate	Cumulative Inflation Factor
2017	5.0%	0.0%	1.00
2018	5.5%	5.5%	1.06
2019	5.5%	5.5%	1.11
2020	4.5%	4.5%	1.16
2021	4.0%	4.0%	1.21
2022	4.0%	4.0%	1.26
2023	4.0%	4.0%	1.31
2024	4.0%	4.0%	1.36
2025	4.0%	4.0%	1.42
2026	4.0%	4.0%	1.47
2027	4.0%	4.0%	1.53
2028	4.0%	4.0%	1.59
2029	4.0%	4.0%	1.66
2030	4.0%	4.0%	1.72
2031	4.0%	4.0%	1.79
2032	4.0%	4.0%	1.86
2033	4.0%	4.0%	1.94
2034	4.0%	4.0%	2.01
2035	4.0%	4.0%	2.09
2036	4.0%	4.0%	2.18
2037	4.0%	4.0%	2.27
2038	4.0%	4.0%	2.36
2039	4.0%	4.0%	2.45
2040	4.0%	4.0%	2.55
2041	4.0%	4.0%	2.65
2042	4.0%	4.0%	2.76
2043	4.0%	4.0%	2.87
2044	4.0%	4.0%	2.98
2045	4.0%	4.0%	3.10
2046	4.0%	4.0%	3.22

Projected inflation rate awaiting final approval.

Please contact UDOT Estimate Support with any questions (801-965-4708).

Roadway and Drainage

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Item #	Item	Quantity	Units	Price	Cost	Remarks
Roadway						
012850010	Mobilization	1	Lump	\$540,000.00	\$540,000.00	Usually 7-10% of construction
015540005	Traffic Control	1	Lump	\$100,000.00	\$100,000.00	Usually 3-5% of construction
015720020	Dust Control and Watering	1,347	1000 gal	\$30.00	\$40,410.00	
017210010	Survey	1	Lump	\$130,000.00	\$130,000.00	
018920040	Reconstruct Valve Box	24	Each	\$600.00	\$14,400.00	Assumed installed before const.
018920050	Reconstruct Manhole	15	Each	\$800.00	\$11,698.00	Assumed installed before const.
020560005	Borrow (Plan Quantity)	4,333	cu yd	\$25.00	\$108,325.00	
020560015	Granular Borrow (Plan Quantity)	8,930	cu yd	\$30.00	\$267,900.00	
020560025	Granular Backfill Borrow (Plan Quantity)	10,513	cu yd	\$28.00	\$294,364.00	
2082003*	Maintain Irrigation	1	Lump	\$4,000.00	\$4,000.00	
022210050	Remove Tree	17	Each	\$300.00	\$5,100.00	
022210080	Remove Fence	3510	ft	\$2.00	\$7,020.00	
022310010	Clearing and Grubbing	1	Lump	\$15,000.00	\$15,000.00	
023160020	Roadway Excavation (Plan Quantity)	28,311	cu yd	\$14.00	\$396,354.00	
027210020	Untreated Base Course (Plan Quantity)	5,954	cu yd	\$35.00	\$208,390.00	
027410060	HMA	7,636	Ton	\$90.00	\$687,240.00	
027410080	Asphalt Concrete Driveway	8	Ton	\$120.00	\$912.00	
027480040	Emulsified Asphalt CSS-1	16	Ton	\$450.00	\$7,200.00	Tack Coat
027710025	Concrete Curb and Gutter Type B1	11579	ft	\$18.00	\$208,422.00	
027710040	Concrete Driveway Flared, 6 inch Thick	1242	sq ft	\$8.00	\$9,936.00	
027710059	Perpendicular/Parallel Pedestrian Access Ramp	8	Each	\$2,500.00	\$20,000.00	
027760010	Concrete Sidewalk	41980	sq ft	\$6.00	\$251,880.00	
027760041*	Gravel Driveway	23	cu yd	\$35.00	\$805.00	
028220010	Right-of-Way Fence, Type A (Metal Post)	3510	ft	\$15.00	\$52,650.00	
Roadway Subtotal					\$3,382,006	
Drainage						
026101386	18 Inch Irrigation/Storm Drain, Class C, smooth	600	ft	\$75.00	\$44,964.19	
026101388	24 Inch Irrigation/Storm Drain, Class C, smooth	4094	ft	\$85.00	\$348,015.50	
026101391	36 Inch Irrigation/Storm Drain, Class C, smooth	1755	ft	\$105.00	\$184,243.50	
026330130	Concrete Drainage Structure 5 ft to 7 ft deep - CB 9	30	Each	\$3,200.00	\$96,000.00	
Drainage Subtotal					\$673,223	
PI						
013150010	Public Information Services	1	Lump	\$15,000.00	\$15,000	Usually 0.25% of construction

Traffic, Safety & ITS

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Item #	Item	Quantity	Units	Price	Cost	Remarks
Traffic						
027650050	Pavement Marking Paint	154	gal	\$30.00	\$4,620.00	
027680105	Pavement Message (Preformed Thermoplastic)		Each			
027680110	Pavement Message (Preformed Thermoplastic Stop Line, Crosswalks - 12 inch)		Each			
028910020	Sign, Type A-1	12	Each	\$120.00	\$1,440.00	
028910365	Sign Post P3	12	Each	\$100.00	\$1,200.00	
028910315	Slipbase Sign Base With Top Casting SLB-1 (B3)	12	Each	\$350.00	\$4,200.00	
028910270	Remove Sign Less Than 20 Square Feet		Each			
Signals						
02892001D	Traffic Signal System	0	Lump			
Lighting						
16525001D	Highway Lighting System	0	Lump			
Traffic and Safety Subtotal					\$11,460	
ITS						
135530035	1D Conduit	0	ft			
	CCTV System	0	Lump			
ITS Subtotal					\$0	

Structures

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Item #	Item	Quantity	Units	Price	Cost	Remarks
Bridges						
	New Structure	0	sq ft			Assumed LxW (deck area)
Walls						
	Retaining Wall	0	Sq ft			Assumed LxH (wall area)
Sign Structures						
	Overhead Sign Structure	0	Lump			
	Remove Overhead Sign	0	Lump			
	Remove Existing Overhead Sign Structure	0	Lump			
Hydraulics						
	Extend Box Culvert	0	ft			
	New Box Culvert	1	Lump	250000	\$250,000.00	10 ft wide box culvert for creek
Geotech						
	Geotech Report	0	Lump			
	Drilling	0	Lump			
Structures Subtotal					\$250,000	

Environmental and Landscaping

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Item #	Item	Quantity	Units	Price	Cost	Remarks
Environmental						
	Wetland Mitigation	0	Lump			
	Noise Wall	0	ft			
Temporary Erosion Control						
015710030	Silt Fence	11579	ft	\$2.00	\$23,158.00	
	Erosion Control Supervisor	0	Lump			
	Check Dams	0	Each			
Landscaping						
029110010	Wood Fiber Mulch	173.685	1000 sq ft	\$50.00	\$8,684.25	
029120010	Contractor Furnished Topsoil	19298.333	sq yd	\$6.00	\$115,790.00	
029220030	Broadcast Seed	173.685	1000 sq ft	\$30.00	\$5,210.55	
029220060	Turf sod		sq ft	\$1.00		
Environmental Mitigation Subtotal					\$152,843	

Utilities, Right of Way, and Incentives

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

Be Aware, Utilities are Killing Projects if they Cannot comply with the Buy America Requirements

Item #	Item	Quantity	Units	Price	Cost	Eligible Cost	Remarks
Private Utilities	** Private Utility relocation costs are not eligible for federal reimbursement unless they own or have an easement for their right-of-way. ** Private Utility relocation costs are eligible for 50% reimbursement if facility is a State owned facility.						
	Relocate Water/Irrigation/Sewer Lines	1	Lump	\$0.00	\$0.00	\$0.00	
	Relocate Gas Line	1	Lump	\$0.00	\$0.00	\$0.00	
	Relocate Power Line	1	Lump	\$0.00	\$0.00	\$0.00	
	Relocate Fiber Optic	1	Lump	\$0.00	\$0.00	\$0.00	
	Relocate Phone	1	Lump	\$0.00	\$0.00	\$0.00	
Private Utilities Subtotal					Utilities Not Eligible for Reimbursement	\$0.00	\$0
Public Utilities	** Public utility relocation costs are still eligible for federal funding.					Remarks	
	Relocate Water/Irrigation/Sewer Lines	1	Lump	\$0.00	\$0.00		
	Relocate Gas Line	1	Lump	\$0.00	\$0.00		
	Relocate Power Line	1	Lump	\$0.00	\$0.00		
	Relocate Fiber Optic	1	Lump	\$0.00	\$0.00		
	Relocate Phone	1	Lump	\$0.00	\$0.00		
Public Utilities Subtotal						\$0	
Eligible Utilities Total						\$0	
Right-of-way							
	Urban/Suburban Residential		sq ft				
	Urban/Suburban Commercial	170,878	sq ft	\$3.00	\$512,634.00		ROW on Sunset Drive, assumed 950 easments have been obtained.
	non-Urban/Suburban Residential		Each				
	non-Urban/Suburban Commercial		sq ft				
	non-Urban/Suburban Farm		Each				
	Construction easement	32,840	sq ft	\$1.50	\$49,260.00		
Right-of-Way Subtotal						\$561,894	
Incentives							
00000601*	Pavement Smoothness Incentive	0	Lump	\$16,258.52	\$0.00		
00000602*	Hot Mix Asphalt (HMA) Incentive	0	Lump	\$19,471.80	\$0.00		
00000603*	Stone Matrix Asphalt (SMA) Incentive	0	Lump				
00000604*	Open Graded Surface Course Incentive	0	Lump				
00000605*	Bonded Wearing Course Incentive	0	Lump				
00000606*	Early Completion - Time	0	Cal'd	\$2,000.00	\$0.00		
00000607*	Lane Rental Incentive	0	Hours				
00000608*	Miscellaneous Incentive	0	Lump				
Incentives Subtotal						\$0	

PROJECT NAME: KAYSVILLE/FARMINGTON WEST C

Material	Unit Weights		Application Rates	
Borrow	130	lb/cf		
Granular Backfill Borrow	130	lb/cf		
Granular Borrow	142	lb/cf		
UTBC	138	lb/cf		
HMA	152	lb/cf		
OGSC	135	lb/cf		
Asphalt Binder	0.061	OGSC		
Prime Coat	249	gal/ton	0.5	gal/sy
Tack Coat	240	gal/ton	0.07	gal/sy
Emulsified Asphalt LMCRS-2	250	gal/ton	0.4	gal/sy
Flush Coat	245	gal/ton	0.11	gal/sy
Water			42	gal/cy GB
			51	gal/cy UTBC
			45	gal/cy Borrow/Embankment

Roadway	Prime Coat		
	Area	Tons	Lift
	sy		in
Continuation of Sunset Drive	14,664.33	29.45	3
Continuation of 950 North	11,981.11	24.06	3
fox hunter road	144.44	0.29	3
TOTALS		54	

Roadway	Length	Top Width	No. of Sides with Wedge Pavement	Side Slope	Granular Borrow				Untreated Base Course				HMA		
					Depth	Width	Vol	Tons	Depth	Width	Vol	Tons	Depth	# of Joints	Width
	ft	ft	in	ft	cy	in	ft	cy	in	ft	cy	in	ft		
Continuation of Sunset Drive	3219	41	0	0	12	41.00	4,888.11	9,370.51	8	41.00	3,258.74	6,071.03	5	4	41.00
Continuation of 950 North	2630	41	0	0	12	41.00	3,993.70	7,655.93	8	41.00	2,662.47	4,960.18	5	4	41.00
fox hunter road	25	52	0	0	12	52.00	48.15	92.30	8	52.00	32.10	59.80	5	4	52.00
TOTALS							8,930	17,119			5,954	11,092			

Roadway	Roadway Excavation				Borrow					Granular Backfill Borrow/Embankment				
	Length ft	Depth in	Width ft	Vol cy	Length ft	Depth in	Width ft	Vol cy	Tons	Length ft	Depth in	Width ft	Vol cy	Tons
Continuation of Sunset Drive	3219	25	64	15,896.30	3219	24	10	2,384.44	4,184.70	1560	24	64	7,395.56	12,979.20
Continuation of 950 North	2630	37	41	12,313.92	2630	24	10	1,948.15	3,419.00	2630	12	32	3,117.04	5,470.40
fox hunter road	25	25	52	100.31						0				
TOTALS				28,311				4,333	7,604				10,513	18,450

PROJECT NAME: KAYSVILLE/FARMINGTON WEST I

Pavement Marking Paint

Roadway	Length	Edges to be Striped	No. Travel Lane Separation Lines	Median Striping	Inter-section Adjustment	Length	Pavement Marking Paint
	ft				ft	ft	gal
Continuation of Sunset Drive	3219	2	2			12876	86
Continuation of 950 North	2630	2	2		-142	10378	68
fox hunter road							
TOTALS						23,254	154

Misc. Area Calculator

[illegible]

Pavement Marking Application Rates

Striping Type	ft/gal
Solid	190
Broken	760
Median	95
Intersection	190

Project Assumptions/Risks

- 1 Assuming that all utility relocations will be covered under city franchise agreements.

8

- 2 Drainage facilities will be ready on the project limits for the drainage system on this project to connect to.

9

- 3 Water, Irrigation, and Sewer will be installed prior to this Project.

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assumptions
DAVIS CONNECTOR

Tack Coat			OGSC Tack Coat		Chip Seal Emulsion		Flush Coat	
# of apps	Area sy	Tons	Area sy	Tons	Area sy	Tons	Area sy	Tons
2	14,664.33	8.55			14,664.33	23.46	14,664.33	6.58
2	11,981.11	6.99			11,981.11	19.17	11,981.11	5.38
2	144.44	0.08			144.44	0.23	144.44	0.06
		16		0		43		13

	SMA			OGSC		Asphalt Binder	Chip Seal or Micro-Surfacing	LCBC - 4" Thick		PCCP		Rotomilling	
Tons	Depth	Width	Tons	Depth	Tons			Width	Area	Depth	Area	Depth	Area
	in	ft		in				Tons	sy	ft	sy	in	sy
4,179.34							14,664.33						
3,414.62							11,981.11						
41.17							144.44						
7,636			0		0	0	26,790		0		0		0

Water

Material	Vol	gal	1,000 gal
	cy		
Granular Borrow	8,930	375,060	375
Untreated Base Course	5,954	303,654	304
Borrow	4,333	194,985	195
Granular Backfill Borrow/Embankment	10,513	473,085	473
TOTALS			1,347

assumptions
DAVIS CONNECTOR

Misc. Volume Calculator

Volume Location		Length	Width	Depth	Total Volume	Notes			

isks

Incentives Calculator

PROJECT NAME: KAYSVILLE/FARMINGTON WEST DAVIS CONNECTOR

2012 Specification	Incentive	Quantity	Unit	Unit Price	Max Incentive	Adjustment Factor	Assumed Incentive	Remarks
01452 - Smoothness	See below - Section 1.8	1	Lump	\$21,678.03	/Lump	\$21,678.03	0.75	\$16,258.52 Use the Calculations below
00221S - Bidding Contract Time	Early Completion Incentive - Section 1.7.D.4	10	Cal'd	\$2,000.00	/Cal'd	\$20,000.00	1	\$20,000.00
00222S - Lane Rental	Lane Rental Incentive - Section 1.8.B.1		Hours		/Hour	\$0.00	1	\$0.00
02741 - HMA	Gradation, Asphalt Binder Content & Density - Section 1.6.D.1	7,636	Ton	\$1.50	/Ton	\$11,454.00	0.85	\$9,735.90 Recommend \$1.50/Ton
	Joint Density - Section 1.6.D.6	7,636	Ton	\$1.50	/Ton	\$11,454.00	0.85	\$9,735.90 Recommend \$0.20/Ton 2017 spec is per ton
02744S - SMA	Gradation, Asphalt Binder Content & Density - Section 1.6.H	0	Ton	\$0.91	/Ton	\$0.00	0.85	\$0.00 Recommend \$0.91/Ton
02786 - OGSC	Binder Content - Section 1.6.B.2	0	Ton	\$1.00	/Ton	\$0.00	0.85	\$0.00 Recommend \$1.00/Ton
	Gradation - Section 1.6.B.3	0	Ton	\$1.50	/Ton	\$0.00	0.85	\$0.00 Recommend \$1.50/Ton
02787 - Bonded Wearing Course	Binder Content - Section 1.6.C.3	26,790	/SQ YD	\$0.00	/Sq yd	\$0.00	0.85	\$0.00 Recommend \$0.05/Sq yd
	Gradation - Section 1.6.C.3	26,790	/SQ YD	\$0.00	/Sq yd	\$0.00	0.85	\$0.00 Recommend \$0.04/Sq yd
Miscellaneous	Community Coordination Incentive	1	Lump	\$0.00	/Lump	\$0.00	1	\$0.00
Total							\$55,730.32	

Smoothness Calculations (2012 Specification - 01452)

Table 1

Profile Deviation		
Category*	Section PI	Profile Deviation
	inch/mile	inch/25 ft
1	5	0.3
2	7	0.3

Table 2

HMA, OGSC, BWC, & SMA Incentive	
Category*	Incentive per Pavement Section
1	\$150 x [(Required in/m) - (PI)]
2	\$100 x [(Required in/m) - (PI)]

Table 3

PCCP Incentive	
Category*	Incentive per Pavement Section
1	\$200 x [(Required in/m) - (PI)]

Include which Incentive?

Category

Usually 0.5% to 1% of the HMA cost.

HMA, OGSC, BWC, & SMA Incentive

Length	1.08	miles
Lanes	2	
Required PI	5.00	in/mile
Incentive	\$0	

PCCP Incentive

Length	1.08	miles
Lanes	2	
Required PI	5.00	in/mile
Incentive	\$0	

HMA Cost

\$687,240
0.00%

Definitions

*Incentive applied to HMA, OGSC, BWC, and SMA

Category 1 1) Pavement surfaces having two or more opportunities for improving the ride.
2) Portland cement concrete paving.

Category 2 All other pavements incorporating single lift overlays.

+ Opportunity to improve ride:

1) Placing gravel or treated base course, Open-Graded Surface Course (OGSC), Bonded Wearing Course (BWC), Stone Matrix Asphalt (SMA), rotomilling, cold recycling, hot-in-place recycling, or each lift of paving.

2) Lane leveling is not considered an opportunity to improve the ride.

Pavement Section - Each travel lane or median, 0.1 mile long.

Incentive does not apply to the HMA surfaces on projects that include an OGSC, BWC, or SMA placed over the HMA surface.

Apply Incentive to Category 1 and 2 pavements longer than 1,000 ft in length, including:

- All traffic lanes
- Ramps
- Medians 8 ft and wider
- Turn lanes
- Bridges and approach slabs with final riding surfaces placed as part of the contract

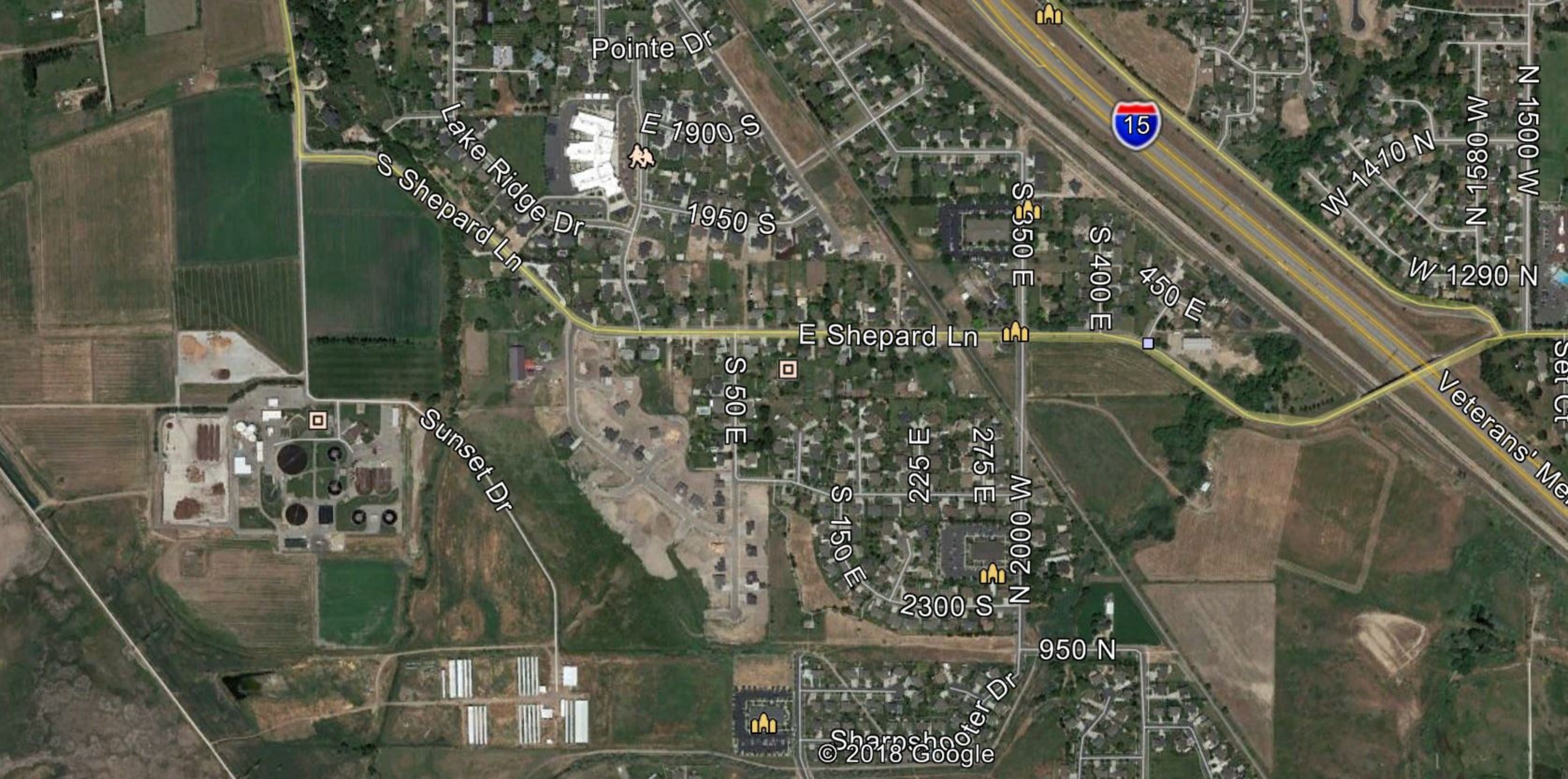
Do not apply Incentive to:

- Pavements shorter than 1,000 ft
- Shoulders
- Medians narrower than 8 ft
- Horizontal curves with a centerline curvature radius less than 900 ft and areas within the superelevation transitions to these short radius curves
- Tapers
- Surfaces within 15 ft of bridge decks and approach slabs not paved as part of the contract

1/18/2018

Page 13 of 13

Concept Level Est Form
Rev. 7/31/2013



Pointe Dr

Lake Ridge Dr
S Shepard Ln

E 1900 S

1950 S

Sunset Dr

E Shepard Ln

S 50 E

S 150 E

S 275 E

S 350 E

S 400 E

S 450 E

M 0002 N

950 N

W 1410 N

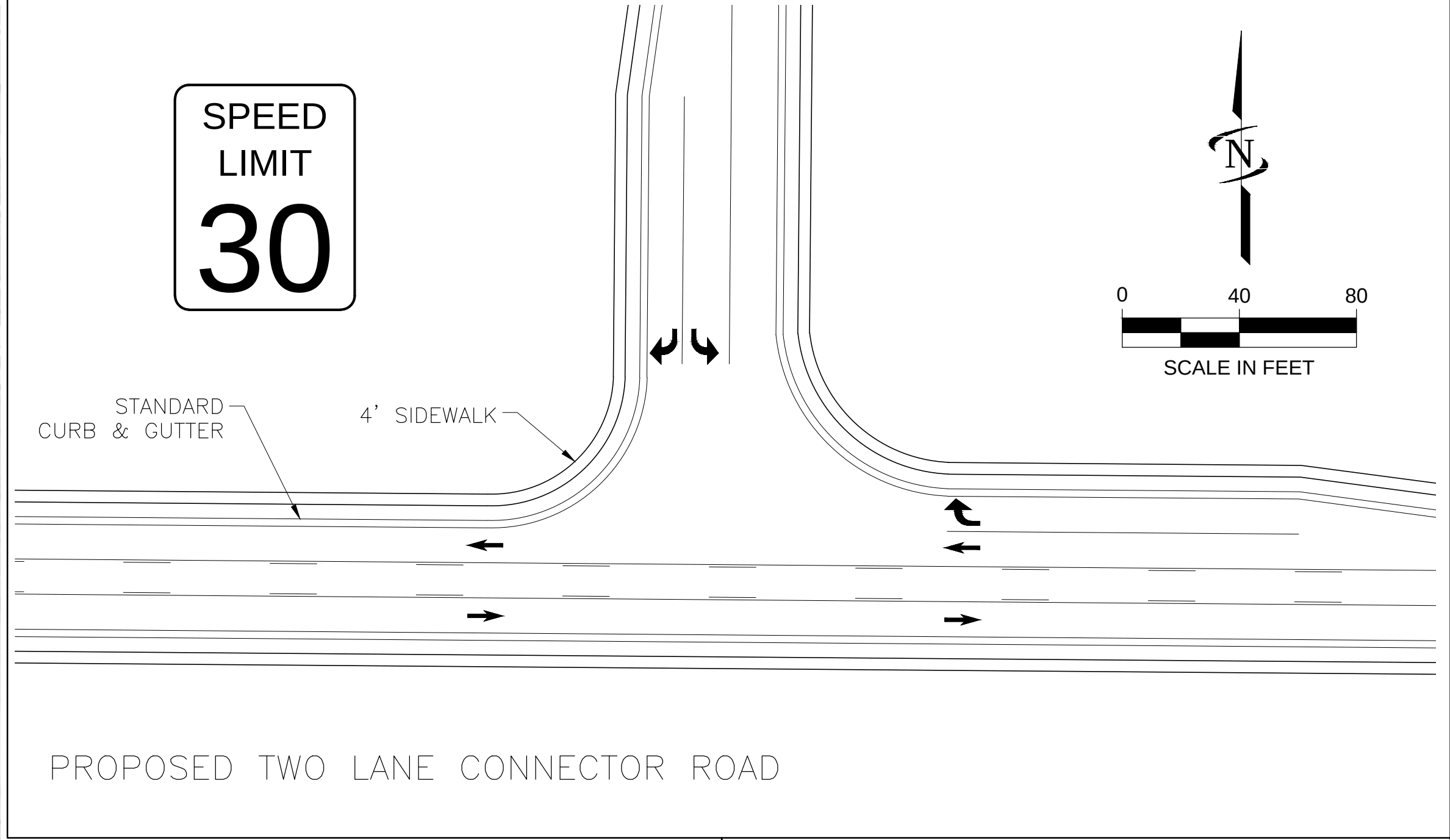
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M 0851 N

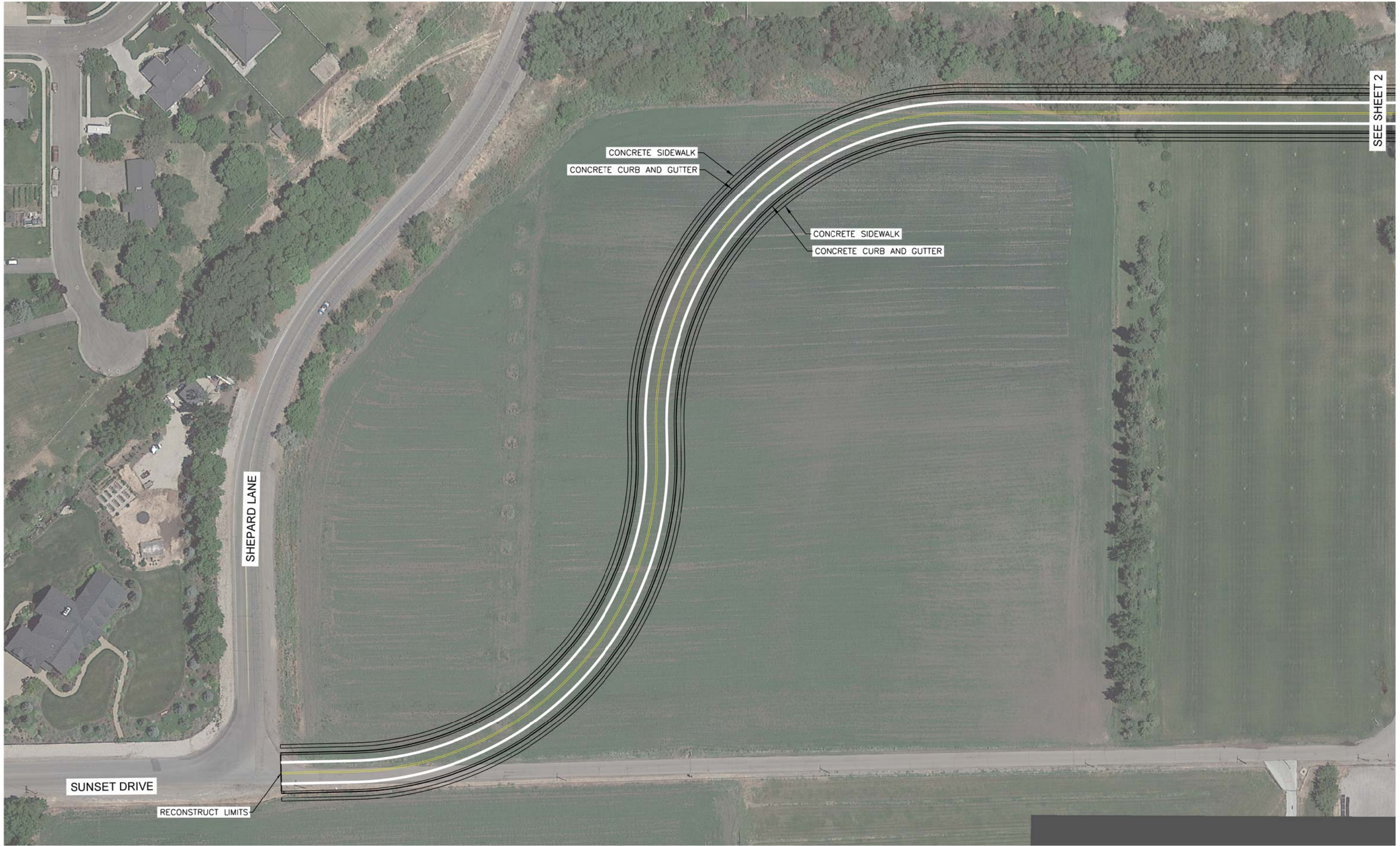
N 1500 W

Veterans' Memorial Dr

Sharpshooter Dr
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Plot Date: 1/16/2018
Date Created: 1/16/2018
JUB KAYSVILLE PROJECTS
JUB KAYSVILLE 55-18-010 KAYSVILLE 2018 GENERAL SERVICES 004 GRANT WRITING ASSISTANCE KAYSVILLE WPCO GRANTS KAYSVILLE FARMINGTON CONNECTOR ROAD CADWAY FARM EX-1.DGN



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NO	REVISION DESCRIPTION	BY	DATE

FILE: KAY-FARM_EX-1
JUB PROJ # 55-18-010
PLOT DATE: 1/16/2018
LAST UPDATED: 1/16/2018
DRAWN BY: BJT
DESIGN BY: BJT
CHECKED BY: SRM



KAYSVILLE - FARMINGTON CONNECTOR	
KAYSVILLE CITY	
PLAN VIEW	

SHEET
1

Plot Date: 1/16/2018
Date Created: 1/16/2018
JUB KAYSVILLE PROJECTS\JUB KAYSVILLE 55-18-010-KAYSVILLE 2018 GENERAL SERVICES\04 GRANT WRITING ASSISTANCE\KAYSVILLE WPC GRANTS\KAYSVILLE FARMINGTON CONNECTOR ROAD\CAD\WAY-FARM EX-2.DGN



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NO	REVISION DESCRIPTION	BY	DATE

FILE: KAY-FARM_EX-2
JUB PROJ # 55-18-010
PLOT DATE: 1/16/2018
LAST UPDATED: 1/16/2018
DRAWN BY: BJT
DESIGN BY: BJT
CHECKED BY: SRM



KAYSVILLE - FARMINGTON CONNECTOR KAYSVILLE CITY	
PLAN VIEW	

SHEET
2

Plot Date: 1/16/2018
Date Created: 1/16/2018
JUB KAYSVILLE PROJECTS\JB KAYSVILLE\55-18-010-KAYSVILLE-2018 GENERAL SERVICES\04 GRANT WRITING ASSISTANCE\KAYSVILLE WFO GRANTS\KAYSVILLE FARMINGTON CONNECTOR ROAD\KAY-FARM EX-3.DGN
Plotted By: Samuel Powell



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NO	REVISION DESCRIPTION	BY	DATE

FILE: KAY-FARM_EX-3
JUB PROJ # 55-18-010
PLOT DATE: 1/16/2018
LAST UPDATED: 1/16/2018
DRAWN BY: BJT
DESIGN BY: BJT
CHECKED BY: SRM



KAYSVILLE - FARMINGTON CONNECTOR	
KAYSVILLE CITY	
PLAN VIEW	

SHEET
3

Plot Date: 1/16/2018
Date Created: 1/16/2018
JUB KAYSVILLE PROJECTS\UB KAYSVILLE\55-18-010-KAYSVILLE-2018 GENERAL SERVICES\04 GRANT WRITING ASSISTANCE\KAYSVILLE WFO GRANTS\KAYSVILLE FARMINGTON CONNECTOR ROAD\KAY-FARM EX-4.DGN
Plotted By: Samuel Powell



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NO.	REVISION DESCRIPTION	BY	DATE

FILE: KAY-FARM_EX-4
JUB PROJ # 55-18-010
PLOT DATE: 1/16/2018
LAST UPDATED: 1/16/2018
DRAWN BY: BJT
DESIGN BY: BJT
CHECKED BY: SRM



KAYSVILLE - FARMINGTON CONNECTOR	
KAYSVILLE CITY	
PLAN VIEW	

SHEET
4











RESOLUTION NO. _____

A RESOLUTION ADOPTING A SCHEDULE OF FISCAL YEAR 2021 COUNCIL
APPROVED POSITIONS; COMPENSATION SCHEDULES FOR CITY OFFICIALS AND
EMPLOYEES AND A COMPENSATION PROGRESSION PLAN

WHEREAS, the Kaysville City Council, after giving due notice required by statute, has held public hearings and given notice as required desires to incorporate as part of the Fiscal Year 2021 Budgets a schedule of Council Approved Positions; a Compensation Schedule for City Officials and employees and a Compensation Progression Plan as part of said budget:

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby adopts a schedule of Fiscal Year 2021 Council Approved Positions, a Compensation Schedule for City Officials and Employees and a Compensation Progression Plan with an effective date of July 1, 2020. The Schedules are attached hereto as Exhibit A and incorporated herein by this reference.
2. The effective date of this resolution shall be effectively dated July 1, 2020.

APPROVED and ADOPTED this 1st day of October 2020.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder



Current Positions and Staffing by Department		
COUNCIL APPROVED POSITIONS		
FY 2021		
1-Oct		
Department		
City Manager	1	
Administration		
Finance / Administrative Services Director	1	
Recorder	1	
Utility Billing Clerk	1	
Utility Billing Clerk	1	Requested
Accounts Payable Clerk	1	
Cash Receiving Clerk	1	
Office Clerk II	1	
Accountant	1	
Senior Mechanic	1	
Mechanic	1	
Information Systems Manager	1	
Information Systems Operations	1	
Information Systems GIS Administrator	1	
Information Systems Analyst	1	Requested
Legal		
Attorney	1	
Para Legal / HR Specialist	1	
Assistant City Attorney	1	PT NB
Parks & Recreation, Buildings, Cemetery		
Parks and Recreation Director	1	
Parks Superintendent	1	
Recreation Superindendent	1	
Cemetery Sexton	1	
Parks Leadworker	1	
Recreation Program Coordinator	1	
Recreation Program Specialist / Administrative	1	
Parks Leadworker / Arborist	1	
Parks Crew Leader	1	
Community Development		
Community Development Director	1	
Building Official	1	
Building Inspector	2	
Planner	1	
Code Enforcement Officer / SWWP Inspector	1	
Building Permit Technician	1	
Business License Specialist	1	
Office Clerk I	1	PT
Public Works/ Utilities		
Public Works Director	1	
Public Works Foreman	1	
Lead Worker II (Division Supervisor)	5	
Lead Worker I	2	
Inspector	1	
Maintenance Worker III	6	
Maintenance Worker III	2	FY 21 Request
Maintenance Worker II	1	
Administrative Assistant	1	

Police		
Chief	1	
Assistant Chief	1	
Lieutenant	2	
Sergeant	4	
Patrol Officers SRO & Other Assignments & Detective and Narcotics	24	
Victim Advocate Specialist	1	
Support Services Supervisor	1	
Administrative Assistant / Dispatch	1	
Fire / Ambulance		
Chief	1	
Captain	3	
Fire Enginner	3	
Fire Fighter/ Ambulance EMT's	3	
Fire Fighter/ Ambulance EMT's	6	Requested
Fire Fighter/ Ambulance EMT's	Varies	PT NB
Office Clerk I	1	PT
Power		
Superintendent	1	
Resource Service Manager	1	
Operations Supervisor	1	
Senior Line Supervisor	3	
Substation / Meter Journeyman	1	
Journey Lineworker	3	
Apprentice	3	
Groundworker	0	
Locator	1	
Locator	1	Requested
Meter Reader	1	
Administrative Assistant	1	

122

Full Time Positions (11 - FY 21)

2

Part Time Positions - Benefited

1

Part Time Positions - Non Benefited

KAYSVILLE CITY

PROPOSED COMPENSATION PLAN FY 2021

Base Plan + Two Percent - Recommended / Approved
by City Council. FY 2021 Final Compensation Plan

Council Approved Positions

Administration Department
CITY MANAGER
FINANCE /ADMINISTRATIVE SERVICES DIRECTOR
INFORMATION SYSTEMS MANAGER
ACCOUNTANT SENIOR
GIS ADMINISTRATOR
INFORMATION SYSTEMS OPERATIONS
MECHANIC - SHOP FOREMAN
CITY RECORDER
MECHANIC
SENIOR BILLING CLERK SUPERVISOR
FINANCE CLERK
ACCOUNTS PAYABLE CLERK
UTILITY BILLING CLERK
CLERK
CASH RECEIPTING CLERK
OFFICE CLERK II
OFFICE CLERK I
Community Development Department
COMMUNITY DEVELOPMENT DIRECTOR
BUILDING OFFICIAL
BUILDING INSPECTOR III
BUILDING INSPECTOR II
ZONING ADMINISTRATOR
BUILDING INSPECTOR I
CITY PLANNER
CODE ENFORCEMENT OFFICER
EXECUTIVE ASSISTANT
BUILDING PERMIT TECH LEAD
BUILDING PERMIT TECHNICIAN
BUSINESS LICENSE SPECIALIST
OFFICE CLERK II
OFFICE CLERK I
Fire Department
FIRE CHIEF
FIRE CAPTAIN EMT PARAMEDIC
FIRE CAPTAIN EMT A
FIRE MARSHALL / INSPECTOR
ENGINEER/FIRE FIGHTER / PARAMEDIC
ENGINEER/FIRE FIGHTER / EMT
FIREFIGHTER / PARAMEDIC
FIRE FIGHTER/EMT
ADMINISTRATIVE ASSISTANT - SECRETARY FT
OFFICE CLERK II
OFFICE CLERK I
Legal Department
CITY ATTORNEY
HR SPECIALIST PARA LEGAL

Conversion to Hourly Rate		
Minimum	Midpoint	Maximum
\$57.42	\$67.46	\$77.51
\$44.06	\$51.77	\$59.48
\$36.52	\$42.91	\$49.30
\$29.72	\$34.92	\$40.12
\$26.60	\$31.25	\$37.44
\$26.60	\$31.25	\$37.44
\$25.73	\$30.23	\$34.73
\$24.41	\$28.68	\$32.95
\$24.14	\$28.36	\$32.59
\$23.75	\$27.91	\$32.07
\$21.22	\$24.93	\$28.64
\$20.29	\$23.84	\$27.39
\$20.29	\$23.84	\$27.39
\$20.29	\$23.84	\$27.39
\$19.00	\$22.33	\$25.66
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
\$42.20	\$49.59	\$56.97
\$32.87	\$38.62	\$45.63
\$26.08	\$30.64	\$35.20
\$25.45	\$29.90	\$34.35
\$25.43	\$29.88	\$34.33
\$24.30	\$28.56	\$32.81
\$22.87	\$26.88	\$30.88
\$22.50	\$26.44	\$30.37
\$22.28	\$26.18	\$30.08
\$20.29	\$23.84	\$27.39
\$19.41	\$22.81	\$26.21
\$19.41	\$22.81	\$26.21
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
\$43.51	\$51.12	\$58.74
\$33.14	\$38.94	\$44.74
\$32.05	\$37.66	\$43.27
\$27.57	\$32.39	\$37.21
\$24.33	\$28.59	\$32.85
\$24.07	\$28.28	\$32.49
\$22.12	\$25.99	\$29.87
\$21.75	\$25.55	\$29.36
\$18.54	\$21.78	\$25.03
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
* Time Paid on an Hourly Basis - Annual / 2912 hours		
\$46.34	\$54.45	\$62.56
\$24.41	\$28.68	\$32.95

Parks and Recreation Department
PARKS AND RECREATION DIRECTOR
RECREATION SUPERINTENDENT
PARK SUPERINTENDENT
CEMETERY SEXTON
PARK FOREMAN
PARK LEADWORKER
PARK LEADWORKER/ARBORIST
PARK CREW LEADER
RECREATION COORDINATOR
MARKETING COORDINATOR
RECREATION SPECIALIST/ADMINISTRATIVE ASSISTANT
PROGRAM ASSISTANT
OFFICE CLERK II
OFFICE CLERK I
Police Department
POLICE CHIEF
ASSISTANT POLICE CHIEF
LIEUTENANT
SERGEANT
PATROL OFFICER / MASTER / OIC
PATROL OFFICER III
SUPPORT SERVICES SUPERVISOR
PATROL OFFICER II ENTRY LEVEL CERTIFIED
VICTIM ADVOCATE
EVIDENCE AND RECORDS CUSTODIAN DISPATCHER
ADMINISTRATIVE ASSISTANT - SECRETARY
PATROL OFFICER NON CERTIFIED
OFFICE CLERK II
OFFICE CLERK I
Power Department
POWER SUPERINTENDENT
LINE OPERATIONS SUPERVISOR
SENIOR LINE SUPERVISOR
JOURNEY LINEWORKER
SUBSTATION TECH
METER READER AMI IT SUPPORT
LOCATOR
GROUNDWORKER
ADMINISTRATIVE ASSISTANT - SECRETARY
OFFICE CLERK II
OFFICE CLERK I
Public Works Department
PUBLIC WORKS SUPERINTENDENT
PUBLIC WORKS FOREMAN / OPERATIONS / SAFETY
CITY ENGINEER PROPOSED FOR FY 21
DRINKING WATER MANAGER DIVISION LEAD
STORM WATER MANAGER DIVISION LEAD
STREETS MANAGER DIVISION LEAD
PUBLIC WORKS INSPECTOR
WATER QUALITY AND BACKFLOW ADMINISTRATOR
MAINTENANCE WORKER IV Lead Worker
WATER TECHNICAL AIDE
MAINTENANCE WORKER III
COMPLIANCE & ENFORCEMENT ADMINISTRATOR
MAINTENANCE WORKER II
ADMINISTRATIVE ASSISTANT - SECRETARY

\$42.01	\$49.36	\$56.71
\$33.36	\$39.20	\$45.04
\$33.20	\$39.01	\$44.82
\$24.81	\$29.16	\$33.50
\$24.61	\$28.91	\$33.22
\$23.42	\$27.52	\$31.62
\$23.42	\$27.52	\$31.62
\$21.58	\$25.35	\$29.13
\$22.62	\$26.58	\$30.54
\$21.16	\$24.86	\$28.56
\$20.72	\$24.35	\$27.97
\$19.35	\$22.74	\$26.12
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
\$54.46	\$63.99	\$73.52
\$43.10	\$50.64	\$58.18
\$38.03	\$44.69	\$51.34
\$33.31	\$39.14	\$44.97
\$30.21	\$35.50	\$40.79
\$26.25	\$30.85	\$35.44
\$26.24	\$30.83	\$35.42
\$23.77	\$27.93	\$32.09
\$22.41	\$26.34	\$30.26
\$22.05	\$25.90	\$29.76
\$18.54	\$21.78	\$25.03
\$18.12	\$21.29	\$24.46
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
\$45.26	\$53.18	\$61.10
\$38.58	\$45.33	\$52.08
\$35.25	\$41.42	\$47.59
\$32.55	\$38.25	\$43.95
\$32.19	\$37.82	\$43.45
\$22.52	\$26.46	\$30.40
\$20.72	\$24.35	\$27.97
\$20.35	\$23.91	\$27.47
\$20.29	\$23.84	\$27.39
\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67
\$44.51	\$52.30	\$60.08
\$35.20	\$41.36	\$47.53
\$32.50	\$38.19	\$43.87
\$29.23	\$34.35	\$39.47
\$28.80	\$33.83	\$38.87
\$27.04	\$31.78	\$36.51
\$25.91	\$30.45	\$34.98
\$25.50	\$29.97	\$34.43
\$25.43	\$29.88	\$34.33
\$23.60	\$27.74	\$31.87
\$23.16	\$27.21	\$31.27
\$22.50	\$26.44	\$30.37
\$21.58	\$25.35	\$29.13
\$20.29	\$23.84	\$27.39

OFFICE CLERK II
OFFICE CLERK I

\$16.18	\$19.01	\$21.86
\$14.56	\$17.11	\$19.67

OTHER COMPENSATION

Mayor \$18,000 annual
Council \$9,600 annual

Planning Commission and Power Commission \$30.00 per meeting

Per Diem Allowance: \$10.00 Breakfast, \$15.00 Lunch, \$20.00 Dinner

Mileage Reimbursement: \$0.54 per mile

On- Call Pay: \$25.00 weekdays and \$50.00 weekends

Kaysville City Compensation Plan - Pay for Performance - Pay Progression Plan FY 2021

Percentages - on an annual basis determined by market salary conditions and budget availability

Budget	Performance Evaluation	Minimum - Midpoint	Midpoint - Maximum
Department Discretionary	Consistently Exceeds Expectations ("Sustained outstanding performance") (1.0)	>1.5%	>1.0%
Merit Range (Most Employees)	Meets Expectations (2.0)	3.00%	2.50%
	Needs Improvement (3.0)	0% - 3.0%	0% - 2.5%

Example: Minimum = \$48,000, Midpoint = \$60,000, Maximum = \$72,000

New Hires Normally within first quantile of Minimum -
Midpoint

< \$54,000

Pay Matrix Guidelines:

1.0

- Overall Performance is continually above the standard
- Performance has been exceptional and usually exceeds job requirements
- Consistently takes on additional assignments without affecting other work
- Makes suggestions for continuous improvement in both personal and organizational areas

2.0

- Overall performance consistently meets job requirements
- Good, solid performance that meets all critical requirements of the position
- Capable in all activities within respective position
- Productive team member, can handle any assignment with the scope of the position

3.0

- Overall performance occasionally falls below job requirements
- Needs improvement to meet standards
- Meets some, but not all position requirements; needs to improve in specified areas

Kaysville City Corporation
Compensation - Part Time, Temporary and Seasonal Positions
Fiscal Year 2021
Administrative Approved Positions

<u>ADMINISTRATIVE</u>						
Interns	\$ 10.00	\$ 12.00	\$ 14.00	\$ 16.00		
Support	\$ 12.00	\$ 14.00	\$ 16.00	\$ 18.00		
<u>PARKS AND RECREATION</u>						
<i>Building</i>						
Custodian	\$10.00	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50
<i>Cemetery-Parks</i>						
Seasonal Cemetery Crew	\$10.00	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50
Seasonal Parks Crew	\$10.00	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50
Rider Mower Operator	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50
Seasonal Cemetery Supervisor	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50
Seasonal Parks Supervisor	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50
Gang Mower Operator	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50	\$15.00
<i>Recreation</i>						
Scorekeeper	\$7.50	\$8.00	\$8.50	\$9.00	\$9.50	\$10.00
Offical	\$8.00	\$8.50	\$9.00	\$9.50	\$10.00	\$10.50
Site Supervisor I	\$8.50	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00
League Supervisor I	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00	\$11.50
League Supervisor II	\$11.00	\$11.50	\$12.00	\$12.50	\$13.00	\$13.50
Receptionist	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00	\$11.50
Administrative Support	\$ 14.00	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	\$ 19.00
<u>POLICE</u>						
Crossing Guard	\$10.00	\$12.00				
Crossing Guard Supervisor			\$14.00			
<u>FIRE & Ambulance - Paid On -Call</u>						
Engineer Fully Qualified	\$18.00					
Fire Fighter II / EMT A	\$16.00					
Probationary Fire Fighter	\$14.00					
<u>PUBLIC WORKS</u>						
Laborer	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50	\$13.50
<u>POWER DEPARTMENT</u>						
Laborer	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50	\$13.50

RESOLUTION NO _____

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGETS FOR FISCAL
YEAR 2021

WHEREAS, the Kaysville City Council has adopted Fiscal Year 2021 General Fund and Enterprise Fund Budgets and now finds it advisable to amend these budgets:

BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby amends the Fiscal Year 2021 General Fund and Enterprise Fund Budgets, which amendment is attached hereto as Exhibit A – Kaysville City Fiscal Year 2021 Budget Amendments and incorporated herein by this reference.
2. The effective date of this resolution shall be the date of adoption.

APPROVED and ADOPTED this 1st day of October 2020.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

FISCAL YEAR 2021 BUDGET AMENDMENTS

GENERAL FUND SUMMARY

Revenue Classification		GL Code	Budget	Amended Budget	Variance
Registered Vehicles		1031250	\$200,000.00	\$250,000.00	\$50,000.00
Sales and Use Tax		1031300	\$4,850,000.00	\$5,550,000.00	\$700,000.00
TNT Council Discretion		1090031	Included in Revenue add to Tax		\$88,000.00
Administrative Charges General					
Administrative Charges - Enterprise Fund Share	Item # 3b	1034125	\$745,000.00	\$795,000.00	\$50,000.00
Information Systems Services - Enterprise Fund Share	Item # 3c	1034500	\$268,000.00	\$310,000.00	\$42,000.00
Jefferson Academy Crossing Guard		1034230			\$9,000.00
Fund Balance - Operations		1039990	\$270,000.00	\$408,868.00	\$138,868.00
Fund Balance - Capital		1039990	\$0.00	\$620,000.00	\$620,000.00
					\$1,697,868.00

Expenditure	GL Code	Budget	Amended Budget	Variance
1 Fund Balance Allocation	GL Distribution			
2 Full Annual Implementation of Compensation Plan & Compensation Progression Plan				
Manager	1041110	\$136,600.00	\$143,363.00	\$6,763.00
	1041130	\$58,350.00	\$60,287.60	\$1,937.60
Administration	1045110	\$434,500.00	\$454,300.00	\$19,800.00
	1045130	\$256,300.00	\$261,972.70	\$5,672.70
Information Systems	1047100	\$241,400.00	\$250,886.00	\$9,486.00
	1047130	\$126,200.00	\$128,917.74	\$2,717.74
Fleet Management	1059110	\$126,300.00	\$131,475.00	\$5,175.00
	1059130	\$74,000.00	\$75,482.64	\$1,482.64
Legal	1048110	\$162,500.00	\$170,481.00	\$7,981.00
	1048130	\$90,150.00	\$92,436.56	\$2,286.56
Planning	1052110	\$225,500.00	\$234,779.00	\$9,279.00
	1052130	\$130,640.00	\$133,298.43	\$2,658.43
Code	1058110	\$281,300.00	\$292,541.00	\$11,241.00
	1058130	\$174,800.00	\$178,020.55	\$3,220.55
Fire	1057110	\$419,200.00	\$438,472.00	\$19,272.00
	1057130	\$299,500.00	\$306,148.84	\$6,648.84
Police	1054110	\$2,280,300.00	\$2,385,016.00	\$104,719.10
	1054130	\$1,730,361.00	\$1,778,165.27	\$47,804.27
Public Works	1066110	\$435,000.00	\$450,469.00	\$15,469.00
	1066130	\$236,300.00	\$240,731.87	\$4,431.87
Buildings	1050110	\$36,500.00	\$38,162.00	\$1,662.00
	1050130	\$17,700.00	\$18,176.16	\$476.16
Community Events	1076110	\$31,600.00	\$33,046.00	\$1,446.00
	1076130	\$18,390.00	\$18,804.28	\$414.28
Parks	1070110	\$236,500.00	\$245,734.00	\$9,234.00
	1070130	\$161,000.00	\$163,645.54	\$2,645.17
Recreation	1074110	\$195,500.00	\$205,750.00	\$10,250.00
	1074130	\$141,000.00	\$143,936.63	\$2,936.63
Cemetery	1077110	\$79,000.00	\$82,698.00	\$3,698.00
	1077130	\$54,000.00	\$55,059.48	\$1,059.48
				\$321,868.00

3	Additional Council Approved Positions				
a)	Three Firefighters	1057110	\$0.00	\$105,000.00	\$105,000.00
		1057130	\$0.00	\$66,000.00	\$66,000.00
		5940110	\$0.00	\$70,000.00	\$70,000.00
		5940130	\$0.00	\$44,000.00	\$44,000.00
	Additional Three Firefighters (Council 9/17/20)	1057110	\$0.00	\$105,000.00	\$105,000.00
		1057130	\$0.00	\$66,000.00	\$66,000.00
		5940110	\$0.00	\$70,000.00	\$70,000.00
		5940130	\$0.00	\$44,000.00	<u>\$44,000.00</u>
					\$570,000.00
b)	Billing Clerk	1045110	\$0.00	\$42,000.00	\$42,000.00
		1045130	\$0.00	\$30,250.00	<u>\$30,250.00</u>
					\$72,250.00
c)	Information Systems Analyst	1047110	\$0.00	\$60,000.00	\$60,000.00
		1047130	\$0.00	\$35,000.00	<u>\$35,000.00</u>
					\$95,000.00
d)	2 Water Employees	1066110	\$0.00	\$7,500.00	\$7,500.00
		1066130	\$0.00	\$2,250.00	<u>\$2,250.00</u>
					\$9,750.00
e)	Locator Position	Enterprise Funds			\$0.00
4	Operating Expenses	Hold at Current Levels			
a)	Crossing Guard - Jefferson Academy	1054000	\$0.00	\$90,000.00	<u>\$9,000.00</u>
5	Capital Expenses				
	Additional Police Vehicle	1054740	\$220,030.00	\$275,030.00	\$55,000.00
	Signal Upgrades 200 North - @300 W & 900W	1066737	\$0.00	\$65,000.00	<u>\$65,000.00</u>
					\$120,000.00
	Parks 2021 Improvements				\$500,000.00
	Light remaining Pickelball Courts			115,000.00	
	Replacement of Truck 12 with snow plow (plow and trailer tow)			45,000.00	
	Schick Farm Park property development of arena area			165,000.00	
	Replace Barnes Playground Pavilion #1			100,000.00	
	Rotary Walkway Trail re-pave			30,000.00	
	Weather Trak irrigation controllers upgrades			15,000.00	
	Replace Angel St Soccer Perimeter Lighting with LED			30,000.00	
					<u>\$1,697,868.00</u>
Revenues over Expenditures					\$0.00

FISCAL YEAR 2021 BUDGET AMENDMENTS

Enterprise Funds Summary

Revenue Classification		GL Code	Budget	Amended Budget	Variance
Water Utility	Item #2, #3b, #3c, #3e	5137100	\$2,970,000.00	\$3,064,587.00	\$94,587.00
Proposed Rate Increase (7%)	Item #3d	5137100	\$0.00	\$185,000.00	\$185,000.00
Sewer	Item #2, #3b	5237350	\$2,620,100.00	\$2,625,333.00	\$5,233.00
Electric Utility	Item #2, #3b, #3c, #3e	5340000	\$12,612,000.00	\$12,770,750.00	\$158,750.00
Storm Drain	Item #2, #3b, #3c	5640000	\$1,193,400.00	\$1,230,741.00	\$37,341.00
Pressure Irrigation	Item #3b	5440000	\$1,280,000.00	\$1,285,000.00	\$5,000.00
Sanitation Utility	Item #2, #3b	5540000	\$1,769,000.00	\$1,777,582.00	\$8,582.00
Road Utility	Capital Expense	5837560	\$1,200,000.00	\$1,430,000.00	\$230,000.00
Ambulance	Item #2	5937700	\$589,200.00	\$605,377.00	\$16,177.00
					<u>\$740,670.00</u>

Expenditure		GL Code	Budget	Amended Budget	Variance
N/A					
Full Annual Implementation of Compensation Plan & Performance Matrix					
Water (Wages and Benefits)	Water	5140110	\$565,100.00	\$583,240.00	\$18,140.00
		5140130	\$309,000.00	\$314,197.00	\$5,197.00
	Sewer	5240110	\$4,600.00	\$4,781.00	\$181.00
		5240130	\$2,400.00	\$2,452.00	\$52.00
	Electric	5340110	\$1,362,500.00	\$1,422,500.00	\$60,000.00
		5340130	\$684,000.00	\$702,000.00	\$18,000.00
	Sanitation	5540110	\$21,700.00	\$22,930.00	\$1,230.00
		5540130	\$16,300.00	\$16,652.00	\$352.00
	Storm Water	5640110	\$337,500.00	\$355,640.00	\$18,140.00
		5640130	\$192,000.00	\$196,701.00	\$4,701.00
	Ambulance (GF Cost)	5940110	\$279,600.00	\$291,248.00	\$11,648.00
		5940130	\$163,100.00	\$167,629.00	\$4,529.00
Additional Council Approved Positions					
Billing Clerk (Administrative Charge)	Water	5140590	\$170,000.00	\$183,000.00	\$13,000.00
	Sewer	5240590	\$67,500.00	\$72,500.00	\$5,000.00
	Electric	5340590	\$200,000.00	\$215,000.00	\$15,000.00
	Storm Drain	5640590	\$67,500.00	\$72,500.00	\$5,000.00
	Sanitation	5540590	\$105,000.00	\$112,000.00	\$7,000.00
	Pressure Irrigation	5840590	\$67,500.00	\$72,500.00	\$5,000.00
Information Systems Analyst (IT Charge)	Water	5140820	\$78,000.00	\$90,500.00	\$12,500.00
	Electric	5340820	\$128,000.00	\$148,000.00	\$20,000.00
	Storm Drain	5640000	\$62,000.00	\$71,500.00	\$9,500.00
					\$42,000.00

d)	2 Water Employees	5140110	\$0.00	\$115,000.00	\$115,000.00
		5140130	\$0.00	\$70,000.00	<u>\$70,000.00</u>
					\$185,000.00
e)	Locator Position	5140110	\$0.00	\$28,500.00	\$28,500.00
		5140130	\$0.00	\$17,250.00	\$17,250.00
		5340110	\$0.00	\$28,500.00	\$28,500.00
		5340130	\$0.00	\$17,250.00	<u>\$17,250.00</u>
					\$91,500.00
	Operating Expenses	Hold at Current Levels			
	Capital Expenses				
	Purchase of 10 Wheeler Plow Truck	5840740	\$0.00	\$230,000.00	\$230,000.00
Total Expenses					\$740,670.00
Enterprise Funds - Revenues over Expenditures					\$0.00

RESOLUTION NO. _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE FISCAL YEAR 2021
KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE RELATED TO CITY WATER
RATES

WHEREAS, the Kaysville City Council finds it advisable to make an amendment to the Fiscal Year 2021 Kaysville City Consolidated Fee Schedule as it relates to City water rates.

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby amends the Kaysville City Consolidated Fee Schedule as it relates to City water rates. The Amendment is attached hereto as Exhibit A and incorporated herein by this reference.
2. The effective date of this Amendment shall be January 1, 2021.

APPROVED and ADOPTED this 1st day of October 2020.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

Exhibit A Amendment

Water Utility Rates

Connection Charge (Based on Size of Connection)	Current	Amended
3/4 to 1	\$21.00	\$22.50
1 to 1.5	\$28.00	\$29.50
2	\$34.00	\$35.50
3	\$49.50	\$51.00
4	\$61.00	\$62.50
6	\$97.00	\$98.50

Use Rate (Per Thousand Gallons)

Residential		
0 to 3,000	\$0.45	\$0.48
3,001 to 6,000	\$0.65	\$0.69
6,001 to 9000	\$1.00	\$1.00
9,001 to 12,000	\$2.25	\$2.25
12,001 to 15,000	\$2.75	\$2.75
15,001 to 18,000	\$3.25	\$3.25
18,001 and up	\$4.00	\$4.00
Commerical		
0 to 3,000	\$0.45	\$0.48
3,001 to 6,000	\$0.65	\$0.69
6,001 to 9000	\$1.00	\$1.00
9,001 and up	\$2.25	\$2.25

STAFF REPORT



MEETING DATE: October 1, 2020

ITEM NUMBER:

TYPE OF ITEM: Action

PRESENTED BY:

SUBJECT/AGENDA TITLE: A RESOLUTION AUTHORIZING THE ACQUISITION OF AN AMBULANCE FOR THE FIRE DEPARTMENT AND TO PROCURE FINANCING FOR SAID AMBULANCE

EXECUTIVE SUMMARY:

The Fiscal Year 2021 Budget includes the ongoing replacement of an ambulance through a capital lease purchase.

The total purchase price of the ambulance is \$245,876.00.

The City has received financing proposals and recommends procuring financing with Zions Bank Public Finance.

Please see attached the ambulance proposal and the preliminary indicative rates from Zions Bank Public Finance.

Staff recommends the purchase of the ambulance and the capital lease agreement with a three year term.

COUNCIL OPTIONS: Approve or deny the ambulance acquisition and financing

RECOMMENDED OPTIONS: Approve the acquisition and recommended financing proposal

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

ATTACHMENTS:

Ambulance Proposal

Zions Bank Lease Purchase Terms



PSS / PROFESSIONAL SALES AND SERVICE, L.C.

1

September 15, 2020

Kaysville City Fire Department
175 Main Street
Kaysville, UT 84037

To Whom It May Concern:

Professional Sales and Service, LC respectfully provides the **Kaysville City Fire Department** the following estimate for a new type I ambulance. We appreciated the opportunity to work with you now and look forward to helping you with your ambulance needs in the future.

The following proposal reflects a New Type I ambulance. The proposal is as follows:

One (1) 2020 Horton 603F Type I Custom Ambulance

The module body will be 167" long, and have an interior height of 74" inches. It will be mounted on a 2020 Ford F-550 4x4 dual rear wheel drive cab/chassis with a 18,000 LBS GVWR. This proposal includes Horton's electrical system: The I4g – The most advanced electrical system available which incorporates solid-state electronics with Multiplexing technology. It also includes weight saving all-aluminum module body, NO-wood construction, aluminum cabinetry; The Horton exclusive HOPS (Horton Occupant Protection System) the only independently 3rd party crash rated ambulance occupant protection system available today, electrical system diagnostic testing, digital computer consoles, privacy windows, LED lighting package and much more.

Ambulance Price	\$246,726.00
Freight	\$3,550.00
Ford Fin Discount**	-\$4,400.00
Stryker Power Load	\$22,600.00
Stryker Power Load Install.....	\$1,500.00
Total Price with Freight and Discounts.....	\$269,976.00

**Must Have Valid Ford Fin Number

\$ 245,876

Take a look at Horton Emergency Vehicles (HEV) and you will see why they are so well regarded in the ambulance industry and among the finest available anywhere. A Horton emergency vehicle is BUILT TO WITHSTAND the rigors of ambulance service. Horton ambulances are tested and engineered to be incredibly structurally sound which provides the EMS crew and patient with a SAFER WORKING ENVIRONMENT. They are currently the only manufacturer with an ongoing crash simulation testing program to test things like

PSS SHOWROOM

1720 Indiana Ave. Salt Lake City, UT 84104
(801) 977-3961 Phone <> (801) 977-3969 Fax

CARES

PSS / PROFESSIONAL SALES AND SERVICE, L.C.

2

cabinet mounting stability, door structure & latching strength, and body mounting solidity. ALUMINUM CABINETS SAVE PAYLOAD and are much more DURABLE than wood. An ambulance built to a higher quality standard will provide REDUCED OPERATING COSTS over the many years the vehicle is in service!! When it comes to quality, durability, customization, and safety, Horton continues to be a leader in the ambulance manufacturing industry.

PROPOSAL CONDITIONS

F.O.B. POINT: Kaysville City, UT 84037

DELIVERY: Delivery will be approximately 180-225 after receipt of order barring chassis delays. Due to Covid-19 and the chassis manufacture shut down, we have a limited number of available first come first serve 2020 Chassis, after the balance of the 2020 stock units are gone. A 2021MY chassis will be needed. Price and availability are subject to changes based on Ford production and pricing.

SERVICE: Professional Sales & Service has been selling and servicing ambulances since 1975. We have factory trained technicians and a large inventory of parts so you know that in the unlikely event of a problem we are only a phone call away.

PAYMENT TERMS: Payment due upon delivery and acceptance of vehicle by the **Kaysville City Fire Department**

WARRANTY: Horton Emergency Vehicles feature one of the most progressive, no nonsense warranties around. Horton does not pro rate their warranties so there are no surprises should you ever need it.

PSS SHOWROOM

1720 Indiana Ave. Salt Lake City, UT 84104
(801) 977-3961 Phone <> (801) 977-3969 Fax

PSS / PROFESSIONAL SALES AND SERVICE, L.C.

3

Unless accepted within sixty (30) days from the above date, the right to withdraw this proposal is reserved. If there are any additions/deletions to our bid, please contact me for pricing details or credits.

We are confident you will be completely satisfied with a quality HEV ambulance and the service which PSS provides.

Respectfully Submitted,

Professional Sales and Service, LC

Braxton Peterson General Manager

Kaysville City Fire Department agrees to purchase the vehicle detailed in this proposal, from Professional Sales and Service, L.C. and understands and agrees with the terms specified within these documents.

Authorized by (Print name)

Signed

Date

Please let us know if you have any questions regarding this proposal. We are happy to assist you in any way that we can.

PSS SHOWROOM

1720 Indiana Ave. Salt Lake City, UT 84104
(801) 977-3961 Phone ◊ (801) 977-3969 Fax

Kaysville City, Utah

\$245,876.00 Equipment Lease Purchase

Dated November 4, 2020

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/04/2020	-	-	-	-
11/04/2021	80,621.10	1.650%	4,056.95	84,678.05
11/04/2022	81,951.35	1.650%	2,726.71	84,678.06
11/04/2023	83,303.55	1.650%	1,374.51	84,678.06
Total	\$245,876.00	-	\$8,158.17	\$254,034.17

Yield Statistics

Bond Year Dollars	\$494.43
Average Life	2.011 Years
Average Coupon	1.6500003%
Net Interest Cost (NIC)	1.6500003%
True Interest Cost (TIC)	1.6432496%
Bond Yield for Arbitrage Purposes	1.6432496%
All Inclusive Cost (AIC)	1.6432496%
IRS Form 8038	
Net Interest Cost	1.6500003%
Weighted Average Maturity	2.011 Years

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACQUISITION OF AN AMBULANCE FOR THE
FIRE DEPARTMENT AND TO PROCURE FINANCING FOR SAID AMBULANCE

WHEREAS, the Kaysville City Fire Department has budgeted for an ambulance as part of the Fiscal Year 2021 Budget and finds it advisable to finance the ambulance with a capital lease purchase.

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby approves the purchase of the ambulance and authorizes staff to procure financing through a capital lease purchase.
2. The effective date of this Resolution shall be the date of adoption.

APPROVED and ADOPTED this 1st day of October 2020.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: 10/1/2020

TYPE OF ITEM: Action

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Agreement with UDOT to purchase City property for US-89 Drainage Basin

EXECUTIVE SUMMARY:

Kaysville City and UDOT have been working on a piece of property owned by the City that UDOT wishes to install a storm water detention basin ("Pond O") on for the US-89 project. UDOT's original proposal was to cover all construction costs to build the basin, offer no compensation to the City for the impact to the property and then turn over responsibility for maintenance and operation to Kaysville (with Kaysville retaining ownership).

After additional discussions, UDOT has appraised the property and deducted from it a portion for discharging Kaysville City storm water into the basin. The offer they have proposed is to pay the City \$565,417.60 to purchase the property needed for the basin. In addition, the property will be transferred to Fruit Heights, who will be responsible for maintenance and operation of the basin.

Staff recommends that we accept the offer of \$565,417.60, with a stipulation that Kaysville be guaranteed in perpetuity the minimum volume needed for our tributary areas and that the operation and maintenance responsibilities not fall to Kaysville City. Staff will then work to finalize the agreement with UDOT.

Council Options: Approve with stipulations/Table

Recommended Options: Approve with stipulations

Fiscal Impact & Fund Source for Recommended Action: UDOT funds

Attachments: NA

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: 10/1/2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development

SUBJECT/AGENDA TITLE: Rezone of approximately .466 acres of property at 285 East 500 North from the R-1-8 (Single Family 8,000) to the R-1-6 (Single Family 6,000) zoning district for Keith Potter.

EXECUTIVE SUMMARY:

The subject property is currently a lot zoned R-1-8 approximately .466 acres. This property was platted as 2 lots years ago and Keith has requested to rezone from R-1-8 to R-1-6 in order to re-establish the building lot that was approved about 40 years ago. His father in law previously owned both lots at 285 East as well as their home at 293 East 500 North, and completed a garage addition some 30 years ago that encroached the required side yard at 293 East. This home addition required the use of both lots in order for the home to meet yard requirements and so the properties were combined.

Keith now anticipates using the lot at 285 now for another single family home, however the existing home still requires a width that makes an additional R-1-8 (60 foot wide lot) infeasible. Staff has worked with the applicant to explore different routes for splitting the property again, including potential purchase of neighboring ground. In the end the solution is to consider a rezone of the property to the R-1-6 district which requires less lot frontage that needed to make 2 lots work. Both lots will maintain the 8,000 square foot size as per the R-1-8 zoning. Keith is just looking for the reduced frontage from 60 to 55 feet that R-1-6 would provide. Also of note, the amount of street frontage of the subject property will limit the amount of homes to 2 even under the R-1-6 zone.

The allowed uses are the same in the R-1-6 and R-1-8 districts. The difference between the two designations is as follows:

Proposed Zoning: R-1-6:

Minimum Lot size – 6,000 sq. ft.

Side Yard – 5 ft.

Existing Zoning: R-1-8

Minimum Lot size – 8,000 sq. ft.

Side Yard – 8 ft.

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. Some of the General Plan language specific to consideration of housing is below:

LAND USE

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

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
 - 2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be 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.
- 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.

Council Options: Approve, Deny, Table for more information

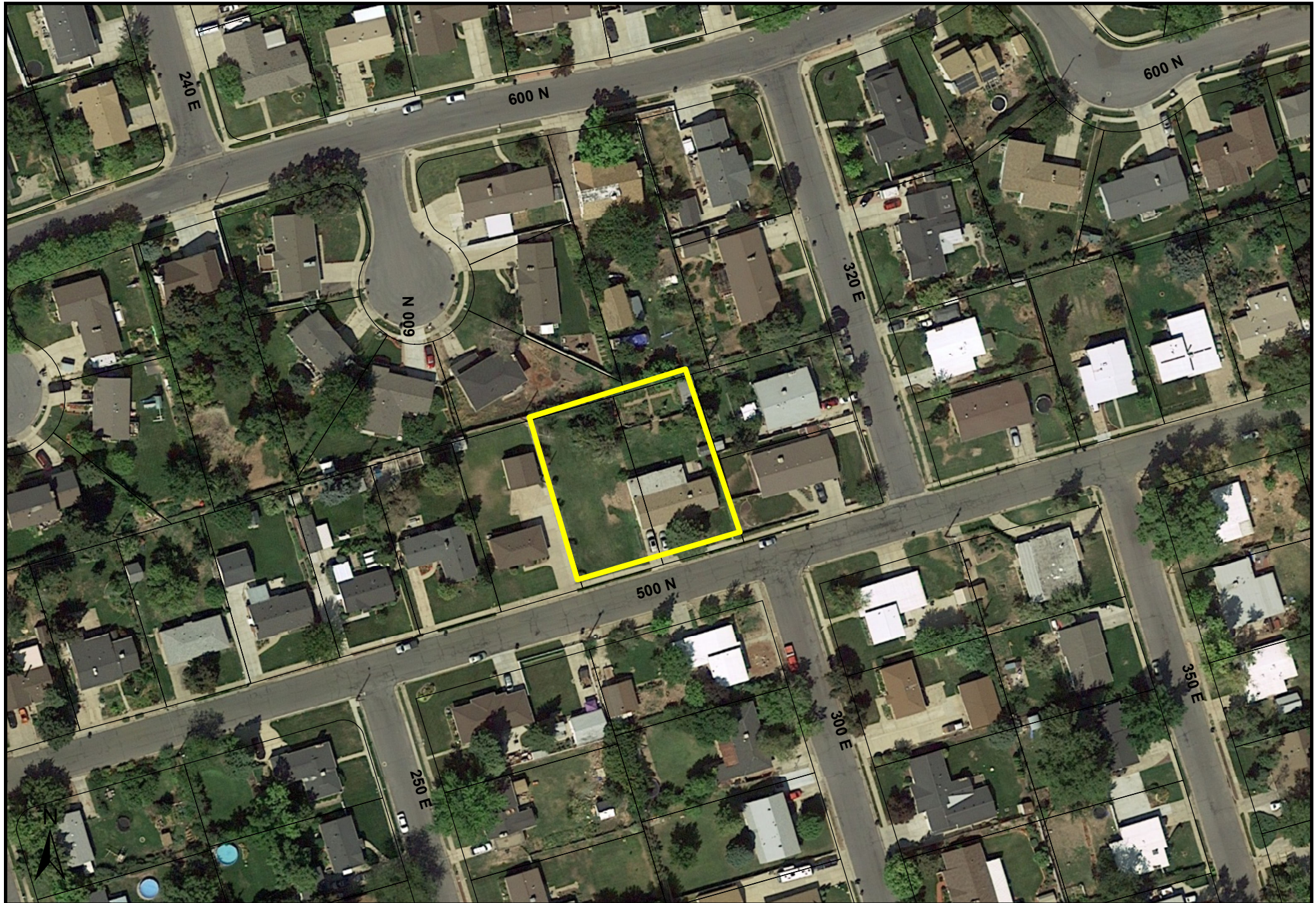
Recommended Options: The Planning Commission voted unanimously to recommend approval of the rezone as requested to the City Council.

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

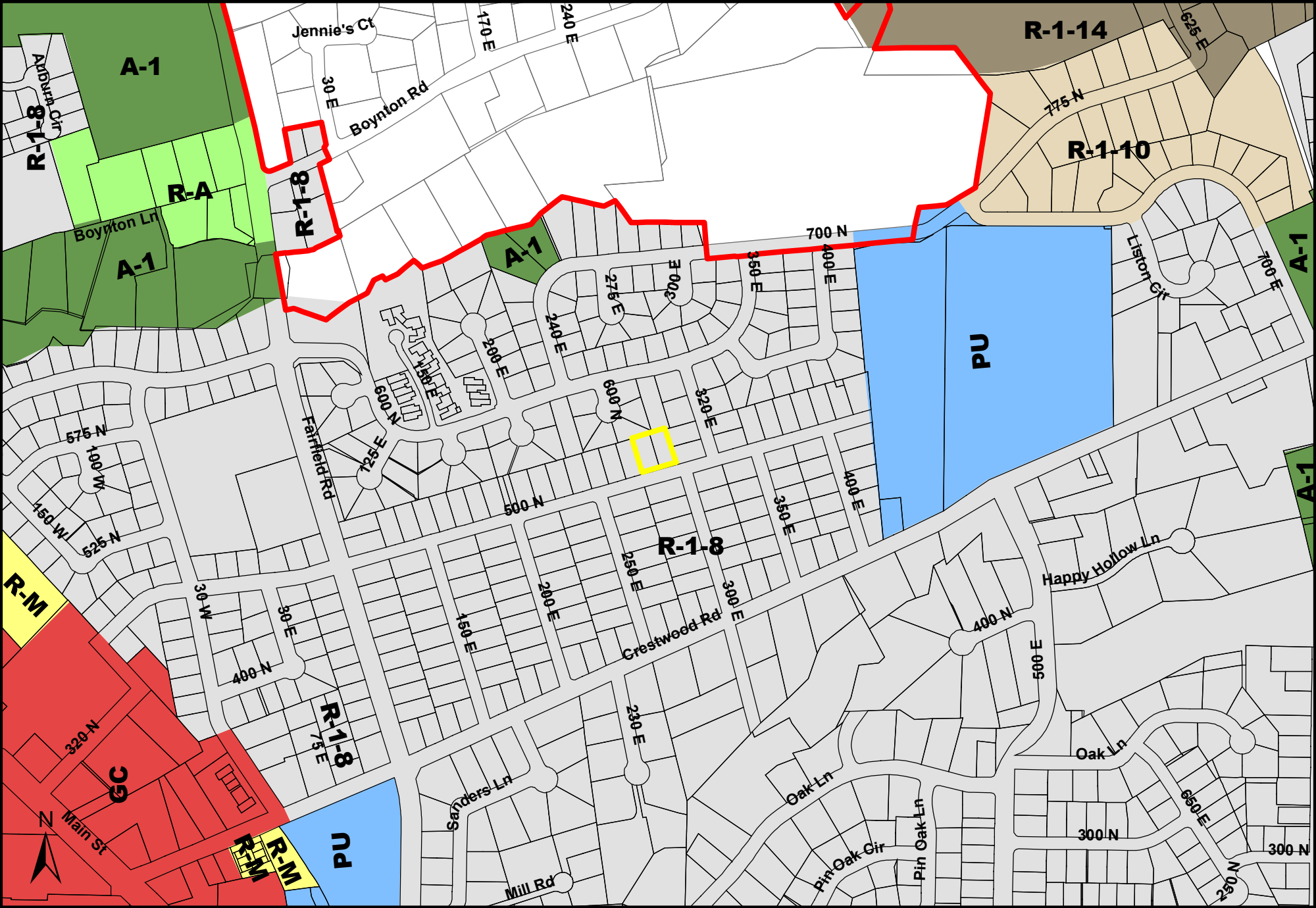
Attachments:

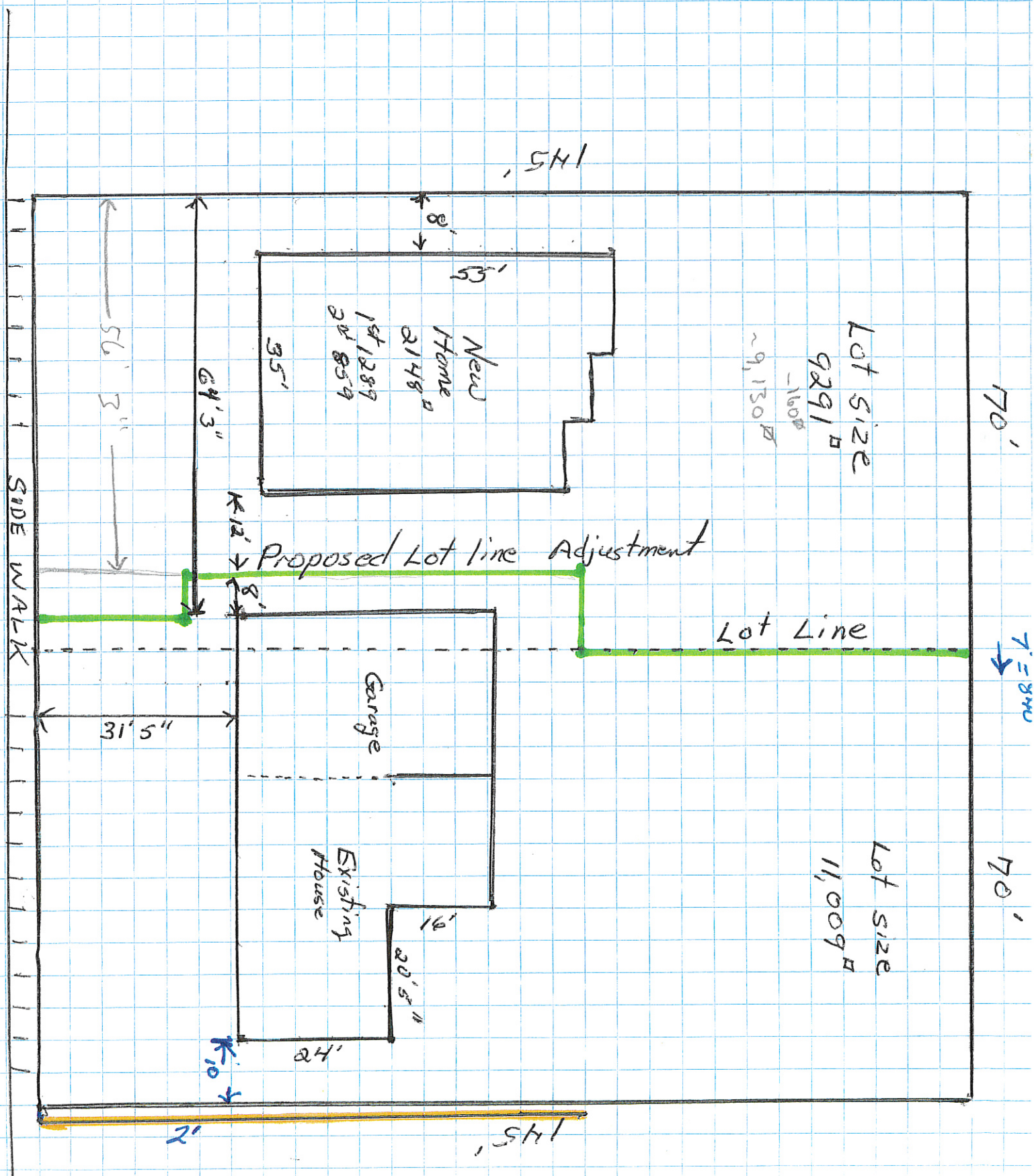
- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Concept Plat
- Attachment 4: Rezone Ordinance

293 E. 500 N. - Rezone to R-1-6



293 E. 500 N. - Rezone to R-1-6





ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-1-6 (RESIDENTIAL SINGLE FAMILY) DISTRICT TO, 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 the subject property from the R-1-8 district to the R-1-6 district for the purpose of creating an additional single family lot; 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 zoning action; and

WHEREAS, the City Council after due consideration of said district overlay zone has concluded that it is in the best interest of the City and the inhabitants thereof that said zone be implemented;

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 0.46 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing it from the Kaysville City R-1-8 district and rezoning it to the R-1-6 (Residential) 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 upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

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



COUNCIL MEETING DATE: 10-1-2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development

SUBJECT/AGENDA TITLE: Rezone of approximately .65 acres of property at 686 South Wellington Drive from the R-1-20 (Single Family 20,000) to the R-1-14 (Single Family 14,000) zoning district for Shane Arbon

EXECUTIVE SUMMARY:

The subject property is currently a lot zoned R-1-20 approximately .65 acres. Shane has requested to rezone his property from R-1-20 to R-1-14 in order to utilize the western portion of the lot to create a second single family building lot. This new single family home lot would front the stub road west of Wellington Drive (Leola Drive). The existing lot has a total of 28,126 square feet allowing for two lots that would meet frontage, square footage, and buildable set back requirement under the requested R-1-14 zoning district.

Both the existing and requested zone are regulated by chapter 17-12 and are identical in uses allowed and required setbacks, the difference between the zoning districts is the minimum lot size.

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.

Excerpt from the City's General Plan

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
- B. 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.

- 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.

Council Options: Approve, Deny, Table for more information

Recommended Options: The Planning Commission voted unanimously to recommend approval of the rezone as requested to the City Council.

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

Attachments:

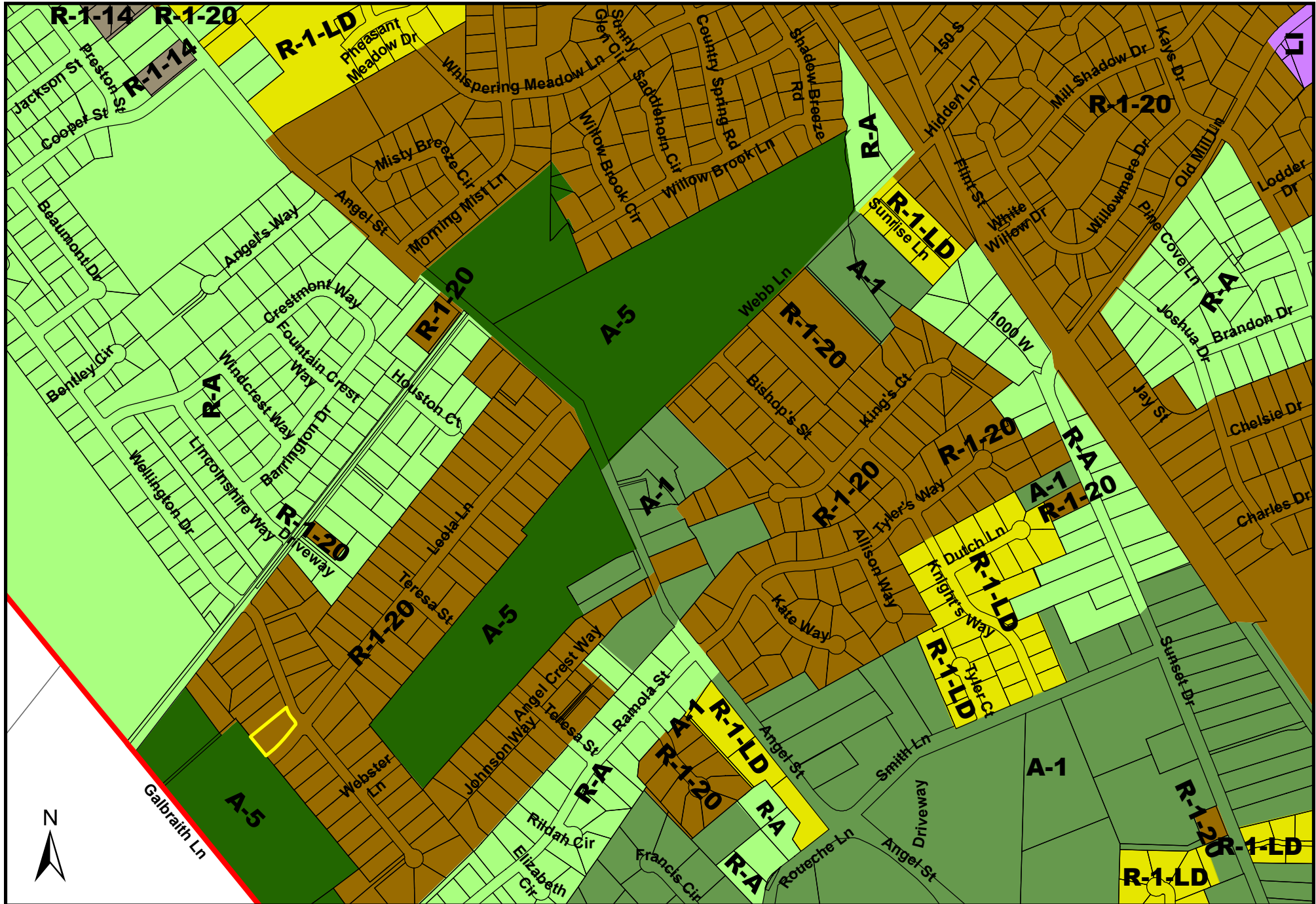
- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Letter from Applicant
- Attachment 4: Concept and site photos
- Attachment 5: Rezone Ordinance



686 S. Wellington Dr. - Rezone to R-1-14



686 S. Wellington Dr. - Rezone to R-1-14



August 27, 2020

To Whom it May Concern,

After residing in West Kaysville at 686 Wellington Drive for the last 13 years, we feel the most efficient use of the back half of our unique and unused property, which runs along a dead end street that backs a field and powerlines, would be to create a new building lot.

Based on the facts noted below, the size and location of our property and the provided Plat and pictures we are requesting a rezone to a R-1-14.

We feel this is in line with the Goals and Policies of Kaysville Planning & Zoning. In relation to higher density housing near busy streets. Such as Wellington Drive and the West Davis Corridor, which will be located directly behind the property.

1. Lot # 84 Webster Farms No. 4 is 28,126 sq. ft or approximately .65 of an acre. This would provide 2 lots of both over 14,000 sq. ft. This would also meet all the setbacks and frontage requirements of an R-1-14. Please see attached Plat and initial measurements from Great Basin Engineering North.
2. The location of this corner property provides easy access from Leola Drive. The property runs alongside to where the street dead ends. The back of the property line backs up to a field with major power lines running through the middle. Please see attached Ariel view.
3. We have contacted Jill Jones, General Manager at Central Davis Sewer District. She will support and allow an additional home on the property if the rezone is approved.
4. Over the last 13 years people and or neighbors will park cars & trailers in the dead for extended periods of time. Occasionally, we have to clean up left behind trash and garbage. Please see attached picture of what it has looked like for the last several months.
5. We do not feel this would have any negative impact on any homeowners or the neighborhood. Prior to this letter, we asked both neighbors directly to the north & south as they would be the closet to a new home on the property. Both were supportive and did not voice any concerns.

Sincerely,

Shane and Angie Arbon

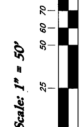
NARRATIVE:
This Survey and Subdivision plat was done at the request of Mr. Howard Kent of SUI Commercial Real Estate, for the purpose of platting nine (9) residential lots. Kaysville City Monuments were found along the centerline of Angel Street. A Brass Cap monument was also found (Laying on its side) at the East 1/4 corner of Section 5. A line bearing North 50°19'46" West between two centerline monuments in Angel Street along the tangent line North of Webb Lane was used as the basis of bearings. Property corners were monumented as depicted.

Webster Farms No. 4

All of Parcel "B" Webster Farms No. 1, also A part of the East Half of Section 5, T3N, R1W, SLB&M, U.S. Survey Kaysville City, Davis County, Utah



Scale: 1" = 50'

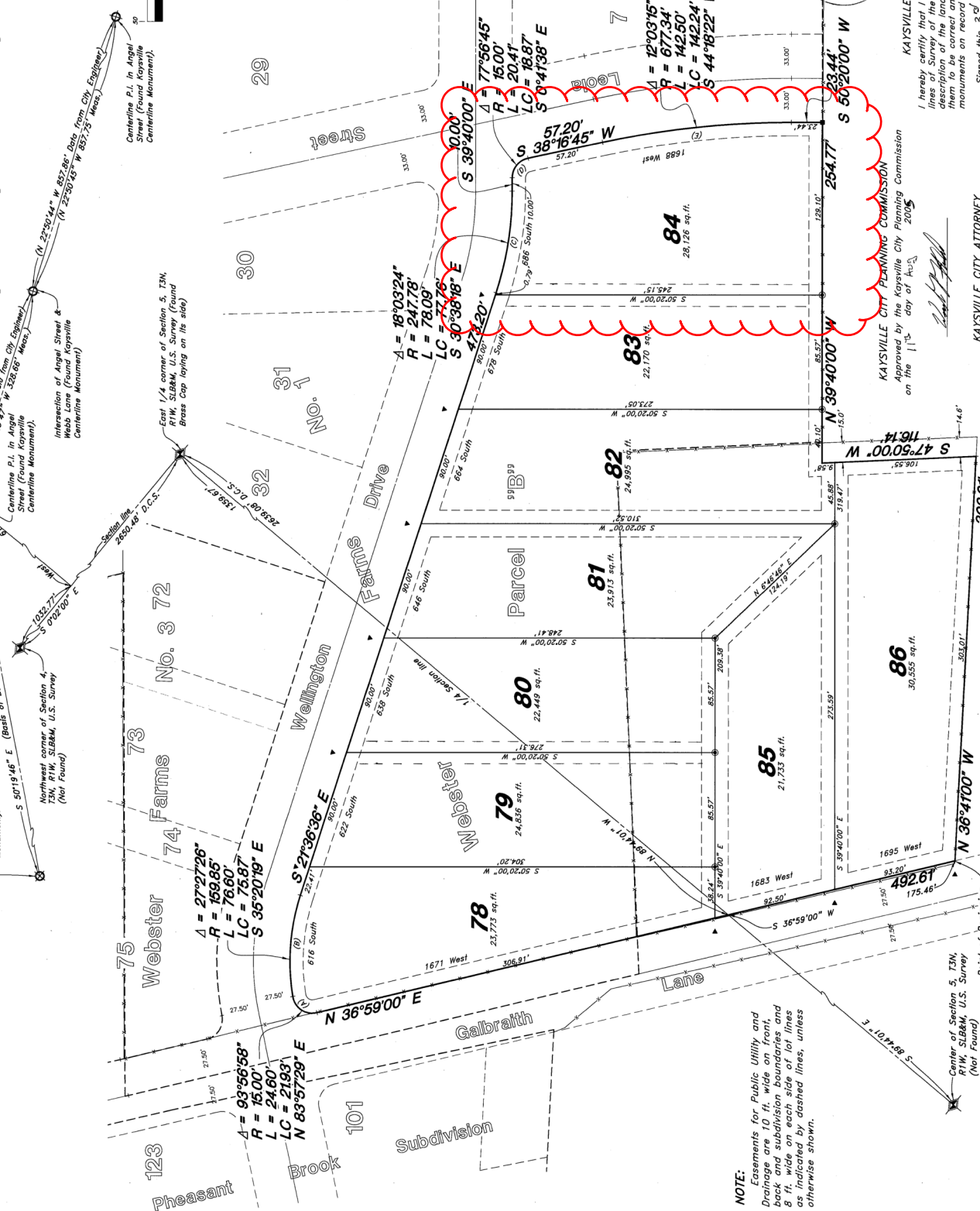


LEGEND

- Set Nail & Washer
- Set Rebar & Cap
- Set Hub & Tack
- Monument to be set
- (Rock) Radial Line
- (N/R) Non-Radial Line
- P.I. Point of Intersection
- Existing Fence

PROPERTY LINE CURVE DATA

(A)	(B)
$\Delta = 93^{\circ}56'58"$ $R = 159.85'$ $L = 76.60'$ $LC = 76.60'$ $S 35^{\circ}20'19" E$	$\Delta = 27^{\circ}27'26"$ $R = 159.85'$ $L = 76.60'$ $LC = 76.60'$ $S 35^{\circ}20'19" E$
$\Delta = 18^{\circ}03'24"$ $R = 247.78'$ $L = 78.09'$ $LC = 77.76'$ $S 30^{\circ}38'18" E$	$\Delta = 77^{\circ}58'45"$ $R = 15.00'$ $L = 20.41'$ $LC = 18.87'$ $S 9^{\circ}41'38" E$
$\Delta = 18^{\circ}03'24"$ $R = 247.78'$ $L = 78.09'$ $LC = 77.76'$ $S 30^{\circ}38'18" E$	$\Delta = 77^{\circ}58'45"$ $R = 15.00'$ $L = 20.41'$ $LC = 18.87'$ $S 9^{\circ}41'38" E$
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NOTE:
Easements for Public Utility and Drains 10 ft. wide on front, back and subdivision boundaries and 8 ft. wide on each side of lot lines as indicated by dashed lines, unless otherwise shown.

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY PLANNING COMMISSION

Approved by the Kaysville City Planning Commission on the 11th day of April, 2006

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

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KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

I have examined this plat and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 3rd day of February, 2006.

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East, Suite 200
P.O. Box 150048, Ogden, Utah 84415
Phone: (801)398-4815 Fax: (801)398-7444



Signed this 3rd day of Feb., 2006.

KAYSVILLE CITY ENGINEER

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KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

$\Delta = 18^{\circ}03'24''$
 $R = 247.78'$
 $L = 78.09'$

$LC = 77.76'$
 $S 30^{\circ}38'18'' E$

$473.20'$

678 South

$S 50^{\circ}20'00'' W$
 $273.05'$

83
 $22,170 \text{ sq.ft.}$

$S 50^{\circ}20'00'' W$
 $245.15'$

84
 $28,126 \text{ sq.ft.}$
 approx 40'

$109.8'$

$14,000' \times 59.8'$

$129.10'$

$14,000' \times 59.8'$

"Not to Scale"

Back of house

1688 West

$S 38^{\circ}16'45'' W$
 $57.20'$

$S 39^{\circ}40'00'' E$
 $10.00'$

$\Delta = 77^{\circ}56'45''$
 $R = 15.00'$
 $L = 20.41'$
 $LC = 18.87'$
 $S 0^{\circ}41'38'' E$

$\Delta = 12^{\circ}03'15''$
 $R = 677.34'$
 $L = 142.50'$
 $LC = 142.24'$
 $S 44^{\circ}18'22'' W$

Leola

Per Andy at Great Basin Engineering

from Northwest corner 109.8' to the east and straight across to the South gets just over 14,000 sq.ft.

from back of existing house to new property line. Actual survey will be provided upon approval

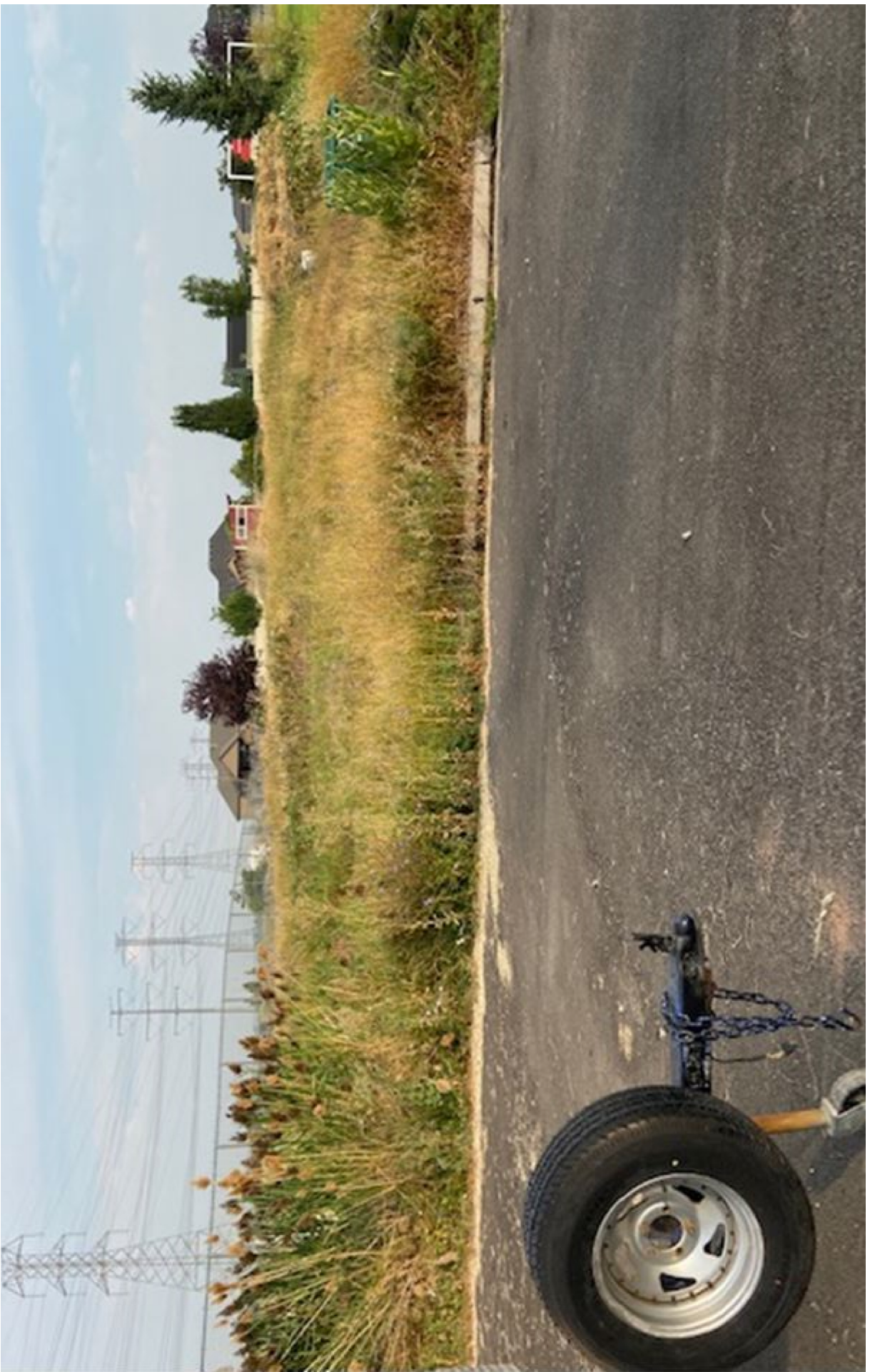
DAYSVILLE CITY

$L = 24.60'$
 $LC = 21.93'$
 $N 83^{\circ}57'29'' E$

$\Delta = 18^{\circ}03'24''$
 $R = 247.78'$
 $L = 78.09'$
 $LC = 77.76'$
 $S 30^{\circ}37'18'' E$

$\Delta = 12^{\circ}03'15''$
 $R = 677.34'$
 $L = 142.50'$
 $LC = 142.24'$
 $S 44^{\circ}18'22'' W$





ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-1-14 (RESIDENTIAL SINGLE FAMILY) DISTRICT TO, 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 the subject property from the R-1-20 district to the R-1-14 district for the purpose of creating an additional single family lot; 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 zoning action; and

WHEREAS, the City Council after due consideration of said district overlay zone has concluded that it is in the best interest of the City and the inhabitants thereof that said zone be implemented;

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 0.65 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing it from the Kaysville City R-1-20 district and rezoning it to the R-1-14 (Residential) 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 upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

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



COUNCIL MEETING DATE: 10/1/2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development

SUBJECT/AGENDA TITLE:

Rezone of 3.87 Acres of property at approximately 600 South Deseret Drive from the LI (Light Industrial) zoning district to the R-2 (Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone.

AND

Preliminary Plat of the Deseret Landing Subdivision AND

Preliminary Plat of the Deseret Landing Business Park subdivision.

AND

Preliminary Plat of the Old Mill Landing Subdivision.

APPLICANT: Phil Holland

EXECUTIVE SUMMARY:

REZONE

Several items are being addressed under the same staff report as they relate to the same development agreement and property. Consideration in the order listed will help procedurally to deal with the bigger picture considerations and then hone in on the more specific development proposals.

The subject property which is located between Deseret Drive and I-15 just south of Boondocks has an applicable development agreement that was approved by the Kaysville City Council Nearly a year ago. In the agreement, which is included with this report, the developer was allowed to develop as many as 66 detached single-family residential homes. The zoning was originally put in place to match the anticipated configuration of this development, but was modified shortly thereafter in order to reduce the amount of residential development and accommodate 2 specific commercial users that were considering the property. These specific commercial uses are no longer at the table and the developer is interested in putting the residential units allowed by the development agreement back into consideration.

Originally the residential development that was removed fronted along Deseret Drive putting the commercial property between it and the freeway. The current request is to put the single family homes abutting the residential project currently under construction along the south side of the property providing more Deseret Drive frontage for commercial users.

The agreement requires that at least 13.0 acres of the subject property remain available for commercial/light industrial development. This request leaves the 13 acres required.

The existing development agreement already place restricts the type of residential development that can be done. In addition, the developer has provided subdivision plats, including the preliminary plat for the residential component to show how these homes would be developed.

RECOMMENDATION FOR MOTION:

The Planning Commission Voted unanimously to recommend approval of the rezone as requested. With the need to modify zoning district boundaries City Council still holds some discretion in determining if the proposal is consistent with the existing development agreement.

DESERET LANDING SUBDIVISION

As the developer moves forward finding users for both the commercial property and a builder for the residential component, it is necessary to divide the property through a subdivision process. The Deseret Landing Subdivision creates a lot 3.87 acres in size (the area being considered for a rezone) that will later be further divided into a residential development (the Old Mill Landing Subdivision). It also creates 3 commercial lots ranging from 3 acres to 6 acres in size. This commercial portion will also go through a separate and more detailed subdivision process (the Deseret Landing Business Park Subdivision) where further review of the engineering and technical details can be conducted.

RECOMMENDATION FOR MOTION:

It is the opinion of staff that this first subdivision step is appropriate to support potential transfer of property while the preliminary and final plats for the detailed improvements within each is actively under consideration. The Planning Commission voted unanimously to recommend the approval of the preliminary plat for the Deseret Landing Subdivision.

DESERET LANDING BUSINESS PARK SUBDIVISION – Preliminary Plat

This subdivision plat includes 3 lots accessed via a cul-de-sac road off of Deseret Drive. While the development agreement applicable to this property requires that at least 13 acres be developed as commercial/light industrial use, The LI zoning district does not have minimum lot size or width requirements. The 3.08 acre, 3.93 acre, and 6 acre lots combine to the minimum 13 acre requirement. The Cul-de-sac as currently indicated is part of lot 102 so would function as a private street. The lots have been designed to accommodate the new anticipated uses that are permitted within the existing zone. The plat also accounts for known gas line, power, and detention basin easements that will be needed. Additional public utility easement will be considered with the final plat process.

RECOMMENDATION FOR MOTION:

The Planning Commission voted unanimously to forward a favorable recommendation to the City Council for the Deseret Landing Business Park Preliminary Plat.

OLD MILL LANDING SUBDIVISION – Preliminary Plat

This is return of 22 units of single family detached residential to this site that is the purpose of the rezone request. The subdivision consists of 22 lots on a cul-de-sac street with open spaces along the rail line to the east and Deseret Drive to the West. Each lot is 4,500 sq. ft. in size with those near the cul-de-sac bulb and street approach increasing in size. All homes would front the new cul-de-sac street which is designed as a private road.

The subdivision abuts 41 single-family home lots currently under development to the south and would bring the total number of residential units to 63, which is under the maximum limit of the approved development agreement.

The private road is a 26 ft. wide facility with a standard cul-de-sac for use as a turn-around at the east end. This road is about 570 feet in length with the city's maximum allowed dead end street being 600 feet.

RECOMMENDATION FOR MOTION:

The Planning Commission voted unanimously to recommend approval of the Preliminary Plat for the Old Mill Landing Subdivision as proposed finding it to be consistent with the previously approved development agreement. The City Council may also consider items such as configuration, use of open space, parking, sidewalks, etc. and place conditions to address these items if desired as part of its motion..

Council Options: Approve, Deny, Table for more information

Recommended Options: *See summary above for recommendation on each item.

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

Attachments:

Attachment 1: Location Map

Attachment 2: Rezone Map

Attachment 3: Development Agreement

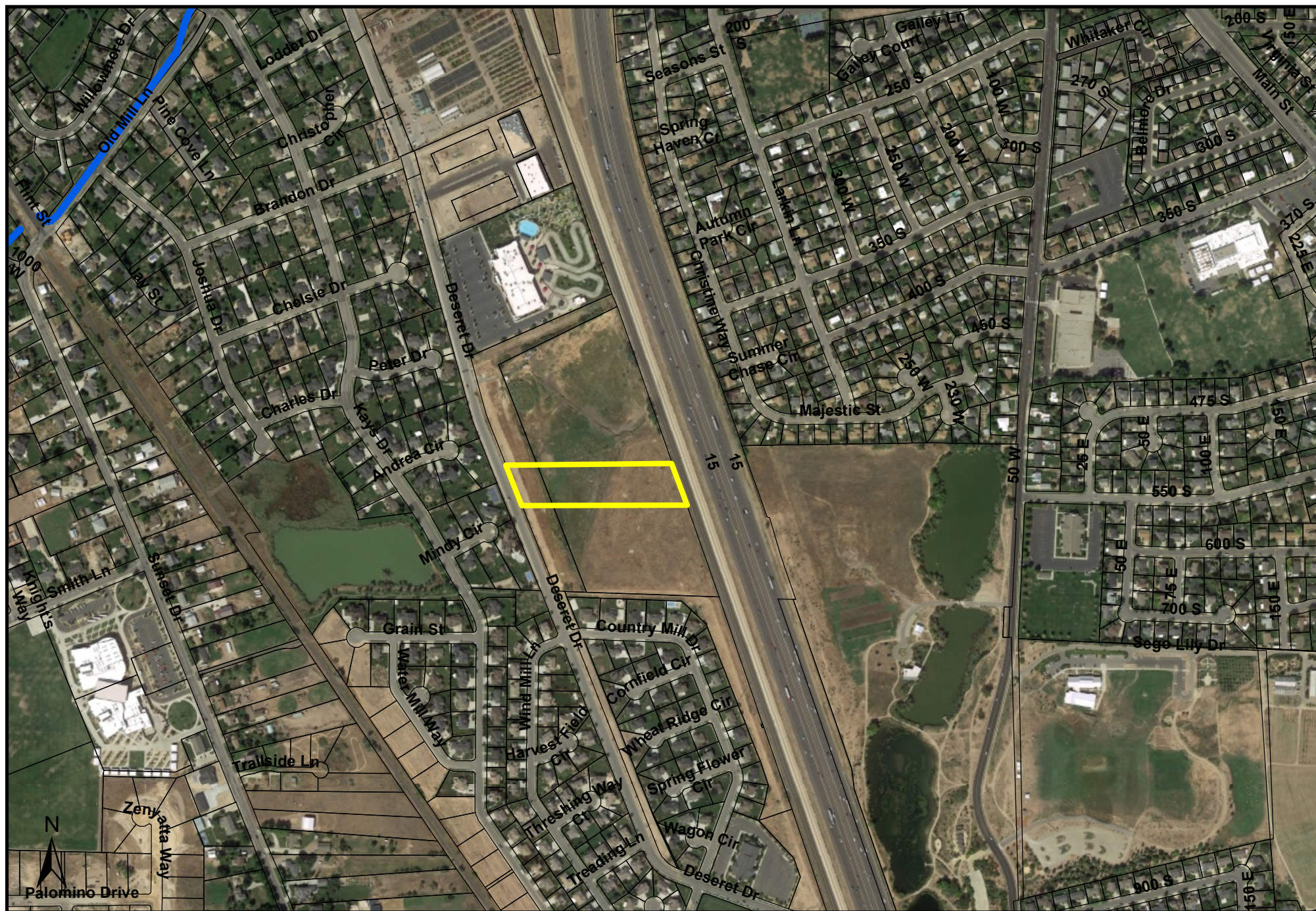
Attachment 4: Rezone Ordinance

Attachment 5: Deseret Landing Subdivision Plat

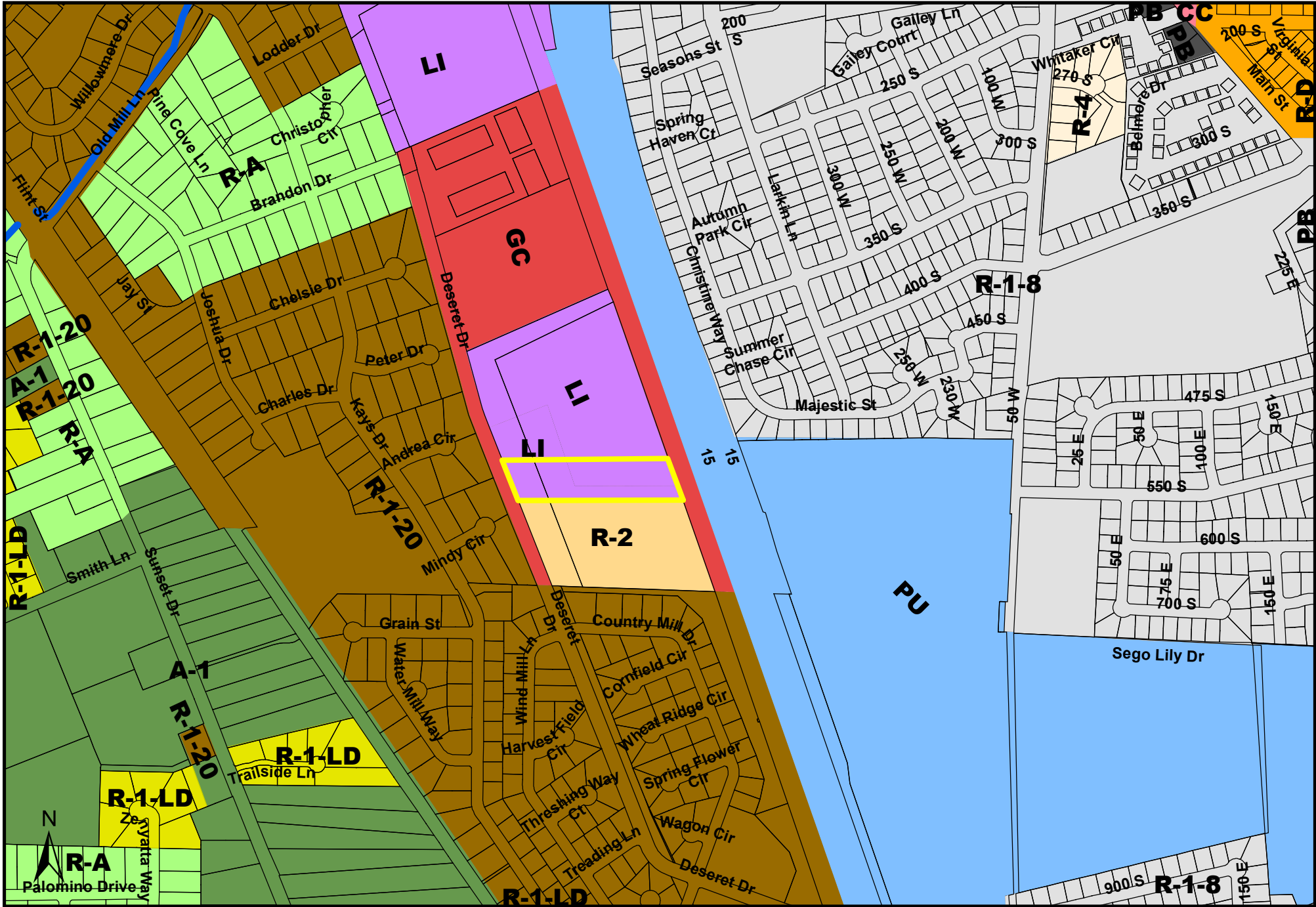
Attachment 6: Deseret Landing Business Park Preliminary Plat

Attachment 7: Old Mill Landing Subdivision Preliminary Plat

Approximately 600 South Deseret Drive - Rezone from LI to R-2 PRUD



Approximately 600 South Deseret Drive - Rezone from LI to R-2 PRUD



When Recorded, Return to:

PB Kaysville, LLC
Justin Atwater
1170 Goldspur Lane
Fruit Heights, Utah 84037

Affecting Tax Parcels No.: 08-001-0082 and 08-001-0025

DESERET LANDING
SUBDIVISION DEVELOPMENT AGREEMENT
(+/- 25 Acres on Deseret Drive, Kaysville, UT)

For ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, THIS DESERET LANDING SUBDIVISION DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 15th day of January, 2019, by and between Kaysville City, a municipal corporation of the State of Utah ("City"), and PB Kaysville, LLC, a Utah limited liability company ("Developer"), sometimes referred to jointly herein as "Parties."

RECITALS:

- A. Developer owns real property within the City located at approximately 700 South Deseret Drive more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").
- B. Developer and the City desire the Property be developed in a unified and consistent fashion according to the terms set forth herein.
- C. Developer has pending a zone amendment application for purposes of amending the zoning of the Property from the GC (General Commercial) zoning district to the LI (Light Industrial) zoning district and the (R-2 Two Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone as depicted in Exhibit "B".
- D. Developer and the City desire to enter into this Agreement to specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.
- E. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-102.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals Incorporated.

The above Recitals are integrated into the terms and conditions of this Agreement.

2. Development Requirements.

Subject to the City's approval of the Project as a subdivision, together with all necessary zoning changes, entitlements and approvals, and subject to the terms and conditions of this Agreement, Developer shall proceed with the Project as follows:

a. Compliance with City Ordinances and Development Requirements. The Project shall be developed in accordance with the ordinances and development requirements of the City governing preliminary and final subdivisions. All required plats, drawings and other supporting documents for the Project, and each phase thereof, shall be prepared and submitted to the City for its review and approval.

b. Dedication or Donation. Prior to or simultaneously with recording of the final plat for the Project, or any phase thereof, at the office of the Davis County Recorder, Developer agrees to dedicate, transfer or donate to the City all required easements and public right-of-ways for the purpose of constructing, installing, operating and maintaining public utilities and improvements of every nature and kind as determined necessary by the City.

c. Commercial; Light Industrial Uses. The Property shall consist of a minimum of thirteen (13.0) acres of uses permitted within either the General Commercial (GC) and/or Light Industrial (LI) zones of the City (the "Minimum Commercial Acreage"). All other portions of the Property, above the Minimum Commercial Acreage, may be designated by Developer as residential as described in this Agreement.

d. Commercial Building Design and Architectural Standards. Notwithstanding anything set forth in this Agreement to the contrary, any buildings constructed on the Minimum Commercial Acreage shall be subject to the provisions of Chapters 18-5-1 through 18-5-9 of the Kaysville City Municipal Code. All development applications on Minimum Commercial Acreage shall address the guidelines found in Chapters 18-5-1 through 18-5-9 as part of their application submittal.

e. Limitation on Self-Storage. Notwithstanding anything set forth in this Agreement to the contrary, self-storage use on the Minimum Commercial Acreage shall: (i)

not exceed three and one half (3.5) acres; and (ii) only be permitted if Developer relocates a self-storage use existing within the City as of the date of this Agreement. If self storage is constructed in accordance with this Section 2(e), any existing self-storage relocated to satisfy this Section 2(e) must be specifically identified by the Developer prior to commencement of construction of replacement self-storage on the Property and such identified existing self-storage must be closed within thirty (30) days of receipt of a certificate of occupancy of the self-storage on the Property.

f. Residential Lot Density. The residential portion of Developer's project for development of the Property shall consist of a maximum of 66 units or a maximum density of 5.5 units per acre consisting solely of single-family detached homes and no multi-family housing, which multi-family housing is specifically prohibited within the project pursuant hereto. The residential portion of Developer's project shall substantially resemble the concept plan attached hereto as Exhibit "B". Lots with border the existing Old Mill Village Subdivision along the south side of the Property shall be a minimum of 80 feet wide.

g. Residential Development Yard Modifications. As allowed per Section 17-34-4 Zone Flexibility, variations from the development standards of the underlying zoning district may be approved. To this end to accommodate the proposed development the following setbacks are applicable to the proposed residential subdivision:

- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 15 feet

3. Construction Standards and Requirements.

All Construction shall be conducted and completed in accordance with the ordinances and development standards of the City. All required improvements for the Project shall be constructed in accordance with the City's construction standards and/or plans specifically approved for this project and all required Public improvements and easements shall be dedicated to the City. Prior to commencing any construction or development of any building, structures or other work or improvements within the Project, the Developer shall secure any and all permits which may be required by the City or any other governmental entity having jurisdiction over the work. The Developer shall construct, or cause to be constructed, all improvements for the Project in conformity with all applicable federal, state and/or local laws, rules and regulations.

4. Payment of Fees.

The Developer shall pay all required fees to the City in a timely manner pertaining to the Project or any portion thereof.

5. Reimbursement for "Upsizing".

In addition to the credits set forth above in Section 4, the City shall not require Developer to “upsized” any public improvements (i.e., to construct the improvements to a size larger than required or not necessary to service the Project) unless financial arrangements reasonably acceptable to Developer and the City are made to compensate Developer for the costs associated with upsizing the improvements. In the event any off-site infrastructure or on-site infrastructure designed, constructed, or developed by Developer are oversized for the benefit of any property other than the Property, Developer shall be entitled to reimbursement for the portion of the costs attributable to the oversizing of such improvements within ninety (90) days of submitting an invoice for such work to the City.

6. City Obligations.

Subject to the Developer complying with all of the City’s Ordinances, rules, regulations and the provisions of this Agreement, the City agrees to:

- a. Provide standard municipal services to the Project including police and fire protection, subject to payment of all fees and charges invoiced or levied therefor by the City.
- b. Cause the City’s administrative personnel, with reasonable diligence, to take or cause to be taken all actions required or advisable to be taken preparatory to, but not including, final legislative action by the City Council or the Planning Commission, in connection with adoption of the pending zone amendment and approval of this Agreement.
- c. Maintain all utilities, roads, and other infrastructure and improvements dedicated to the City as part of the Project.
- d. Assign the LI (Light Industrial) and the R-2 (Two-Family Residential) zoning districts as shown on Exhibit “B” to include the PRUD (Planned Residential Unit Development) overlay zone along the residential property.

7. Assignment.

The Developer shall not assign this Agreement or any rights or interests herein without the consent of the City. The City may only withhold its consent if the City is not reasonably satisfied of the assignee’s financial ability to perform the obligations of Developer proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City.

8. Default.

If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. Said Notice of Default shall, (1) specify the claimed event of

Default; (2) identify the provisions of this Agreement claimed to be in Default; (3) identify why the Default is material; and (4) (optional) propose a method and time for curing the Default. Upon the issuance of a Notice of Default, the parties shall engage in a "Meet and Confer". If the issue is not resolved during the "Meet and Confer" process, the parties shall engage in a mediation process. If a mediation process is necessary based on the foregoing, the parties shall appoint a mutually acceptable mediator within ten (10) days of the "Meeting and Confer". If the parties are unable to agree on a single acceptable mediator, each shall, within ten (10) days, appoint their own representative. These two representatives shall choose the single mediator. Developer shall pay the fees of the chosen mediator. After being named mediator, such individual shall within fifteen (15) days, review the positions of the parties regarding the mediation issues and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems to be appropriate. The mediator's opinion shall not be binding on the parties. If the parties are not able to resolve the Default by "Meet and Confer" or by mediation then the parties may have all rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages.

9. Notice.

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:
PB Kaysville, LLC.
Attn: Justin Atwater
1170 Goldspur Lane
Fruit Heights, Utah 84037

To City:
Kaysville City
Attn: City Manager
23 E. Center St.
Kaysville, UT 84037

Any party may change its address for notice by giving written notice to the other party in accordance with provisions of this Section.

10. Attorneys' Fees.

In the event of any lawsuit between the parties hereto arising out or relating to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover reasonable attorneys' fees and costs.

11. Integration.

This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the perspective parties hereto.

12. Headings.

The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

13. No Third Party Rights/No Joint Venture.

This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Developer. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights. The parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

14. Binding Effect.

This Agreement shall inure to the benefit of, and be binding upon the parties hereto and their respective heirs, representatives, officers, agents, employees, successors and assigns (if any assignments are allowed as provided hereinabove).

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

Developer:

PB KAYSVILLE, LLC,
a Utah limited liability company

By: [Signature]

Name: Phillip S. Holland

Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this 15 day of Jan, 2020, personally appeared before me Phillip S. Holland, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of PB Kaysville, LLC, a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

[Signature]

Notary Public

City:



KAYSVILLE CITY

By: [Signature]

Katie Witt, Mayor

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 15 day of Jan 2020, 2018, by Katie Witt, Mayor.

[Signature]
Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel ID 08-001-0082:

BEG 367.70 FT S & S 66°31'10" W 290.89 FT & S 15°37'20" E 1012.66 FT FR NE COR SEC 4-T3N-R1W, SLM; SD PT BEING ON THE E'LY LINE OF DESERET DR DEDICATED 01/08/2007, E# 2234041 BK 4194 PG 514; & RUN TH ALG SD LINE 3 COURSES AS FOLLOWS: S 15°37'20" E 259.01 FT TO A PT ON THE ARC OF A 1000.00 FT RAD CURVE TO THE LEFT 116.74 FT (LC BEARS S 18°58'00" E 116.68 FT) & S 22°18'40" E 874.17 FT; TH S 88°06'40" E 139.66 FT; TH N 21°27'40" W 1209.28 FT ALG EXIST FENCE; TH N 63°31'05" E 654.31 FT ALG SD FENCE TO W'LY LINE OF RR R/W; TH N 19°36'30" W 69.50 FT ALG SD R/W; TH S 65°53'22" W 766.74 FT TO POB. CONT. 5.08 ACRES

And

Parcel ID 08-001-0025:

BEG S 367.7 FT ALG SEC LINE & N 66°31'10" E 400.67 FT TO W'LY LINE OF A RR R/W & S 19°36'30" E 1107.93 FT ALG SD R/W FR NW COR SEC 3-T3N-R1W, SLM; TH S 63°31'05" W 654.31 FT ALG AN EXIST FENCE LINE; TH S 21°27'40" E 1209.28 FT ALG A FENCE LINE TO S LINE OF THE NW 1/4 OF SD SEC 3; TH S 88°13' E 639.9 FT, M/L, ALG S LINE OF SD NW 1/4 TO W LINE OF SD RR R/W; TH N 19°44' W 1520 FT, M/L, ALG SD RR R/W TO POB. CONT. 20.26 ACRES

EXHIBIT "B"

SITE PLAN



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Salt Lake City, Utah 84111
(801) 595-1752
WWW.SAMBRADY.COM
NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION ONLY. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION. DIMENSIONS COULD VARY.

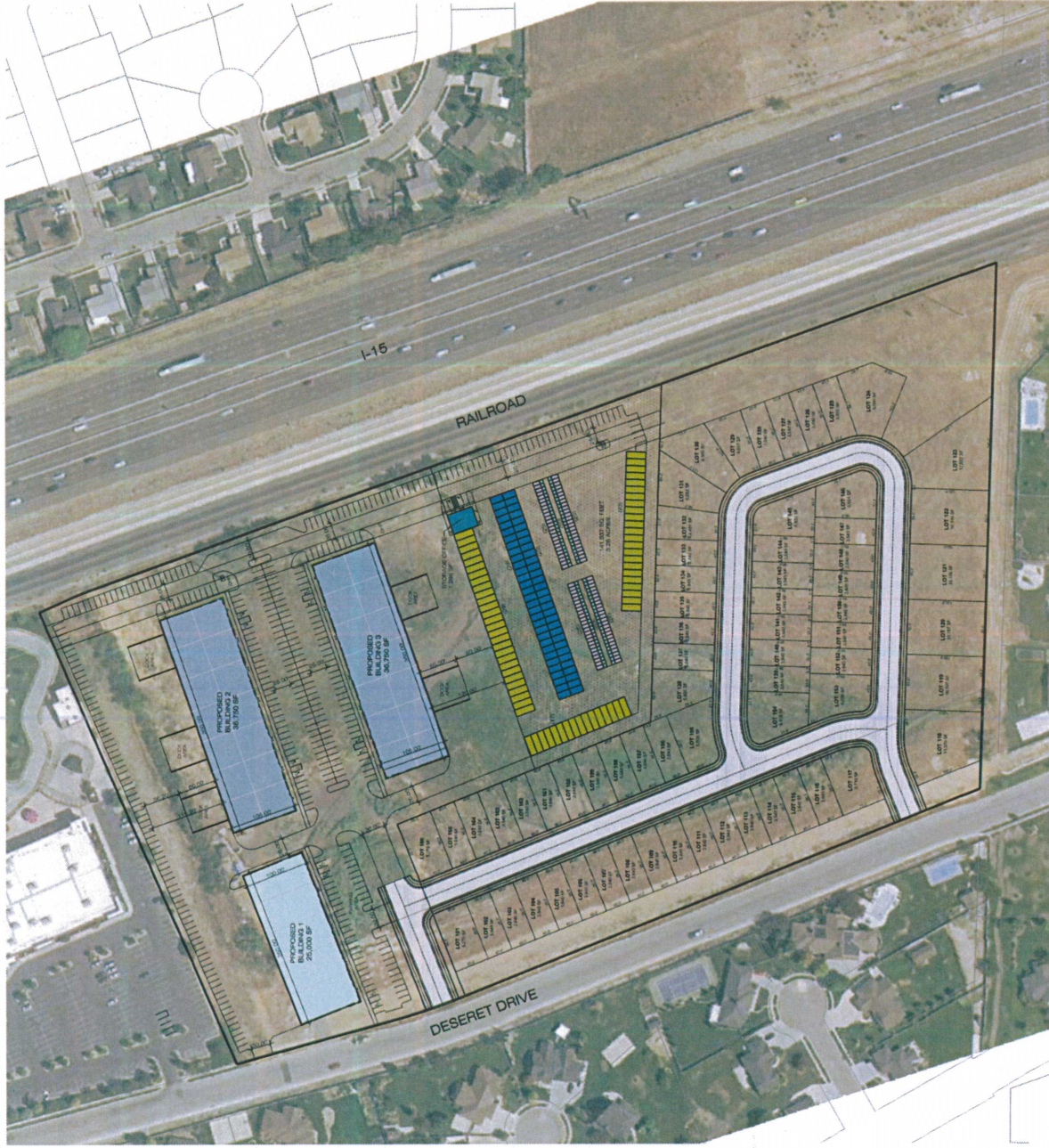
500 DESERET DRIVE

KAYSVILLE, UT
PROPOSED
BUILDINGS

SITE PLAN

SCALE: 1" = 60'-0"
JUNE 4, 2019
SITE-2.dwg

AS.1



PROJECT SUMMARY	
10' X 20'	69 UNITS
10' X 20'	56 UNITS
5' X 10'	100 UNITS
5' X 5'	100 UNITS
TOTAL STORAGE UNITS	
327 UNITS	

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-2 (RESIDENTIAL) DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY 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 the subject property from the LI district to the R-2 district to include the PRUD overlay zone for the purpose of accommodating a common open space subdivision on a private street; 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 zoning action; and

WHEREAS, the City Council after due consideration of said district overlay zone has concluded that it is in the best interest of the City and the inhabitants thereof that said zone be implemented;

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 3.87 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing it from the Kaysville City LI district and rezoning it to the R-2 (Residential) district and adding the Kaysville City PRUD (Planned Residential Unit Development) overlay zone.

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 upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

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

Katie Witt
Mayor

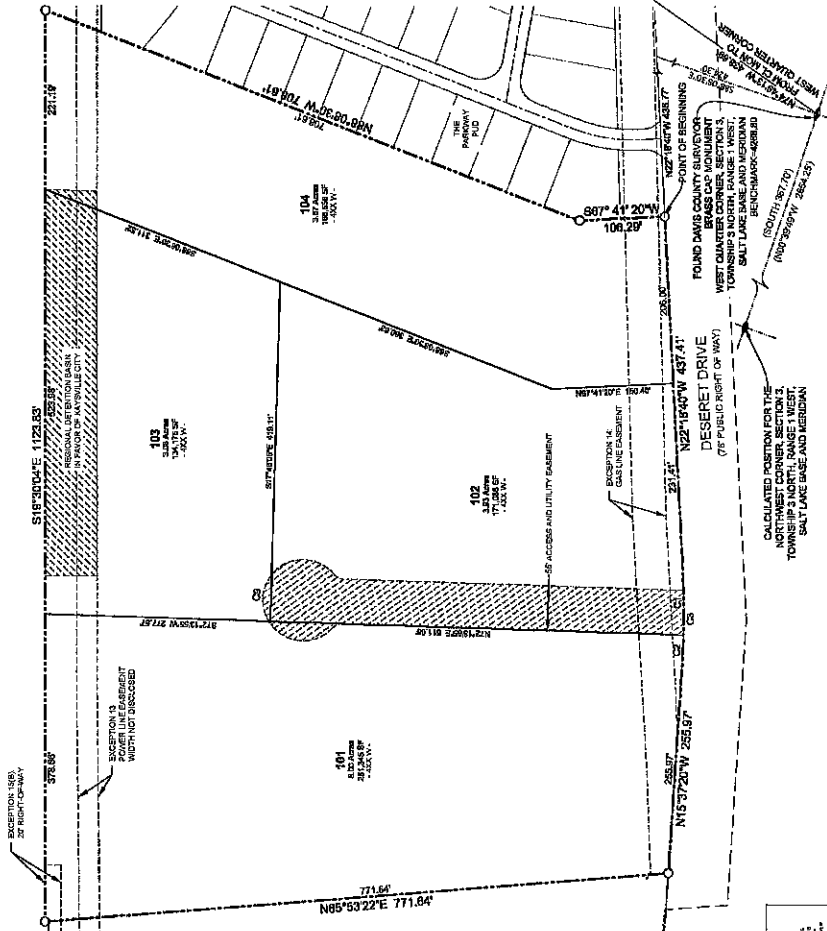
ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
AUGUST 2020



	SECTION CORNER
	NEW STREET LAYOUT DOT
	REFERENCE MONUMENT
	CENTERLINE
	RIGHT OF WAY
	SECTION LINES
	PUBLIC UTILITY AND DRAINAGE
	BOUNDARY LINE
	BOUNDARY PROPERTY CORNER
	UTILITY AND ACCESS EASEMENT
	REGIONAL DETENTION BASIN

DOMINION ENERGY UTAH
 400 WEST CENTERBLVD. SUITE 2000, SALT LAKE CITY, UT 84102
 801.464.2200 FAX 801.464.2201 WWW.DOMINIONENERGY.COM

DATE	BOUNDARY DESCRIPTION
MICHAEL L. WANDERSON	TOWN OF BOUNDARY
LICENSE NO. 6431-98	TOWN OF BOUNDARY
	TOWN OF BOUNDARY
	TOWN OF BOUNDARY
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	TOWN OF BOUNDARY
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OWNERS DEDICATION: We, the undersigned owners of the EDITION described TRACT OF LAND, HEREBY SET FORTH AND AGREE THAT THE SAME WILL BE USED AND OFFERED AS SHOWN ON THE PLAN, MAPS AND TRACT DESCRIPTION, AND THAT THE SAME SHALL BE USED AND OFFERED AS SHOWN ON THE PLAN, MAPS AND TRACT DESCRIPTION, AND THAT THE SAME SHALL BE USED AND OFFERED AS SHOWN ON THE PLAN, MAPS AND TRACT DESCRIPTION.

BASIS OF BEARING

[illegible]

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER
DEPUTY RECORDER

BY _____

