Kaysville City

MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, November 5, 2020, starting at 7:00 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 required, 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.

CITY COUNCIL Q&A – 6:30 P.M.

The City Council will be available to answer questions or discuss any matters the public may have.

CITY COUNCIL MEETING – 7:00 P.M.

The agenda shall be as follows:

1. OPENING
   a. Provided by Council Member Andre Lortz.

2. DECLARATION OF ANY CONFLICTS OF INTEREST

3. CONSENT
   a. Approval of Minutes from September 17, 2020.
   b. Approval of Minutes from October 1, 2020.
   c. Approval of Abbigayle Hunt from Alternate to Full Time Planning Commission Member.
   d. Approval of purchase for a vehicle – Parks and Recreation.
   e. Approval of purchase for a plow truck – Public Works.
   f. A Resolution allowing Staff to pursue funding through the Davis County Community Development Block Grant program for the purpose of acquiring property to be the future site of a second city fire station.

4. ACTION ITEMS
   a. Audit Committee Creation/Risk Assessment Model Review
   b. Preliminary plat approval for the Flowering Grove Subdivision located at 292 West Blooming Grove Circle – Dana Griffin.
   c. Preliminary plat approval for the Kaysville Creekside Subdivision located at approximately 350 North 400 West – IHC Health Services, Inc.
   d. Consideration of a PRUD overlay zone and preliminary plat approval for the Romney double flag lot subdivision located at 717 East 100 South – Jennifer Romney.

5. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN ADVANCE)

6. COUNCIL MEMBER REPORTS

7. CITY MANAGER REPORT

8. 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 October 30, 2020.

Annemarie Plaizier
City Recorder

KAYSVILLE CITY COUNCIL
September 17, 2020

Minutes of a regular Kaysville City Council meeting held on September 17, 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 (via teleconference), Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran (via teleconference)

Others Present: City Manager Shayne Scott, Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Technology Assistant Jordan Hansen, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Power Resource and Service Manager Bruce Rigby, Gil Miller, Keith Potter, Steve Hiatt, Dave McClure, Kjersten Nay, Rusty Cannon, Briggs Lewis

PUBLIC HEARING REGARDING THE POTENTIAL ISSUANCE OF TELECOMMUNICATIONS BOND AND FIBER TELECOMMUNICATION PROJECT – 7:00 P.M.

Gil Miller said that he is concerned about the financial aspect of the fiber project. There needs to be more education to both the city council and citizens about what is involved financially. The financial cons have been less publicized or discussed. Mr. Miller said that he is concerned by the fiber committee and council not involving the city's finance manager more. Our city's finances are very unique, and there needs to be more education to the Council, and hopes that this has been happening behind the scenes. The citizens need to be allowed to see the tough questions that are being asked, and to see the complete picture before voting. The council needs to continue to educate the public so they can make an informed decision.

Rusty Cannon said that he was with the Utah Taxpayer Association and that this project is going to be funded by taxpayer dollars. Provo had to walk away from their fiber project and lost thirty-nine million dollars. There are assumptions being made on the fiber website regarding the take rate. The fourteen cities participating in Utopia hasn't seen a take rate over forty percent, with the exception of two. Most of them are under thirty percent. Claiming this will be a self-sustaining project isn't realistic. When the take rate isn't met, the city will have to take money away from other departments in order to cover costs or will have to raise taxes for the citizens. This could lead to serious drainage of the general fund.

Briggs Lewis said that there are too many already struggling with their finances and is concerned about the city taking on such a high debt with no consideration of the people. Many people's income dropped this year, and this will make it that much harder on those with fixed incomes.

Council Member Blackham made a motion to close the Public Hearing at 7:10 p.m., seconded by Council Member Lortz and passed unanimously.

OPENING – 7:10 P.M.

Mayor Katie Witt opened the meeting with a prayer.

RECOGNITIONS AND PRESENTATIONS

Nothing was brought under this item.

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 20, 2020.
b. Approval of purchase for police vehicles – Police Department.
c. A Resolution approving the abandonment and relocation of a public utility easement in the Trailside Subdivision and authorizing the mayor to execute the same.

The motion was seconded by Council Member Barber.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

CARBON FREE POWER PROJECT PARTICIPATION

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, to determine at what subscription level the city should stay or if we should get completely out of the project. The Kaysville City Power Commission made a recommendation to the Council to get completely out of the project at this time, but to further investigate nuclear and SMR technology.

Power Resource and Service Manager Bruce Rigby added that since the last council meeting where this item was discussed the deadline had changed from September 30 to October 31. We don't have any further information regarding subscription statuses because other councils have delayed making a decision until the end of October. Only Logan and Lehi have made a decision to participate in this program at this point. Mr. Rigby said that the council could table this item and wait to see what happens with other councils between now and the end of October.

Council Member Barber asked what would need to change between now and the end of October that would give us enough confidence to also participate in this project.

Bruce Rigby said that we would need to see more of the subscription taken with cities committing to participating in this.

Council Member Lortz commented that UAMPS is in negotiation right now to try to help create a plan to lessen the risk for those cities who choose to participate. If they do come up with something then that might change the risk profile for us.

Bruce Rigby added that the reason the deadline was pushed back is because the Department of Energy hasn't committed yet.

Mayor Witt asked if the Council decided tonight to not participate in this project then could we reverse our decision later on.

Bruce Rigby said that later on the price might be different, but we likely could negotiate to be able to participate in the program later on.

Shayne Scott said that it seems unlikely that there will be much of a change before the end of October. Since the only Council meeting in October will be held on the 1st, Mr. Scott suggested that the Council make a decision tonight, and if something changes before the end of October then a special council meeting could be held to change whatever decision made.

Council Member Lortz made a motion to withdraw from the Carbon Free Power Project, with the stipulation that if there is a significant change before the end of October then the council hold a special meeting to discuss the changes and the impacts they have. Council Member Blackham seconded the motion.

Council Member Lortz said that this decision is not because we don't believe in the project. It is an innovative project that is important for the future. It will transform our ability to use renewables and have on-demand power generation, and it will provide steady power with a renewable source. Council Member Lortz said that he wants to emphasize that the council feels this is an important project that we will want to participate in in the future, but at this point we don't want to take the risk.

Council Member Barber said that the city will continue to watch this project and are excited to see how it grows from this point.

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.

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 has been reviewed by the city council in previous council meetings. 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 had 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. In the council's previous meeting the Council decided to table the item until staff could meet with Council Member Blackham to ensure that the language of the ordinance was in compliance with IRC codes, and to make sure that the wording was very clear on its intent.

Council Member Tran made a motion to approve an Ordinance amending Section 17-31-2, Accessory Structures, of Title 17 Planning and Zoning, of the Kaysville City Ordinances. Council Member Barber seconded the motion.

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.

WORK ITEMS

Council Member Blackham requested that the next two items on the agenda be considered in reverse order.

SIDEWALK TRIP HAZARD REPAIR PROGRAM

Lyle Gibson explained that the City's ordinances require that property owners maintain the sidewalk(s) adjacent to their homes and businesses within the city right-of-way. Unless a business owner or resident is simply willing to take care of an issue as they see a need, most sidewalk problems are managed through complaints received. A staff member then verifies the issue and if it is deemed a problem, a notice is sent to the adjacent landowner to have the sidewalk replaced. The city's participation has been to help have the problem section of walk removed, and then the owner must have it re-poured in a timely manner. This manner will continue to exist for particularly bad sections of sidewalk, but the proposal allows for an additional option to make more cost-effective repairs and will put the city in a more proactive position in keeping our sidewalks clear of tripping hazards. Rather than always having sidewalks torn out and replaced, the city has worked with a local contractor to consider a program where uneven surfaces along the sidewalk may be saw-cut to remove tripping hazards. Precision Concrete has completed a survey of a test neighborhood where staff is aware of multiple concerns with sidewalk condition. This neighborhood data showed some 380 trip hazards along roughly ¼ mile of sidewalk. While some of these hazards will still require full removal and replacement of sections of sidewalk, many can be resolved with a saw cut. It is anticipated that this program would be something the city can use each year to improve safety on our sidewalks in different neighborhoods. Two cost scenarios have been presented. It is the opinion of staff that spending the extra money to remove all hazards and not just those at ¾ an inch or greater is the appropriate option to make the walks as safe as possible and reduce liability potential to the city. The cost of this program for this first neighborhood is $25,108 and a contract has been prepared for the council's consideration of this program. If the results are positive, a similar amount would be anticipated for other sections of town each budget year. These funds would come from money in the general fund. There is currently $30,000 that has already been allocated for sidewalk repairs.

Council Member Lortz asked about slabs that have shifted or sunk and if they'd be raised rather than cut down.

Lyle Gibson said that each issue would be looked at on a case by case basis to determine the best way to resolve it. One of the most common reasons a sidewalk ends up needing replacing is because of nearby tree roots. Oftentimes we will work with the homeowner to have a tree removed in order to prevent future issues from occurring. Hiring an outside contractor to help remove the larger issues in sidewalks would do a lot of good for our communities and therefore city staff would like to see this continue as an ongoing program.

Council Member Lortz asked about participation from the residents for this.

Lyle Gibson responded that Public Works currently has money allocated within their budget for sidewalk repair, but that money has never been utilized in this manner before. This money would be used so that residents wouldn't have to pay for these smaller repairs to their sidewalk. If the damage is too substantial that it needs to be replaced, then the resident will have to pay for the replacement of the slab. They feel that they can do more for residents through this type of program than what they are currently using the money for. The Council can place limits or caps on how much money is allocated or what type of damage would be repaired by the contractor through this program.

Council Member Blackham said that he feels this would be a great program and would benefit both the resident and the city. Right now if someone calls to complain about a tripping hazard because of a sidewalk, the city has to take time to verify the complaint, write a letter to the homeowner requesting to have it fixed, and if the homeowner needs to replace it then they have to get on a schedule to have the crew come tear out the sidewalk. It's difficult to find contractors willing to come out to fix one or two panels of sidewalk. Council Member Blackham asked how long it would take the contractors to fix all of the trouble spots within this neighborhood.

Lyle Gibson responded that it will likely take them a few weeks.

Council Member Adams asked if this had been put out to bid.

Lyle Gibson responded that it hadn't been yet because this potential project was presented to staff to consider and we wanted to see how city council felt about it.

Council Member Blackham suggested seeing if we could have a 3 year contract with the contractor that is awarded the bid.

Council Member Barber asked about communication to residents about this.

Lyle Gibson responded that most of the problems will be fixed by the contractor and wouldn't need to involve the residents. However if a sidewalk must be in place then the homeowner would be given a letter and the city would work with them to get it repaired.

Council Member Tran asked about when this work would be done.

Lyle Gibson responded that because of the time it takes to obtain bids and estimates, it likely won't be completed until spring.

Council Member Tran asked how neighborhoods would be chosen to have their sidewalks fixed through this project.

Mayor Witt responded it's likely that areas would need to be ranked by their needs based on observation and complaints made. Our Public Works department is the most familiar with our infrastructure and would know of the most concerns.

FISCAL YEAR 2021 BUDGET DISCUSSION

Dean Storey explained that the FY2021 budget had been reviewed several times earlier in the year but because of the pandemic the council decided to not make any changes to it until they had a better idea of how the pandemic would affect the city's finances. It was anticipated that revenue, particularly from sales tax, would be negatively impacted. However, the city saw an increase in sales tax from the prior year. As a result of this, staff is proposing that the council approve needed additional staffing, including: a utility billing clerk, an information systems analyst, 2 maintenance workers for the water department, 3 full-time firefighters, and a power locator.

Mayor Witt commented that with the recent windstorm there was some confusion from our residents about what the city was doing to help. There could have been better communication efforts to our citizens and the city should consider hiring a communications director as well.

Dean Storey presented a proposed compensation plan for FY2021 and explained that earlier in the year the city conducted a compensation study. The council has reviewed this plan previously but it was postponed with the budget because of the pandemic. The council did approve a 1% cost of living increase for the employees with the approval of the FY2021 budget. As part of the compensation plan, a pay progression plan is also being proposed. Most employees will fall within a standard merit range and based on performance could be adjusted. Each department is also allotted money that would be given to employees at the department head's discretion for outstanding performance. Guidelines have been made which outline how employees would be eligible for it.

Council Member Barber asked if there was a limit to the amount an employee could be compensated.

Dean Storey responded that an employee wouldn't be paid above their salary bracket, but could receive bonus pay above that.

Council Member Blackham said that the Council approved a 1% cost of living increase with the FY2021 and he would like to see another 1% cost of living added now. He would also like to see merit increases implemented for outstanding employees, and see that employees who should have gotten a step raise this year still be eligible for that.

Council Member Tran asked if this compensation plan could be made retroactive to July 1, 2020.

Shayne Scott responded that it would be staff's recommendation to make it retroactive.

Council Member asked about employee reviews.

Dean Storey responded that reviews were completed by department heads by the end of June. If this compensation plan is approved then we will implement the compensation plan to employees based off of their reviews.

Council Member Blackham said that hiring 3 full-time firefighter will only cover one position on a rotating 24-hour shift. This doesn't help to protect our whole city. Adopting this compensation plan is a step in the right direction but it's not enough. In order to cover two positions we need to hire 6 more full-time firefighters. There are many staffing needs throughout the city, but this is critical for the safety of our citizens. Our city has changed significantly over the last 20 years and we have more residents and calls to respond to. Other departments have been able to increase their staffing over the years, and for some reason the fire department hasn't been able to. It's concerning and is putting us further behind as our city continues to grow.

Council Member Lortz asked if the council approves the budget for 6 full-time firefighters now, will we have enough revenue next year to cover the cost for these additional positions. Council Member Lortz asked how much more this new compensation plan will cost the city.

Dean Storey responded that he didn't know the exact amount, but when the market study was conducted earlier this year it was determined that our current employees' compensation was on average under the market price by about 6 1/2% over the life of the compensation plan.

Shayne Scott added that the proposed compensation plan is getting our employees salary up to where it needs to be for our existing employees.

Dean Storey said that temporary or seasonal positions will continue to be on a grade and step plan based on an hourly wage. The proposed budget amendments are based mostly on employee compensation. Through this proposed budget we will also be removing the fund balance allocation that was put in previously as we no longer need to rely on taking fund balance. A full annual implementation of the compensation plan and performance matrix will cost $285,000 in a worse-case scenario. There is a credit of $100,000 which was for the already included 1% cost of living increase that was implemented before. For 3 full-time firefighter positions it will cost the city $280,000. The only operating expenses for job positions is a crossing guard position for Jefferson Academy, which will be reimbursed to the city by the school.

Council Member Lortz commented that even if it benefits the city to hire 6 more full time firefighters, we still need to make sure we can balance for those positions within our budget. Approving them now could limit us next year because we've already committed those positions.

Council Member Blackham said that he understands that every department has needs and will try to fight to get those needs filled. However, he feels that the fire department has been left behind in being allowed to increase their staff. When the pager went off 15 years ago the city would have at least 10 firefighters showing up at the station to respond to the call. Now when the pager goes off we only have 4. As the city has grown we have gotten more calls, but our coverage has gone down and we have been left to rely on other cities. Hiring 3 more firefighters is only going to cover one position, which won't be enough to man an ambulance.

Council Member Lortz responded that if we approve the hiring of 6 more firefighters, we may have to dip into our reserves in order to balance our FY 2022 budget, and it might also restrict us in approving any kind of cost of living increase or raises for our employees next year.

Dean Storey said that Staff is not as concerned about covering the costs for 6 firefighter positions within this budget, but for future budgets. Valid concerns have been expressed, but there are several departments within the city that have also gone several years without necessary additional employees.

Council Member Barber commented that she feels that this needs to be made a priority because these positions provide an essential service to our citizens.

Dean Storey presented a list of suggested capital equipment improvements to be used from the FY 2021 budget, including adding lights at the pickle ball courts, installing improvements at the Schick Farm arena property, additional vehicles, signal upgrades, snow plows, and a water loading station.

Council Member Lortz commented that the Parks and Recreation Superintendent also recently suggested that the city consider creating a playground equipment program to update or replace our playground equipment.

Council Member Tran added that she had recently met with the rotary club who asked if there were any parks they could help raise money for.

Council Member Barber suggested working with the Parks and Recreation Superintendent to determine where the biggest need is.

Council Member Blackham made a motion to direct Staff to adjust the compensation plan for FY 2021 to include 6 full-time firefighter positions, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
The motion passed unanimously.

Council Member Blackham asked about the water rate increase that has been discussed in previous meetings.

Dean Storey said that the city will likely need to raise water rates a total of 15% in order to cover costs. We will propose to do a 7% rate increase over the next few months, and then after the water rate study is completed then determine if funds need to be increased by 7% by July 1st.

Council Member Lortz made a motion to approve the one-time fund allocation for the proposed capital equipment to include the proposed signal upgrades, additional police vehicle, and to allocate $500,000 to the Parks department for where they feel would be best spent within the parks. The motion was seconded by Council Member Adams.

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.

CALL TO THE PUBLIC

Nothing was brought under this item.

COUNCIL MEMBER REPORTS

Council Member Lortz thanked the Public Works department with all of their help with the residents and in helping put together a dump site for residential yard waste from the storm. It was great to see the community come together, as well as the National Guard coming to help us clean up our city. If they hadn't have come it would have likely taken months to clean up what they helped us clean in a matter of a few days. We also appreciate neighboring cities who came to help our Power department in restoring power through the city. We had about 20% of residents without power, and most of those were able to have power restored within 24 hours.

Mayor Witt also thanked those in the city who worked together to help each other. There has been a feeling of comradery around the city. Mayor Witt also thanked all of the city staff who worked long hours to help where they can. While there was many things that we did well, there were some instances where things could have been done better. We tried to do a good job at communicating our efforts to our residents, but we could do better and it is why she feels we need to consider hiring someone who could play that role. Our residents cannot rely on our website to have current information. We need someone who can help spread the word throughout the city by different means. All of our departments would benefit from this. We also need to more people within our community involved in the Certified Emergency Response Team. If anyone is interested they need to contact Loretta Cole who is our CERT contact in Kaysville. Also if anyone has spent time helping our community with the storm cleanup they need to contact Ms. Cole so she can keep track of those hours.

CITY MANAGER REPORT

Shayne Scott commented that the city hall renovation is nearly complete and employees have started moving over to the building today and will continue through tomorrow.

Mayor Witt added that an open house will be held in October for those wishing to see the renovations made.

ADJOURNMENT

Council Member Lortz made a motion to adjourn the City Council meeting at 9:02 p.m., seconded by Council Member Barber and passed unanimously.

KAYSVILLE CITY COUNCIL
October 1, 2020

Minutes of a regular Kaysville City Council meeting held on October 1, 2020 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT. A Power Commission Special Presentation was made to the City Council before the meeting starting at 6:00 p.m.

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, Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Community Development Director Lyle Gibson, Police Officer Lexi Benson, Power Resource and Service Manager Bruce Rigby, Power Superintendent Gary Hatch, Public Works Superintendent Josh Belnap, Parks and Recreation Director Cole Stephens, Administrative Assistant Stacie Harward, Bryant Beck, Jordan Stephenson, Brent Dewsnup, Alan Quigley, Krista Keetch, Alan Farnes, Robert Hurtig, Jacob Willoughby, Rachel Willoughby, Jason Lewis, Brigg Lewis, Jenny Romney, David Sanders, Flemming D. Hyllested, Angie Mathews, Jeremy Mathews, Joy Sundloff, Angie Arbon, Shane Arbon, Susan Lee, Josh Sundloff, Steve Hiatt, Kate Scott, Ashley Alvord, Eliza Streadbeck, Kate Bowers, Koleman Stinger, Lizzy Miller, Parker Francis, Abby Matthews, Holly Francis, Maggie Scott, Grace Mabey, Phil Holland, Justin Atwater, Craig Christiansen

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

Robert Hurtig, with ECI Engineering, said that they have been working with Kaysville Power to conduct a reliability study and long-range plan. A long-range plan is needed so the city can provide the most practical and economical means of serving future loads, while maintaining high quality service to customers. This plan provides an outline for anticipated system changes in terms of major facilities, demand levels and associated costs. It also provides the most up-to-date forecast possible of financial requirements for the planning period. It evaluates existing and projected system configuration, voltage levels and load balance in a manner that endeavors to increase the quality of service. A model was created to review the existing power system, where it will be in 5 years, 10 years, and to look at a projected cost for each of these periods. The model includes 4 substations and 158 total line miles, with 52 miles being overhead lines and 106 miles of underground lines. The model was used through a statistical analysis based on historic data from the past 10 years. Most of the growth that is planned to occur are in areas that are not fully developed yet and areas that are being redeveloped with additional loads. We projected a 0.52% growth rate per year over the next 10 years. Existing voltage levels on the city's current system is very good as it is. When additional loads were added to the model for the 5 year plan, the voltage levels started to dip, with more showing on the northeast part of the system. However the system still shows to be within the criteria. At the 10 year plan, the voltage dropped under the criteria. ECI then ran the model to view contingencies. The summary showed the Burton Lane transformer overloading at the 5 year load level, and the conductor exceeding 100% at those same levels. When the Main Street transformer was transferred to other transformers, the transformer would overload at the 10 year plan, and the conductor overloaded at 100% with the 5 year load level. When Schick Lane was transferred, the West transformer was overloaded with the existing system, which means that we would have issues today if the city had to transfer Schick power to West. Conductor loading of 100% occurred here with the 5 year load. With the transfer of West to Burton, the transformer also overloaded here with the existing system, and the conductor overloaded at 100% at the 10 year mark. Some of these occurred because they had to take over two other areas to get to this one. ECI has come up with some recommended projects to help with providing power long-range and resolve these issues. Some of those recommendations included improvements at the Burton Lane substation, as well as some conductor rebuilds on some of the tie lines. At the Main Substation, rebuilds are recommended for the distribution lines to the conductor. All of these improvements usually consist of rebuilding the existing phase to a larger conductor, allowing a transfer without overloading that conductor. At Schick it is recommending to upgrade the substation and upgrading a transformer. There will also be additional feeder rebuilds of the existing system here as well. There will be similar upgrades to the West Substation. Most of the cost is based on contingency cost and expanding to get that transfer load from one to another. For the next 1 to 5 years, the total cost for all of these upgrades to the substations to be about $2.7M. At the 6 to 10 year breakdown of costs, it is estimated that it would cost just under $1.2M. The total cost of everything over the next 10 years will be just under $4M.

Council Member Blackham asked about switching power to different substations rather than just the ones that were considered in the model.

Robert Hurtig said that it would all depend on what scenario is occurring. When reviewing this plan, ECI considered the best and most likely routes to be switched. There are some areas where there is no other option. Typically you want the switching to be simple for your linemen to be able to quickly handle. There are possible scenarios where there would need to be 3 or 4 switches before you can get the power directed to the area you want.

Council Member Blackham asked if this system is possible to do under our current rate schedule.

Council Member Lortz said that within the next year it is planned to review the possibility of considering a new rate schedule in which residents would be charged less during non-peak hours in order to encourage people to try to use less power during peak hours. Council Member Lortz asked if the new substation was needed at our current capacity or if with additional rooftops.

Robert Hurtig responded that it would allow for more of an option to increase reliability within the city and would allow more flexibility for our linemen to move power around when and where it is needed. The area where the new substation is being proposed is where there is more projected growth.

Mayor Witt added that our power system is not bad in its current state, but it will take money in order to increase its reliability.

Power Department Superintendent Gary Hatch commented that the city has already begun to try to work on some of these improvements identified.

Mayor Witt thanked the Power Commission for working with ECI to get this reliability study completed.

BUDGET PUBLIC HEARING – 6:45 P.M.

Jordan Stephenson commented that he is pleased to see that sales tax revenue was higher this year and the economy is doing better in our city than was expected as a result of the pandemic. He hopes that with this revenue that our fire department will be able to hire the staff needed.

Council Member Lortz made a motion to close the budget Public Hearing at 6:45 p.m., seconded by Council Member Adams and passed unanimously.

OPENING – 7:00 P.M.

Council Member Blackham opened the meeting with a prayer.

RECOGNITIONS AND PRESENTATIONS

SWEARING-IN OF NEW YOUTH CITY COUNCIL

Mayor Witt administered the Oath of Office to the new members of the Youth City Council.

PROCLAMATION OF THANKS FOR WIND STORM 2020 ASSISTANCE FROM OUTSIDE ORGANIZATIONS/VOLUNTEERS

Mayor Witt read a proclamation of thanks expressing appreciation for assistance rendered during the 2020 wind storm, including help from the Utah National Guard who help to clean up debris, as well as Brigham City, Lehi City, Murray City and the Garkane Energy Cooperative who helped to quickly restore our power and ensure that our electrical grid was repaired. Mayor Witt also thanked the residents of the city who helped to clean up from the storm.

PRESENTATIONS OF THE ARGUMENTS FOR AND AGAINST THE PROPOSED SPECIAL BOND ELECTION REGARDING THE KAYSVILLE MUNICIPAL FIBER PROJECT

Mayor Witt explained the format of how the arguments and rebuttals would be presented tonight. Each party would have the same amount of time to present their argument and rebuttal, and the first party to present would be chosen by coin toss. There will be no questions asked by the council or audience during the meeting.

Steve Hiatt lost the coin toss and Jordan Stephenson elected their group to present their arguments first.

Jacob Willoughby presented the argument for the proposed Kaysville Municipal Fiber Bond and Project. Mr. Willoughby thanked the elected officials for the opportunity to present this argument and for listening to the residents by placing the fiber bond on the ballot. Mr. Willoughby said that he is very familiar with how the internet works through his experience in his industry. He is here as a citizen and is not affiliated with the city or any of the companies associated with the fiber project. Last year he became an officer with the Citizens for Kaysville Fiber and has met some great people over the past year. They have come from many diverse backgrounds, both technical and non-technical. We all share our support and love for the project. Their group has hundreds of advocates who have donated, displayed signs, distributed door hangers, and have been advocating to neighbors both online and offline. Because of them citizens are now able to vote, can sign up for fiber at any time, will know the exact pricing for fiber service, and that service will be available to anyone with a utility bill. Mr. Willoughby said that he wanted to address some of the most common questions they have heard. The first question is: will fiber be replaced by other technologies. The answer is not likely. Fiber is the standard to internet connectivity. You can't do better than fiber because that is what data centers all use. More than 90% of all traffic on the internet goes on fiber. Telecommunication companies have invested and continue to invest in fiber to carry the internet all over the world. 5G technology and its complements all use fiber. A significant portion of cellular traffic is offloaded to Wi-Fi networks to prevent congestion and degraded performance of cellular network due to high demand. While Starlink will be helpful to remote locations, recent research has shown that it will not have the capacity to replace all uses of home internet. Each Starlink satellite will likely have hundreds of customers sharing a link that is the same speed as only 2 fiber homes not having have to share a connection with anyone. Even when these other technologies arrive they will not beat Kaysville fiber on its price and speed. Advancements in technology are incremental and it is highly unlikely that fiber will become useless overnight. For example, the copper wires that many residents in Kaysville use to get internet today are the same ones they used for dial-up 30 years ago. Likewise the protocols and equipment for fiber will definitely change and evolve in 30 years, but the glass fiber in the ground will still be required. The Electronic Frontier Foundation states "fiber to the home is the best option to serve most Americans with high-speed, low latency broadband now and will remain so for the foreseeable future." Another question asked to us is: is Kaysville Fiber encouraging competition? Kaysville Fiber will enable private companies to be in a competitive marketplace. Multiple providers means more competition. Much like open-access roads and airports, the city will own the infrastructure and private companies will provide the services. There are 13 providers already in Utah whose business depends on open-access fiber networks. By having multiple providers, Kaysville fiber will increase competition. Even if you don't want Kaysville fiber, existing providers will still be there and you can still choose them if you wish. Another question asked: who pays for it, and what about the bond? Kaysville fiber will be paid by subscribers; funded with revenue from residents, businesses, churches and schools that sign up. These revenues cover the bond needed to install the network. Subsidies from sales and franchise tax will only be used to pay the bond if there is not enough demand. Self-sustaining levels, meaning no subsidies will be needed, is 3,500 subscribers in Kaysville. This is approximately 34% and that number will go down as more residents move in. That will be for a 30 year bond pay back. Any demand above that will pay the bond off sooner. If 50% of people sign up for fiber then the bond would be paid off in 20 years. There are some projects in Utah that have required subsidies in the past, but a lot has changed in the past 15 years in Kaysville. Internet uses increases every year. Demand is significantly higher, and many of us are now doing our jobs and school online and more than we ever planned to. Because of this, all new Utopia projects from the past decade are self-sustaining and don't require tax subsidies. Kaysville's own survey done last year showed a very high number of people that wanted to opt-in and sign up for fiber. The vote on this project will be an indicator of the demand and the self-sustaining rate. Churches and businesses that subscribe will lower that amount even more and will also shorten the bond length. The last question asked is: how much will this project cost? You might think that for something that has such great capacity and is a generation leap forward in technology would require a great amount of money for the technology and better service. When in fact that residents will save, on average, $20 a month on their internet bills. This will give them more reliable and better technology, will cover all the bond payments and future upgrades, increases their speeds available, and allows them to do their jobs and schooling more easily which we have learned this last year how this plays an important part of our lives. You can't help but think that if we truly had a free-market, internet connectivity, wouldn't it have already provided us these cost savings? Our website, yeskaysvillefiber.com/rates, will show the rates that Kaysville has provided. Residents can see for themselves the better service and prices that will be provided, with better competition. There are a lot of reasons to vote yes for this project. Construction would begin after the vote and would finish in 2 years. Corning, a world leader in fiber optics, would be designing and constructing our network. It will be operated by Connext who is an experienced Utah private ISP/Networking company. This will not interfere with other city priorities, budgets or projects. It will support local and small businesses. Internet needs have grown exponentially. Fiber is the only technology with proven capacity to make continued bandwidth growth in the future. Please support it by voting yes. Don't let anyone fool you. We have 100% of what we need to make this project successful.

Josh Sundloff presented the argument against the proposed Kaysville Municipal Fiber Bond and Project. Mr. Sundloff said he was speaking on behalf of himself and of the co-authors of the arguments against fiber. Together they represent nearly 25 years of public service on or with the Kaysville City Council or the Kaysville City Planning Commission. As we have heard tonight, reasonable minds will differ on the fiber bond and project. The authors of the arguments against have 5 main reasons why they think Kaysville citizens should join them in voting against fiber and against the bond. The first reason: it is backed by Kaysville taxpayers who might not ever use fiber internet. If you have paid attention to any of the pro-fiber marketing materials you have likely heard or read the phrase "you only pay if you want it". That phrase is only half true and fails to give Kaysville citizens the full picture. To reduce the city's risk and achieve more favorable bond terms the city has pledged sales and franchise taxes as collateral for the bond. This means if the project doesn't perform as hoped and there are budget shortfalls, then to appease the city's lender the city will have to pull funds from sales and franchise taxes to make up the difference in fiber budget. This phrase of "you only pay if you want it" is perhaps more accurately stated "you only pay if you want it, if we get enough subscribers". Otherwise all Kaysville sales and franchise taxpayers will being paying the deficits. The only way for this aforementioned phrase to be truly accurate is if fiber subscribers alone were guaranteeing the repayment of the bond. The city already had that option had they gone for a full subscriber model where subscribers would be obligated to sign long-term service contracts. The city decided instead to wield its taxing power so that the project could happen sooner with less risk to those who want faster internet. This point is perhaps the key distinction between those in favor and those against the fiber bond. If you feel it's acceptable to use tax dollars in the name of protecting the city and fiber subscribers from risk of their choice for faster internet, a service that some will never even use, then vote in favor of the bond. But if you think that subscribers of fiber and only subscribers should pay, and you are not comfortable with the city reducing its risk by pledging your tax dollars, then vote against the bond. The second reason: voting for the bond is a vote to invest in technology that has a high-risk of being superseded well before the city pays off the bond. Another important distinction between those for and against the fiber project is the differing views of fiber as the final frontier of internet technology. The city and those in favor of fiber want to invest over $22M in technology, which is perhaps the one sector of our lives and the economy that is always changing and improving. The bond rests on the assumption that fiber will be the best internet connection technology for the next 30 years. We have no idea what technological advancements will be made in the next 10 years, let alone 20 or 30 when the city will be finally paying off the bond. Some of the world's largest private telecommunication companies are investing billions in a wireless future; not a future tied to wires in the ground or in the air. 5G and satellite internet are just 2 of the wireless technologies that we know of now. Even Google, who was initially investing in fiber, has decided to pull their investment strategy in fiber because of the risks. Imagine the problems if the city's gamble on this technology proves wrong. Even if the city were to achieve its subscriber goals in the first 5 or 10 years, what would happen if a new technology comes out or is refined such that fiber becomes like a corded telephone, still used and useful but generally inferior to other options. And as a result there is a mass exodus of fiber subscribers away from the city's fiber network and into the new, better technology. This type of situation is entirely foreseeable and likely. At that point the city would likely increase the fees for the remaining subscribers, which would probably cause more subscribers to leave. The city would also start pulling from sales and franchise taxes to make up the loss of revenue, and if it got bad enough a future city council would likely move to other drastic measures, such as using property taxes from every property owner. The city will have to double down on some of its antiquated infrastructure in order to make this project feasible. The city would be installing fiber onto above-ground wire power poles where they exist. It's only a matter of time before the next wind storm, snow storm or other unforeseen event causes not only mass power outages, but mass internet outages. We recognize that municipal government spending and even municipal debt is necessary in some instances. However, it's one thing to invest in a tangible asset that brings certain long-lasting benefits, such as a police station, remodeled city hall, or road improvements. It's an entirely different matter to invest in something as uncertain and ever-changing as technology. If you think that the way we use and connect to the internet is likely to be vastly different 30 years from now, or even 20 years from now, then vote against fiber. Third reason: government program is not the solution to the alleged problem. This project began and remains a solution in search of a problem. The project did not originate with a swell of citizen clamor. It began with a select group of elected officials and city employees who found a solution to a problem they presumed existed and then have been working to confirm and convince citizens of their conclusion since. The alleged problem is not really a problem at all. Through a city-wide survey that was conducted last year, 63% of Kaysville citizen respondents said that they do not have any trouble performing common internet activity, such as loading pictures to social media, viewing videos, or using video chats. 87% of citizen respondents said they were either satisfied or neutral about the speed and reliability of their current internet. Only 13% were not at all satisfied. 86% of business respondents said they were very satisfied or somewhat satisfied with the speed and reliability of their current internet. Though this is not exactly a representative example, this data speaks very clearly that the majority of Kaysville citizens and businesses are not clamoring for the government to solve the problem that the city believes exists. Furthermore, it's uncertain that the city would be capable of managing and maintaining the network once installed. Neither the city nor its chosen network administrator, Connext, has any experience managing and maintaining a fiber network at the scale proposed. Until Connext was awarded the bid for this proposed project, it is their understanding that Connext has only been an internet service provider but are wanting to break into a new sector of the industry by managing and maintaining a fiber network. The City Council has agreed that our city gets to be Connext's experiment in their new venture. Despite all of this and even will all the changes since last year, the City has proceeded undeterred in its course for faster internet. Reason four: the city has downplayed the risks and is overly optimistic in their projections for the project. Consider just some of the variables that must be in sync and stay in sync for decades in order to make the project self-sustaining. Fiber internet must not be displaced by better, faster and less expensive technology. The city must obtain 3,500 to 4,200 subscribers, and then maintain that level of subscribers for the remaining life of the project. The prices that the service providers will charge must never deflate. The management and maintenance costs for the project must remain stable and predictable for decades. To say that this is optimistic for each of these variables to be maintained at the expected levels is an understatement. Contrary to fiber proponents claims, the city's fiber network will be in competition with private enterprise. It's true that the city's network would attract providers that will compete among themselves. It's also true that if other large private corporations choose not to join the network, then the city's network will have to continually make strides to stay apace with any progress those large companies make. City government will be competing with the private sector. The city's projected savings of $20 per household over existing internet options is a small margin for error in that competition. A $22M bond should simply not be based on optimistic projections that must maintain optimistic levels for 30 years. The last reason: the project has resulted and will continue to result in misplaced city priorities. Municipal government's role should remain focused on things like providing timely and effective policing and emergency services, safe and clean water, safe and well-maintained roads, reliable and reasonably priced electricity, low taxes, and providing venues and programs for citizens to connect and create community. Fiber will expand government's reach and will continue to divert time, energy, attention and resources away from more pressing needs, such as significantly reducing emergency response time to the west side of the city, reducing the risk of power outages, ensuring streets and sidewalks are safe and repaired, providing affordable housing, addressing significant traffic problems, and fostering more community connection. The time, energy and resources of the city staff and city officials are limited. To expect that the fiber network will not sap that time, resources, and taxpayer dollars from other more important things is naïve. Kaysville citizens, let your principles and your common sense guide you. Vote against the fiber bond.

Jordan Stephenson presented the rebuttal for the proposed Kaysville Municipal Fiber Bond and Project. Kaysville fiber opponents have claimed that this project is a solution in search of a problem, and to support that claim they have said that 99.7% of Kaysville has many broadband choices available for high-speed internet. The opponents have gotten their data from BroadbandNow.com, which uses FCC mapping data. This is bad data. We know its bad data and the FCC agrees. Congress and President Trump signed into law a bill directing the FCC to fix the data. Microsoft has conducted its own research using web browsing data across the nation and shows that the FCC data is off by 660%. Even so, using the BroadbandNow.com summary of Kaysville's broadband, Kaysville ranks 41st in connectivity, not 7th. Kaysville residents don't need to consult BroadbandNow.com to know that our choices are severely limited here. If you are sincerely in search of a problem, speak with your neighbor about their struggles finding adequate service in broadband. For example, Liz Bentley works from home and has unreliable service from only one option, not many. Her livelihood and her children's education depend on monopoly service. William Blood has spent many evenings for the past few weeks delivering door hangars throughout his neighborhood to fix the lack of competition in Kaysville. For him, Kaysville fiber would result in dramatically improved service for the same price he is paying today, because his limited options have had little incentive to improve his service in his neighborhood. Ron Partridge has been campaigning hard throughout the city because Comcast is his only option today for the level of service that he needs. He has dealt with routine price hikes and feels that he has been held over a barrel. Winnie Esomen is excited for competitive choices because she can only get the level of service she needs from Comcast. She deals with outages and degrading service as the network is congested. These stories only scratches the surface of problems. Consider the own options for internet today and ask who does the current status quo benefit? The answer is the current telecom companies who are fighting this project. Opponents have also pointed to an outdated Penn Law Study. Again, this is bad data to evaluate Kaysville fiber. It ignores the limitations of the study that the authors of the study themselves expressly point out. The study reviewed 20 projects out of 330 nationwide, a sample size of 6%, and only 5 years of cash flows for these projects. Five more years of publically released audited financials show that when you add the 5 additional years to the Penn data, just 4 of the original projects that Penn concluded were unsustainable remained so. Opponents point at low take-rates at Utopia saying 2 of the projects of Utopia have take-rates over 40% and most are under 30%. Once again the opponents have gathered bad data. We contacted Utopia and just 4 of the cities have take-rates under 30%, and all 4 of those cities are under construction today. Completed cities average a take-rate of 46%. So consider the risks that the opponents are trying to paint. All of the cities around us who have invested in fiber since 2009 have shown that the take-rates and the demand for fiber are incredibly strong. Opponents point to other technologies such as 5G, which even in the most optimistic scenario would take 3 ½ weeks to do the job that fiber has already proven it can do in one second. These are facts and data that are important for residents to consider when deciding on whether or not to support Kaysville fiber. Now is the time for competition in Kaysville and now is the time to vote yes for Kaysville fiber.

Mayor Witt thanked those who have spent the time to participate in this process and encouraged our residents to vote.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

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

a. Approval of Minutes of September 3, 2020.

The motion was seconded by Council Member Lortz.

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 A COOPERATIVE AGREEMENT WITH UDOT TO DEFEDERALIZE "CONNECTOR ROAD" FUNDS FROM WFCR.

Josh Belnap explained that 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 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 will be alleviated of the complicated federal requirements.

Council Member Blackham said he is concerned that there won't be enough money to finish all of the connector roads in this project and the city will have to try to come up with the additional funds to complete it. This needs to stay one project and we need to make sure it isn't phased out.

Josh Belnap said that the city is still working with Farmington to finalize the interlocal agreement covering all of the funds. Kaysville was the applicant for the WFRC funds which is why we are the entity trying to defederalize the funds.

Mayor Witt added that the city is also working with Farmington on another option to obtain further funding for this project.

Shayne Scott said that this item is to just defederalize the WFRC money so it goes from federal funding to state.

Council Member Barber made a motion to approve a cooperative agreement with UDOT to defederalize connector road funds from WFCR, seconded by Council Member Tran.

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.

ACTION ITEMS

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

Dean Storey explained that this item had been discussed in previous work sessions and council meetings. This amendment moves the city's compensation plan from a grade step plan to a pay range plan. At the direction of City Council, the proposed Human Resource Schedule includes an additional 3 firefighter positions, bringing the total proposed for the FY 2021 budget to 6.

Council Member Tran made a motion to approve a Resolution adopting a Schedule of FY 2021 council approved positions; Compensation Schedules for city officials and employees and a Compensation Progression Plan. The motion was seconded by Council Member Blackham.

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.

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGETS FOR FY 2021

Dean Storey explained that this resolution addresses the amendments to the FY 2021 budget, which mainly involves amendments to the compensation plan, new hires, and capital expenses. At the council's request, each item is shown with the affiliated general ledger code. Our sales tax numbers are showing to be positive and the budget has been amended to show the increase in that level. What is being proposed tonight is what will be submitted to the state with the amended budget. If approved, the total amendments will be 1.7 million dollars.

Council Member Barber asked about the reserve fund balance.

Dean Storey responded that staff feels that if these changes are approved, it is believed that we will end the fiscal year at about 20% of unrestricted fund balance.

Council Member Barber made a motion to approve a Resolution amending the Kaysville City Budgets for FY 2021, seconded by Council Member Adams.

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.

A RESOLUTION ADOPTING AMENDMENTS TO THE FY 2021 KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE RELATED TO CITY WATER RATES

Dean Storey explained that based on the discussion which occurred at the Council's previous meeting, it is necessary to make an adjustment to city water rates. This proposed amendment is the first step in the process to further evaluate our structure on all enterprise funds, which we plan to review this winter. This recommendation will increase the base rate connection charge on our water utility rates based on connection size at an increase of $1.50 per month. Staff is also recommending a slight increase to the use rate for the use per thousand gallons on the first 2 tiers.

Council Member Lortz said that there is a higher percentage increase on the smaller connections and a lower percentage increase on the higher connections. Is there a reason why we wouldn't try to increase the rates more proportionately?

Dean Storey responded that about 85% of customers have 3/4” to 1” connection sizes. What is being proposed tonight is just a starting point. After further evaluation it is likely that there will need to be even more of an increase to get us where we need to be.

Council Member Barber made a motion to approve a Resolution adopting amendments to the FY 2021 Kaysville City Consolidated Fee Schedule related to city water rates, seconded by Council Member Tran.

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.

Dean Storey added that this resolution makes this amendment affective as of January 1, 2021.

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

Dean Storey explained that the FY 2021 budget includes the ongoing replacement of an ambulance through a capital lease purchase. The total price of the ambulance is $245,876. The city has received financial proposals and recommends procuring financing with Zions Bank Public Finance. Staff is recommending the purchase of the ambulance, along with the approval of a capital lease agreement with a 3-year term.

Council Member Tran asked if this ambulance would replace one of our ambulances, or would be in addition to what we have.

Dean Storey responded that typically the city’s vehicles are on a regular replacement schedule, however Chief Erickson has mentioned that he would like to have this ambulance in addition to what we currently have.

Council Member Blackham added that these vehicles are driven hard and it is not uncommon for them to need repairs frequently. With the increase of residents we have in the city now, there is a need to have an additional ambulance in service. This will also be good to have with the additional firefighters we will be hiring.

Council Member Lortz made a motion to approve a Resolution authorizing the acquisition of an ambulance for the Fire Department, and to procure financing for said ambulance. The motion was seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Adams, yea

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

The motion passed unanimously.

AN AGREEMENT WITH UDOT TO PURCHASE CITY PROPERTY FOR US-89 DRAINAGE BASIN

Josh Belnap explained that for several months the City and UDOT have been in discussion regarding a piece of property owned by the City which UDOT wishes to install a storm water detention basin 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 continuing to retain 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 now 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 is recommending that the city accept the offer, 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 the city. If approval is received by Council, Staff will then work to finalize the agreement with UDOT.

Council Member Blackham made a motion to approve an Agreement with UDOT to purchase city property for US-89 Drainage Basin, seconded by Council Member Lortz.

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.

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

Lyle Gibson explained that the property located at 285 East 500 North is zoned R-1-8 and is approximately 0.46 acres. It was platted as 2 lots years ago, and Mr. Potter is now requesting to rezone the property from R-1-8 to R-1-6 in order to reestablish the building lot that was approved about 40 years ago. His father-in-law previously owned both lots here, as well as their home at 293 East 500 North, and completed a garage addition some 30 year years ago which 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 therefore both of the properties were combined at that time. Mr. Potter now anticipates using the lot at 285 for an additional single family home. However, the existing home still requires a width that makes an additional R-1-8 lot infeasible. Staff has worked with the applicant to explore different routes for splitting the property again, including potential purchase of neighboring ground. The rezone proposed tonight seems to be the best solution because it requires less lot frontage needed to make two lots work. Both lots will maintain the 8,000 square foot size as per the R-1-8 zoning. The Planning Commission voted unanimously to recommend approval of this rezone as requested.

Council Member Blackham commented that he is not opposed to the R-1-6 zoning, as long as Mr. Potter maintains the 8 foot side yards as required in the R-1-8 zoning. This would keep the new lot's setbacks similar to the surrounding lots.

Keith Potter responded that he did not have a problem with maintaining 8 foot side yards.

Council Member Blackham made a motion to approve a rezone of approximately 0.46 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 for Keith Potter with the requirement that an 8 foot side yard be maintained. The motion was seconded by Council Member Tran.

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.

<u>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</u>

Lyle Gibson explained that the property at 686 South Wellington Drive is currently zoned R-1-20 and is approximately 0.65 acres. Mr. Arbon is requesting a rezone 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. The existing lot would allow for 2 lots that would meeting the frontage, square footage, and buildable setback requirement under the R-1-14 zoning district. The Planning Commission voted unanimously to recommend approval of the rezone as requested.

Shane Arbon commented that he had spoken to the neighbors who didn't have any problems with his proposal. The additional home would be located in the backyard of his existing home and wouldn't be creating a flag lot situation because this is a corner lot.

Council Member Adams asked if this property was located within a PRUD.

Lyle Gibson responded that it was not.

Council Member Adams made a motion to approve a 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 for Shane Arbon. The motion was seconded by Council Member Barber.

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.

<u>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</u>

<u>PRELIMINARY PLAT OF THE DESERET LANDING SUBDIVISION LOCATED AT APPROXIMATELY 600 SOUTH DESERET DRIVE – PHIL HOLLAND</u>

<u>PRELIMINARY PLAT OF THE DESERET LANDING BUSINESS PARK SUBDIVISION LOCATED AT APPROXIMATELY 600 SOUTH DESERET DRIVE – PHIL HOLLAND</u>

<u>PRELIMINARY PLAT OF THE OLD MILL LANDING SUBDIVISION LOCATED AT APPROXIMATELY 600 SOUTH DESERET DRIVE – PHIL HOLLAND</u>

Lyle Gibson explained that these items are being considered together as they relate to the same development agreement and property located at approximately 600 South Deseret Drive. This property is just south of Boondocks and has an applicable development agreement that was approved by the City Council nearly a year ago. In the agreement 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 to accommodate two specific commercial users that where considering the property. These specific commercial uses are no longer able to develop here 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 acres of the subject property remain available for commercial or light industrial development. This request leaves the 13 acres as required. The existing development agreement already in place restricts the type of residential development that can be built. In addition, the developer has provided subdivision plats, including the preliminary plat for the residential component to show

how these homes would be developed. As the developer moves forward with 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 rezone, which will later be further divided into a residential development known as the Old Mill Landing subdivision. It also creates 3 commercial lots ranging from 3 to 6 acres in size. This commercial portion will also go through a separate and more detailed subdivision process where further review of the engineering and technical details will be conducted. The Deseret Landing Business Park Subdivision is the commercial development which will be accessed via cul-de-sac off of Deseret Drive. While the development agreement applicable to the property requires that at least 13 acres be developed as commercial or light industrial use, the LI zoning district does not have minimum lot size or width requirements. The cul-de-sac as currently platted is part of Lot 102 and would function as a private street. The lots have been designed to accommodate the new anticipated uses that are permitted within the existing zone. In the proposed Old Mill Landing subdivision, it is showing the return of 22 units of single family detached residential units to this site, which is the purpose of the rezone request. These lots will sit 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 square feet 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 homes currently under development to the south and would bring the total number or residential lots to 63, under the maximum limit outlined in the approved development agreement. The cul-de-sac street is about 570 feet in length, under the city's maximum allowed dead-end street being 600 feet.

Phil Holland added that a year ago when this was originally reviewed they were excited for their plan and the commercial tenants who were interested in coming here. Those tenants tried to stay with the project for as long as they could, but as a result of the impact of the pandemic to the economy they had to remove themselves from the project. This led us back to our original plans with some slight modification where the residential area was replatted in order to give the commercial uses more frontage along Deseret Drive.

Council Member Blackham said that he was not on the Council when this development was originally reviewed and is concerned that the development agreement allows for a storage garage use on the property. He is also concerned about the proposed open space. Many previous developments requested the PRUD overlay with open space included within their project, and then didn't include any amenities on the open space so it is not used by the residents. Many of these subdivision HOAs will ask the city to take over their open space areas years later.

Phil Holland commented that the storage units were included in the development agreement conditionally. The intent was to relocate an existing storage unit business from another part of the city to this property. It was never their intent to build storage units on this property otherwise.

Council Member Blackham responded that if it is no longer a consideration, then the condition for the storage units should be removed from the development agreement.

Council Member Barber commented that she would prefer to leave the condition within the development agreement. If the storage units were able to consider relocating here it would be a great value to the city. And in exchange they would be able to free up some prime commercial property along main arterial streets.

Council Member Blackham asked about the open space areas in the development.

Phil Holland responded that market analysis has found that residents living in smaller homes and subdivisions, such as this, aren't interested in amenities such as gazeebos or pools because they require a lot more maintenance. This is because they have a much smaller HOA than the subdivisions where you find those types of amenities. Mr. Holland said that they plan to install a large berm along the eastern edge of Phases 1 and 2, along I-15. They also plan to install landscaping at the entryway. These types of amenities help to beautify the community and gives the residents some green space without overburdening the HOA.

Mayor Witt commented that there needs to be unanimous consent from the council regarding removing the condition for storage units in the development agreement.

Justin Atwater commented that it was never their intent to bring in any other storage units than the one user that was discussed. Currently there are other specific users interested in the commercial area.

Council Member Barber commented that she feels that there is a good blending between the proposed and existing residential areas along the south edge of the property. Council Member Barber added that the council received a concern from one of the neighbors to the south regarding there being a change in elevation between the two subdivisions through this development.

Justin Atwater responded that they have had some conversation with the neighbors to the south regarding this concern. Currently those homeowners to the south are in the process of purchasing the land individually between the two developments, and there is a contractor currently working in the area. Mr. Atwater said that they are working with that contractor to ensure that the land will be properly tapered and that the area have proper drainage so as to not interfere with neighboring properties.

Council Member Tran asked if the developer would consider utilizing the open space area for something the community could benefit from, such as a dog park.

Phil Holland responded that they will have to use the area adjacent to Deseret Drive for a detention area, but they would be willing to consider proposals for the open space area to the east

Mayor Witt commented that a dog park for the community would likely have to involve the city, and we cannot commit to maintain any more properties at this time. Dog parks also bring a lot of liability. Whatever amenities the developer installs would need to be maintained through the HOA, and not involve the city.

Council Member Blackham said that it is likely that young families will live here and it would be appropriate to have a playground here.

Council Member Barber made a motion to approve a 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 for Phil Holland with the recommendation to follow the General Plan guidelines for open space.

The motion died for lack of a second.

Council Member Blackham made a motion to approve a 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 for Phil Holland with the stipulation that amenities for the open space be included, and to also remove the storage garages from the development agreement. The motion was seconded by Council Member Adams.

Council Member Adams asked if Council Member Blackham would be willing to amend the motion to only allow for the storage units that were originally planned to relocate here.

Council Member Blackham responded that he feels that the property that the considered storage units is currently located on would not be beneficial to the city because of large problems with access to the property, and because it's not a large piece of land.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

Council Member Lortz made a motion to approve the preliminary plat of the Deseret Landing Subdivision located at approximately 600 South Deseret Drive for Phil Holland, seconded by Council Member Adams.

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.

Council Member Adams made a motion to approve the preliminary plat of the Deseret Landing Business Park Subdivision located at approximately 600 South Deseret Drive for Phil Holland, seconded by Council Member Blackham.

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.

Council Member Tran made a motion to approve the preliminary plat of the Old Mill Landing Subdivision located at approximately 600 South Deseret Drive for Phil Holland, seconded by Council Member Lortz.

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.

CALL TO THE PUBLIC

Craig Christiansen commented that he is in support of the Kaysville fiber project and feels that it would be a good thing for our city. The pandemic has shown us the lack of needed broadband within the city as we have had to work from home and school. There is more traffic on the internet now, and it will continue. Mr. Christiansen added that he feels that this project will continue to be sustainable for the next 30 years and more.

COUNCIL MEMBER REPORTS

Council Member Adams commented that he had the opportunity to meet the Youth City Council and they have a passion and desire to serve our community. It is refreshing to see their enthusiasm to help our community and we are grateful for the hard work they do.

Council Member Barber said that the Parks and Recreation department has fall sports underway, and they also have been working to plan this year's "Kaysville Gives" program. The program will be a little different this year because of COVID restrictions, and we will be unable to have our typical big event. However, there are so many families in need this year in our area and in surrounding areas and we are looking for more ways for people to be able to donate.

Council Member Blackham said that the fire department was called out to a structure fire this last week and was grateful that nobody was hurt. Also, Jessica Busk was recently given an award and we will have a special recognition for her in a future council meeting.

Mayor Witt said that the city offices have moved back into the renovated city hall and there will be an Open House on October 13th from 6 to 7:30 p.m. for anyone who wants to tour the building.

CITY MANAGER REPORT

Shayne Scott thanked the council and staff for all of their efforts and the attention they gave to the budget this year.

ADJOURNMENT

Council Member Lortz made a motion to adjourn the City Council meeting at 9:18 p.m., seconded by Council Member Adams and passed unanimously.

STAFF REPORT

COUNCIL MEETING DATE: November 5, 2020
ITEM NO.:

TYPE OF ITEM: Consent
PRESENTED BY:

SUBJECT/AGENDA TITLE: Parks and Recreation Vehicle Purchase

EXECUTIVE SUMMARY:

As part of the FY 21 approved budget for Parks and Recreation capital list, a replacement truck purchase was included in the budget. This truck will also serve as a snow plow within the department for parking lots and trails. Pricing obtained thru State of Utah purchasing contracts, Ken Garff West Valley Ford for $35,556.

Council Options:
1. Approve
2. Disapprove

Recommended Options: Approve the purchase, State Purchasing Contract #AV2527

Fiscal Impact & Fund Source for Recommended Action: Parks and Recreation Capital Projects List

Attachments: Ken Garff West Valley Ford State Contract #AV2527 Quote

KTP-002356 UT 9-NORMAL,NB,102356,LJ021 4391

ULC			U	R		C		
CERT	CERT	CERT	TRD	RAMP	BUMP	CAMP	BOOK	EXFL

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VEHICLE DESCRIPTION

SUPER DUTY

2020 F250 SRW 4X4 SUPERCAB
XL 164" WB STYLESIDE
6.2L EFI V-8 ENGINE
6-SPEED AUTOMATIC TRANS G

EXTERIOR
OXFORD WHITE
INTERIOR
MEDIUM EARTH GRAY CLOTH

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- BOX RAIL/TAILGATE MOLDINGS
- DOOR HANDLES - BLACK
- HEADLAMPS - AUTOLAMP (ON/OFF)
- LOCKING REMOVABLE TAILGATE
- PICKUP BOX, TIE DOWN HOOKS -NA W/BOX DLT
- SPARE TIRE AND WHEEL LOCK -NA W/BOX DLT
- TOW HOOKS
- TRAILER SWAY CONTROL
- WIPERS- INTERMITTENT

INTERIOR
- 60/40 FOLD-UP REAR BENCH SEAT
- AIR COND, MANUAL FRONT
- DRIVER SEAT-MANUAL LUMBAR
- OUTSIDE TEMP DISPLAY
- PARTICULATE AIR FILTER
- STEERING - TILT/TELESCOPIC WHEEL WITH AUDIO
- VINYL SUN VISORS

FUNCTIONAL
- 4-WHEEL ANTILOCK BRAKE SYS
- FORDPASS™ CONNECT 4GWI-FI HOTSPOT TELEMATICS MODEM
- HILL START ASSIST
- JEWEL EFFECT HEADLAMPS
- MANUAL LOCKING HUBS
- MONO BEAM COIL SPRING FRT SUSPENSION W/STAB BAR
- MYKEY®
- REAR VIEW CAMERA NA W/BOX DLT

SAFETY/SECURITY
- ADVANCETRAC® WITH RSC®
- AIRBAGS - SAFETY CANOPY®
- BELT-MINDER CHIME
- DRIVER/PASSENGER AIR BAGS
- SECURILOCK® ANTI-THEFT SYS
- SOS POST-CRASH ALERT SYS™

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 5YR/100,000 DIESEL ENGINE

BUILT FORD TOUGH

INCLUDED ON THIS VEHICLE

OPTIONAL EQUIPMENT/OTHER	(MSRP)
1022-643L09/30/19UT	
PREFERRED EQUIPMENT PKG.600A	
6-SPEED AUTOMATIC TRANS G	NO CHARGE
LT275/70R18E BSW ALL TERRAIN	265.00
3.73 ELECTRONIC-LOCKING AXLE	390.00
POWER EQUIPMENT GROUP	915.00
STX APPEARANCE PACKAGE	1,825.00
.CRUISE CONTROL	
.BRIGHT GRILLE	
.SILVER CAST ALUM WHEELS-18"	
PLATFORM RUNNING BOARDS	445.00
10000# GVWR PACKAGE	
ENGINE BLOCK HEATER	100.00
SKID PLATES	100.00
50 STATE EMISSIONS	NO CHARGE
110V/400W OUTLET	NO CHARGE
SNOW PLOW PACKAGE	250.00
SPARE TIRE AND WHEEL	NO CHARGE
TRAILER BRAKE CONTROLLER	270.00
TELESCPNG TT MIRR-POWR/HTD JACK	
UPFITTER SWITCHES	165.00
240 AMP ALTERNATOR	85.00
CLOTH 40/20/40 SEAT	100.00
SYNC 3 VOICE ACTIVATED SYSTEMS	450.00

PRICE INFORMATION	(MSRP)
BASE PRICE	$39,040.00
TOTAL OPTIONS/OTHER	5,360.00
TOTAL VEHICLE & OPTIONS/OTHER	44,400.00
DESTINATION & DELIVERY	1,595.00

RAMP ONE
RA26
RAMP TWO
RAIL
ITEM #:
56-J401 O/T 5B

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

TOTAL MSRP $45,995.00

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EPA DOT **Fuel Economy and Environment**

FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

$35,556.00
Ken Garff Government Price

fueleconomy.gov
Calculate personalized estimates and compare vehicles

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score		Not Rated
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.		
Frontal Crash	Driver	★★★★★
	Passenger	★★★★
Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.		
Side Crash	Front seat	Not Rated
	Rear seat	Not Rated
Based on the risk of injury in a side impact.		
Rollover		★★★
Based on the risk of rollover in a single-vehicle crash.		

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). www.safercar.gov or 1-888-327-4236

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10/13/2020

CITY COUNCIL STAFF REPORT

COUNCIL MEETING DATE: November 5, 2020

TYPE OF ITEM: Consent

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Plow Truck Purchase

EXECUTIVE SUMMARY:

Council recently approved $230,000 in the budget for the purchase of a new plow truck. Typical lead time on vehicle this size with its equipment package is about 7-8 months, but we were able to locate a spec vehicle that will soon be completed in time for plow season. The quote we have received from freightliner is for $228,448, on state contract pricing (see the attached quote).

APWA best practices recommend a life cycle for heavy vehicles like this of approximately 8-10 years. After this point, fuel efficiency begins to decline, the cost of maintenance increases and the resale value decreases significantly (see the attached lifecycle figure).

Our average plow fleet vehicle age is 18 years old. We have 13 large plow trucks, and the newest truck that we have is almost 8 years old. We currently have 8 large plows that are older than 20 years. Mike Kilfoyle, the fleet manager, has recommended that we begin cycling these older vehicles out of the fleet as quickly as possible; as they occupy his shop for a significant part of the winter, and limit the time he can spend on other issues with the various departments. In addition to the strain on his time, we are spending an average of $25,000 per year (not including his labor costs) just to keep them running.

We are working with Mike on how to start approaching this issue from a budgeting and scheduling standpoint for the next budget year.

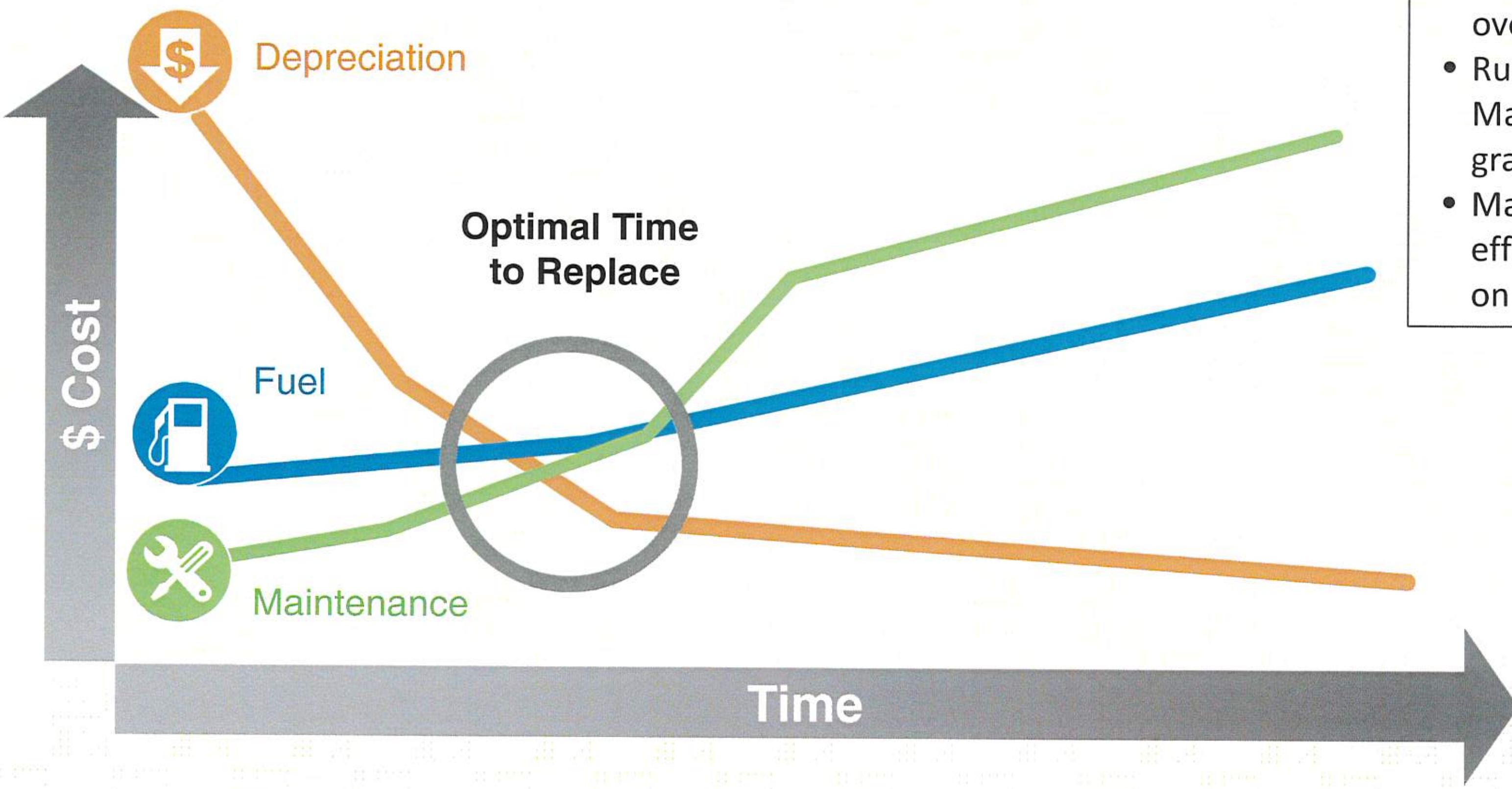
Council Options: Approve/Deny

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: Road Utility

Attachments: Whitaker Bid

EFFECTIVE VEHICLE LIFECYCLE



Key Observations

- Depreciation/year declines over time
- Running costs of Fuel and Maintenance increase gradually over time
- Mandated MPG efficiencies reward staying on technology wave

Prepared for:
Josh Belnap
Kaysville City
721 Old Mill Ln
Kaysville, UT 84037
Phone: (801) 544-8112

Prepared by:
David Wangsgard
FREIGHTLINER OF UTAH
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone: 801-978-8000

QUOTATION

114SD CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
CUM X12 500V HP @ 1900 RPM, 1695 LB-FT @ 1000 RPM, 2000 GOV RPM, VOC
ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
RT-46-160 46,000# R-SERIES TANDEM REAR AXLE
TUFTRAC 46,000# REAR SPRING SUSPENSION
MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE
20,000# TAPERLEAF FRONT SUSPENSION
114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
5100MM (201 INCH) WHEELBASE
1/2X3.64X11-7/8 INCH STEEL FRAME (12.7MMX301.6MM/0.5X11.88 INCH) 120KSI
1450MM (57 INCH) REAR FRAME OVERHANG
BODY COMPANY INSTALLED ADDITIONAL FRONT FRAME REINFORCEMENT FOR SNOW PLOW

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	114,289	$	114,289
EXTENDED WARRANTY		$	0	$	0
DEALER INSTALLED OPTIONS		$	108,517	$	108,517
CUSTOMER PRICE BEFORE TAX		**$**	***222,806***	**$**	***222,806***
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$	(358)	$	(358)
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**	**222,448**	**$**	**222,448**

COMMENTS:
Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:
Please indicate your acceptance of this quotation by signing below:

Customer: X____ Date: ___ / ___ / ___.

RESOLUTION 20-11-01

A RESOLUTION ALLOWING CITY STAFF TO PURSUE FUNDING THROUGH THE DAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE PURPOSE OF AQUIRING REAL PROPERTY TO BE THE FUTURE SITE OF A SECOND KAYSVILLE CITY FIRE STATION.

WHEREAS, Kaysville City continues to see additional growth and development within the city; and

WHEREAS, the Kaysville City Fire Department has identified the need for an additional fire station to better serve the residents of Kaysville City and increase public safety by improving response times for emergency calls; and

WHEREAS, Davis County manages and appropriates Community Development Block Grant (CDBG) funds for most of Davis County including Kaysville City; and

WHEREAS, land acquisition for a public safety facility is eligible for CDBG funding;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KAYSILLE, UTAH:

1. That Kaysville City Staff be authorized to pursue CDBG funding through CDBG grant program administered by Davis County for the purpose of purchasing land to house a future fire station within Kaysville City.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **5th day of November, 2020.**

____

Katie Witt, Mayor

ATTEST:

____

Annemarie Plaizier, City Recorder

STAFF REPORT

MEETING DATE: **ITEM NUMBER:**

TYPE OF ITEM: Action

PRESENTED BY:

SUBJECT/AGENDA TITLE:

Review of State Auditor's Risk Assessment Model and Consideration of the Adoption of a Resolution creating an Audit Committee for Kaysville City

EXECUTIVE SUMMARY:

The Utah State Auditor's Office has developed a risk assessment model that provides a basic evaluation of an entity's fraud risk based on the required separation of duties and other recommended measures. This model includes a recommendation that governmental entities create a formal audit committee to assist the governing body in its financial oversight responsibilities The committee has the responsibility to review the integrity of the organization's financial statements and internal controls, evaluating the qualifications and performance of the independent auditor, reviewing the organization's risk management efforts, and ensuring compliance with all legal and regulatory requirements.

A copy of the full Fraud Risk Assessment as recommended by the State Auditor is attached as well as a draft Resolution of establishing the Kaysville City Audit Committee.

COUNCIL OPTIONS: Review and modify if necessary.

RECOMMENDED OPTIONS:

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

ATTACHMENTS:

Office of the
State Auditor

Questionnaire

Revised March 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking "Yes" on each of the questions below.
- Total the points of the questions marked "Yes" and put on the "Total Points Earned" line below.
- Using the points earned, circle the risk level on the "Risk Level" line below.

Total Points Earned: 335 Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	✓	200
2. Does the entity have written policies in the following areas:		
a. Conflict of interest?	✓	5
b. Procurement?	✓	5
c. Ethical behavior?	✓	5
d. Reporting fraud and abuse?	✓	5
e. Travel?	✓	5
f. Credit/Purchasing cards (where applicable)?	✓	5
g. Personal use of entity assets?	✓	5
h. IT and computer security?	✓	5
i. Cash receipting and deposits?	✓	5
3. Does the entity have a licensed or certified expert as part of its management team? (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO)		20
a. Do any members of the management team have at least a bachelor's degree in accounting? 2 Financial Professionals with Master's Degrees	✓	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	✓	20
5. Have all of the board members completed the State Auditor online training at least once in the last four years?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	✓	20
7. Does the entity have or promote a fraud hotline?	✓	20
8. Does the entity have a formal internal audit function?	✓	20
9. Does the entity have a formal audit committee?		20

— In Process

Certified By: Dean Storey, Finance Director Certified By: Dean G. Storey

* MC = Mitigating Control

RESOLUTION ____

A RESOLUTION OF THE KAYSVILLE CITY COUNCIL ESTABLISHING THE KAYSVILLE CITY AUDIT COMMITTEE TO ADVISE THE CITY COUNCIL ON MATTERS RELATING TO THE ANNUAL FINANCIAL AUDIT AND THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR), AND OTHER RELATED FINANCIAL ISSUES AFFECTING THE CITY

WHEREAS, The Office of the State Auditor has developed a risk assessment model entitled "Fraud Risk Assessment" that provides a basic evaluation of an entity's fraud risk based on the required separation of duties and recommended measures; and

WHEREAS, The Fraud Risk Assessment includes a recommendation that governmental entities create an Audit Committee to assist the governing body in its financial oversight responsibilities; and

WHEREAS, An Audit Committee will ensure the integrity of the organization's financial statements and internal controls by reviewing the qualifications and performance of the independent auditor, reviewing the organization's risk management efforts and overall governance process, and ensuring compliance with all legal and regulatory requirements; and

WHEREAS, establishing a formal Audit Committee will also increase transparency relating to the City's finances for Kaysville residents;

NOW THEREFORE BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL

A Kaysville City Audit Committee is hereby created to advise the City Council on matters relating to the annual financial audit and to review the Comprehensive Annual Financial Report (CAFR), and other related financial issues affecting the City. The Kaysville City Audit Committee duties, powers, responsibilities and processes are outlined and attached hereto as Exhibit A.

APPROVED and ADOPTED this ____ day of ______ 2020.

____

Katie Witt
Mayor

ATTEST:

____

Annemarie Plaizier
City Recorder

AUDIT COMMITTEE ORGANIZATION

1. Purpose

The Committee's primary purpose is to assist the Kaysville City Council in financial oversight responsibilities.

2. Appointment and Organization

The Kaysville City Audit Committee will consist of not less than three (3) voting members, but no more than five (5) appointed by the Mayor and shall include, insofar as possible:

Voting Members:

One (1) or Two (2) Council Members:

One (1) member who is a financial expert, (Financial Advisor) preferably with an understanding of generally accepted accounting principles (GAAP) and financial statements, and an understanding of internal controls, and who is not a member of the administration.

One (1) or two (2) residents at large (Resident Members) with backgrounds in business, finance or accounting.

Non-Voting Members:

Up to three (3) ex officio members from City Administration and the Finance Department.

3. Terms, Compensation and Vacancies

Terms: Until a successor is appointed.

Compensation: The City Council may, by resolution, fix a per diem compensation for the Financial Advisor and Resident Members based on the number of meetings attended. All other members will not receive additional compensation.

Vacancies: Any vacancy shall be promptly filled by the Mayor.

4. Meetings

The committee shall meet as deemed appropriate but not less than two (2) times a year. Additional meetings will be required when a new auditor is being selected.

5. Legal Counsel

The Kaysville City Attorney will serve as Legal Counsel to the Committee if necessary. The Committee may hire outside counsel or other consultants as necessary.

6. Powers and Duties

The Committee shall have duties and responsibilities related to the selection of an independent auditor and the evaluation of effectiveness of the auditor, review and analysis of the audit report and the effectiveness of the overall City financial systems.

Typical duties may include the following:

Independent Auditors

The committee shall make a recommendation to the council regarding appointment of the city's independent auditor after soliciting bids for services through the city's procurement process.

The committee shall review and evaluate the performance of the independent auditors and review with the Council any recommendations for discharge.

Each year, prior to the financial audit, the committee shall review the audit scope and plan and address the coordination of audit efforts to assure the completeness of coverage, reduction of redundant efforts, and the effective us of audit resources.

The committee shall evaluate the auditors for effectiveness.

Review of Policies and Procedures

The committee may review policies and procedures relating to internal controls and use of government assets.

Financial Audit

The committee shall review with management and the independent auditors the final audit results prior to the Council's action. As part of the review, the committee may make inquiries regarding the general financial condition of the city from a subjective and objective standpoint; The adequacy of the city's internal controls, including computerized information systems; The significant findings and recommendations and management's responses; The effect of any new regulator or accounting initiatives; The auditors' judgements about the quality of the city's accounting principles as applied in its financial reporting; and Any significant changes to the audit plan; Any difficulties or disputes with management.

Other Responsibilities

The committee may review the policy and procedures for receipt, retention, treatment of complaints regarding illegal or unethical behavior, violations of law, regulation, rule or policy of the city, accounting, internal accounting controls, or auditing matters that may be submitted by any party.

CITY COUNCIL STAFF REPORT

EXECUTIVE SUMMARY:

COUNCIL MEETING DATE: November 5, 2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: - Preliminary Plat for the Flowering Grove Subdivision – Dana Griffin.

Zone: GC – R-1-20 PRUD

In May of 2018 this property was rezoned to the R-1-20 PRUD zone and received a preliminary plat approval for 4 lots based on the attached 'concept plat'. Working through the technical details of the original version, the sewer district could not work with the design. The applicant has since been working with the district in negotiating an acceptable design that still creates desirable lots while providing acceptable access to the sewer system. With this detail worked out, the final plat and improvement drawings have now been completed and are in good order. Because of the amount of lapsed time since the original Preliminary Plat approval and with the adjustments, it is necessary to consider the Preliminary Plat again.

The Final plat contains 4 lots on a Private Lane Subdivision with a hammerhead turnaround opposed to the original bulb. The proposal is consistent with the originally approved 'concept' plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone.

Council Options: Approve, Deny, Table for more information

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed preliminary plat for the Flowering Grove Subdivision as proposed.

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

Attachments: Area Map, Original Concept, Current Site Survey, Proposed Plat Map, Site Plan

Flowering Grove Subdivision

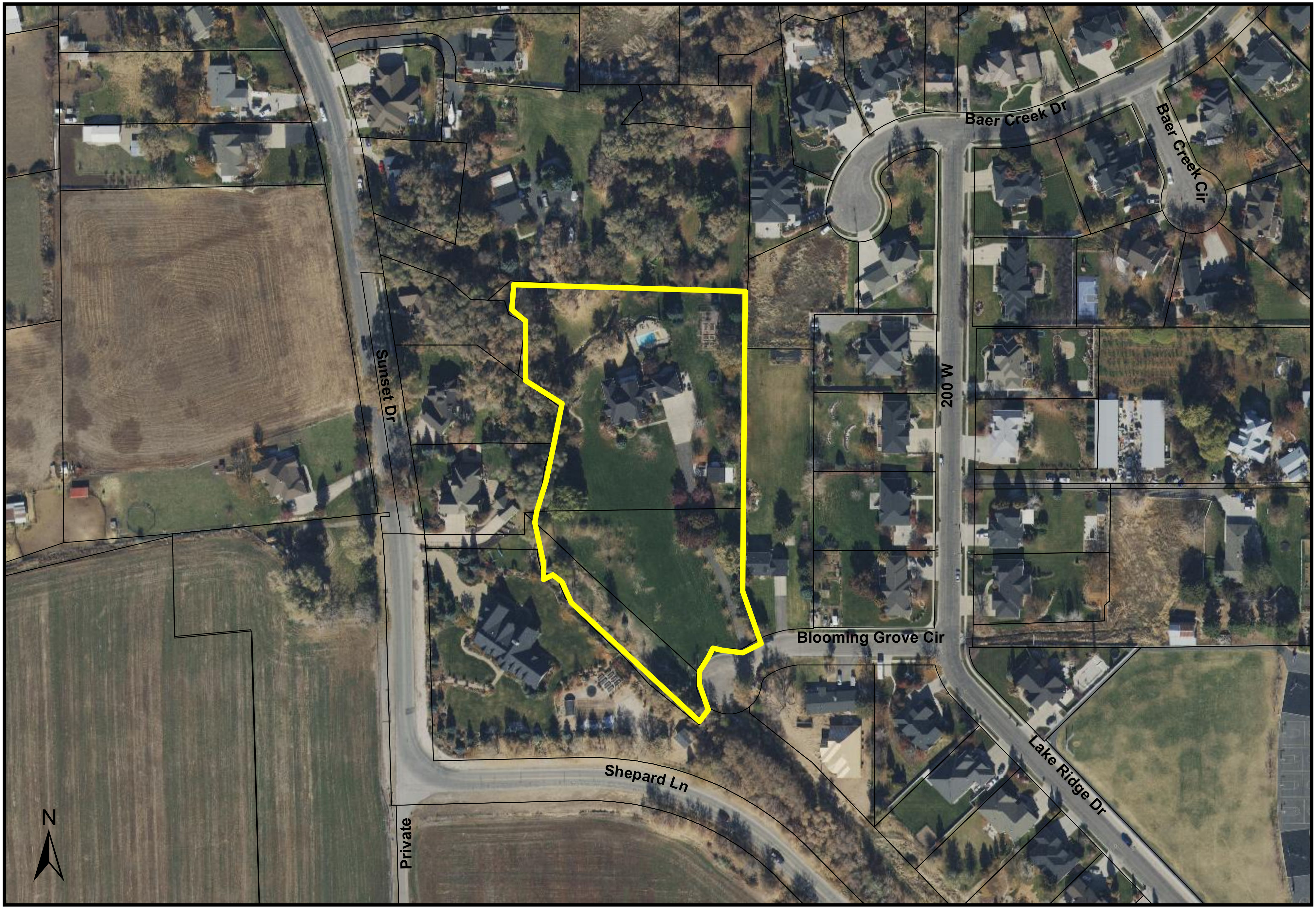
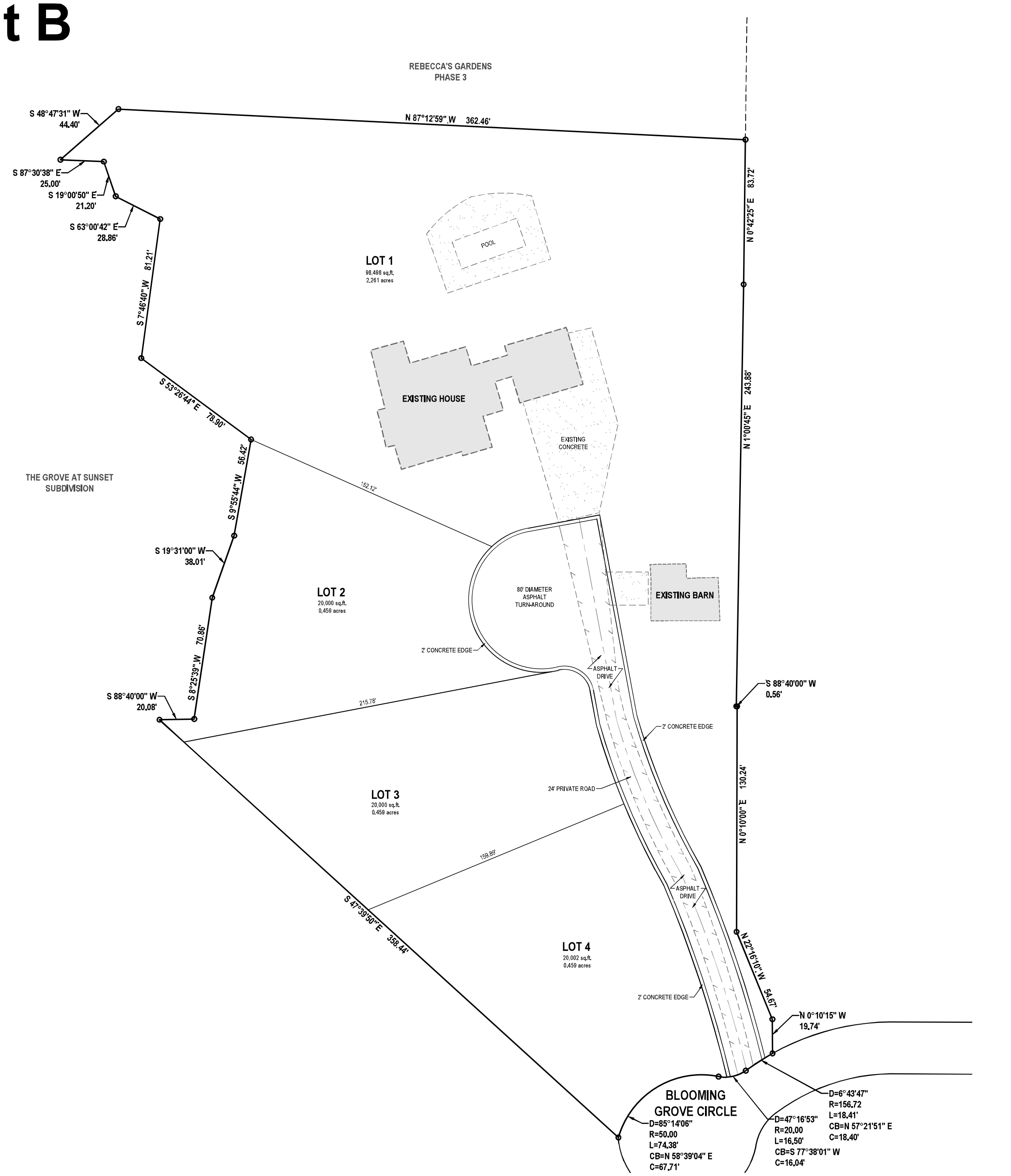
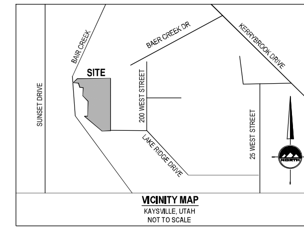


Exhibit B

ORIGINAL CONCEPT





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Phone: 801.255.0529

TOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DANA GRIFFIN
292 E BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH 84037
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

BLOOMING GROVE II FIRST AMENDED SUBDIVISION
292 WEST BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH

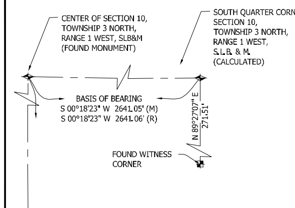
PROFESSIONAL LAND SURVEYOR
No. 164386
KEITH R. RUSSELL
STATE OF UTAH
3-16-18

CONCEPT PLAN

PROJECT NUMBER: 8145
PRINT DATE: 3/16/18
DRAWN BY: J.MOSS
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

1 OF 1

CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING — CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING — CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONDUCT A BOUNDARY SURVEY OF BLOOMING GROVE II CREATING A 4 LOT SUBDIVISION. THE BASIS OF BEARING IS SOUTH 00°18'23" WEST 2641.06 FEET MEASURED FROM THE CENTER OF SECTION 10 TO THE SOUTH QUARTER CORNER, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. CORNERS FOR THIS PROPERTY WILL BE MARKED WHEN REQUESTED WITH A 5/8" REBAR, 1.5 FEET IN LENGTH, WITH A PLASTIC CAP STAMPED "PINNACLE" AND\OR A BRASS SLUG OR NAIL AND BRASS WASHER STAMPED "PINNACLE".

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

THE BOUNDARIES WERE RETRACED BY DEED FROM FOUND SECTION CORNER MONUMENTS. THE DEEDS HAVE BEEN ROTATE TO MEASURED SECTION LINE.

DEED DESCRIPTION 08-492-0003

ALL OF LOT 1, BLOOMING GROVE II LYING NORTH OF THE FARMINGTON AREA PRESSURIZED IRRIGATION DISTRICT AS ESTABLISHED IN BOOK 2247, PAGE 1701.

CONTAINING 2.42 ACRES

DEED DESCRIPTION 08-027-0105

BEGINNING AT THE MOST EASTERLY OF THE SOUTHEASTERN CORNERS OF LOT 1, THE GROVE AT SUNSET SUB, PART OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 3 NORTH, RANGE 1 WEST, SLB&M; RUN THENCE SOUTH 8°25'39" WEST 16.71 FEET; THENCE NORTH 47°39'50" WEST 23.85 FEET; THENCE NORTH 88°40'00" EAST 20.08 FEET ALONG THE LOT LINE FOR SD LOT 1 TO THE POINT OF BEGINNING.

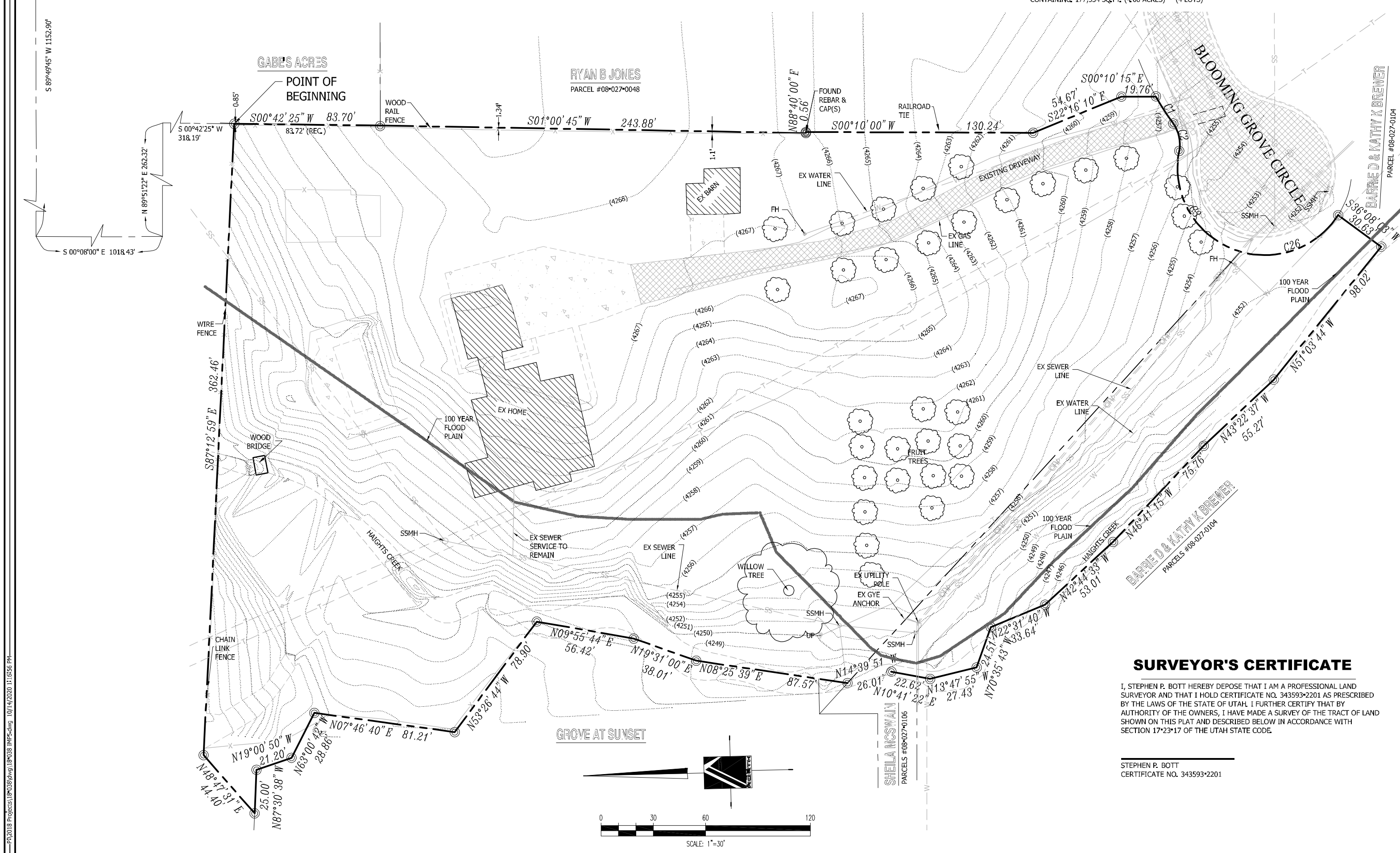
CONTAINING 1.206 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	74.96	500.00	8°35'24"	74.89	N 19°37'36" W
C2	12.62	500.00	1°26'47"	12.62	N 24°38'42" W
C3	42.48	300.00	8°06'50"	42.45	S 21°18'40" E
C4	62.82	500.00	7°11'54"	62.78	S 13°39'19" E

SURVEYED DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOOMING GROVE II SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, REBECCA'S GARDEN'S, SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF LOT 14, GABE'S ACRES PHASE 4 SUBDIVISION, PLATS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°18'23" WEST ALONG SECTION LINE 1339.39 FEET AND WEST 884.97 FEET FROM THE CENTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLOOMING GROVE II SUBDIVISION THE FOLLOWING (6) COURSES: (1) SOUTH 00°42'25" WEST 83.70 FEET (83.72 FEET BY RECORD) ALONG SAID WEST LINE OF SAID GABE'S ACRES PHASE 4, (2) SOUTH 01°00'45" WEST 243.88 FEET, (3) NORTH 88°40'00" EAST 0.56 FEET, (4) SOUTH 00°10'00" WEST 130.24 FEET, (5) SOUTH 22°16'10" EAST 54.67 FEET, (6) SOUTH 00°10'15" EAST 19.76 FEET TO A POINT ON THE NORTHERLY LINE OF BLOOMING GROVE CIRCLE; THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY LINE OF SAID BLOOMING GROVE II AND THE NORTHERLY LINE OF SAID STREET: (1) SOUTHWESTERLY ALONG THE ARC OF A 156.72 FOOT RADIUS CURVE TO THE LEFT 18.41 FEET THROUGH A CENTRAL ANGLE OF 6°43'51" (CHORD BEARS SOUTH 57°21'53" WEST 18.40 FEET) TO A POINT OF REVERSE CURVATURE, (2) SOUTHWESTERLY ALONG A 20 FOOT RADIUS CURVE TO THE RIGHT 16.50 FEET THROUGH A CENTRAL ANGLE OF 47°16'53" (CHORD BEARS SOUTH 77°38'01" WEST 16.04 FEET) TO A POINT OF REVERSE CURVATURE, AND (3) SOUTHWESTERLY ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 85°14'06" (CHORD BEARS SOUTH 58°39'04" WEST 67.71 FEET); THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID STREET 63.90 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 73°13'41" (CHORD BEARS SOUTH 20°34'49" EAST 59.64 FEET); THENCE SOUTH 36°08'03" WEST 30.63 FEET TO THE CENTERLINE OF A HAIGHTS CREEK; THENCE NORTHERLY THE FOLLOWING (9) COURSES ALONG CENTER OF SAID CREEK: (1) NORTH 51°03'44" WEST 98.02 FEET, (2) NORTH 43°22'37" WEST 55.27 FEET, (3) NORTH 46°41'15" WEST 75.76 FEET, (4) NORTH 42°44'33" WEST 53.01 FEET, (5) NORTH 22°31'40" WEST 33.64 FEET, (6) NORTH 70°35'43" WEST 24.51 FEET, (7) NORTH 13°47'55" WEST 27.43 FEET, (8) NORTH 10°41'22" EAST 22.62 FEET, AND (9) NORTH 14°39'51" WEST 26.01 FEET, TO A POINT ON THE WESTERLY LINE OF SAID BLOOMING GROVE II SUBDIVISION; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID CREEK TO AND ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE EAST LINE OF THE GROVE AT SUNSET, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE THE FOLLOWING (3) COURSES: (1) NORTH 08°25'39" EAST 87.57 FEET, (2) NORTH 19°31'00" EAST 38.01 FEET, AND (3) NORTH 09°55'44" EAST 56.42 FEET; THENCE NORTHWESTERLY ALONG SAID SUBDIVISION LINES THE FOLLOWING (5) COURSES: (1) NORTH 53°26'44"WEST 78.90 FEET, (2) NORTH 07°46'40"EAST 81.21 FEET, (3) NORTH 63°00'42" WEST 28.86 FEET, (4) NORTH 19°00'50" WEST 21.20 FEET, AND (5) NORTH 87°30'38" WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID REBECCA'S GARDEN PHASE 3 AND ON THE NORTH LINE OF SAID BLOOMING GROVE II; THENCE EASTERLY ALONG SAID SUBDIVISION LINES THE FOLLOWING (2) COURSES: THENCE NORTH 48°47'31" EAST 44.40 FEET AND SOUTH 87°12'59" EAST TO THE POINT OF BEGINNING.

CONTAINING: 177,534 SQ.FT. (4.08 ACRES) (4 LOTS)



SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE.

STEPHEN P. BOTT
CERTIFICATE NO. 343593-2201

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BW	BARBED WIRE
BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
EB	ELECTRIC BOX
FH	FIRE HYDRANT
G.V.	GATE VALVE
H&T	HUB AND TACK
ICV	IRRIGATION CONTROL VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MB	MAILBOX
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
WM	WATER METER
WV	WATER VALVE
W/0	WITHOUT
TELE PED	TELEPHONE PEDESTAL
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
	EX. CREEK
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
	ASPHALT SAWCUT
	EXIST. CONC. C&G OR SIDEWALK

PINNACLE Engineering & Land Surveying, Inc.
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Fax: (801) 719-6041

FLOWERING GROVE SUBDIVISION
BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
FOR: DANA GRIFFIN
292 W BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH
PROJECT #18-038

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT UTAH

REVISION	BY	DATE

SURVEYED BY BQ/CT/RH0-2018
DESIGNED BY
DRAWN BY IN/SB 10/01/20
APPROVED BY SPB

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SHEET 2

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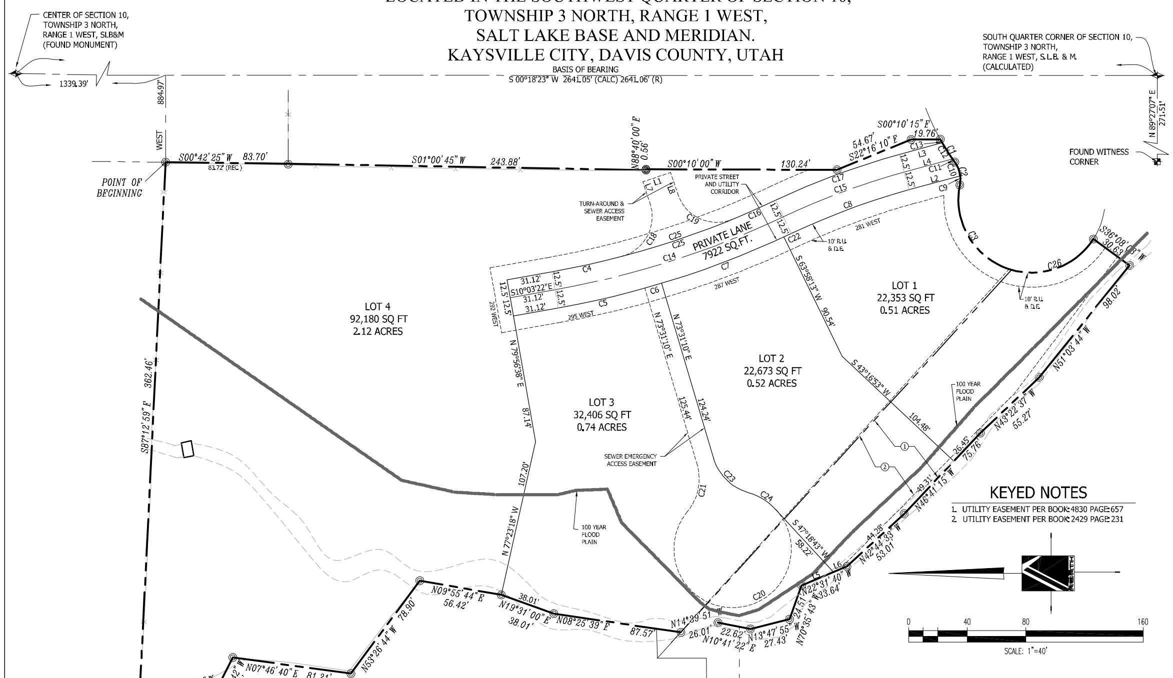
FLOWERING GROVE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
KAYSVILLE CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	18.41	156.72	6°43'51"	18.40	S 57°21'53" W
C2	16.50	20.00	47°16'53"	16.04	N 77°38'01" E
C3	74.38	50.00	85°14'06"	67.71	S 58°39'04" W
C4	48.63	589.35	4°43'41"	48.62	S 12°22'41" E
C5	60.53	625.00	5°32'57"	60.51	S 12°49'50" E
C6	12.00	625.00	1°06'00"	12.00	S 16°09'19" E
C7	89.18	625.00	8°10'30"	89.10	S 20°47'34" E
C8	85.71	488.50	10°03'11"	85.60	N 20°21'30" W
C9	6.34	20.00	18°10'08"	6.32	S 87°48'36" E
C10	10.16	20.00	29°06'45"	10.05	N 68°32'57" E
C11	2.67	156.72	0°58'31"	2.67	S 54°29'13" W
C12	13.10	156.72	4°47'16"	13.09	S 57°22'07" W
C13	2.65	156.72	0°58'03"	2.65	S 60°14'47" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C14	163.87	612.50	15°19'43"	163.38	S 17°43'13" E
C15	87.90	501.00	10°03'11"	87.79	N 20°21'30" W
C16	32.11	600.00	3°03'58"	32.11	S 23°51'06" E
C17	90.10	513.50	10°03'11"	89.98	N 20°21'30" W
C18	45.84	28.00	93°48'33"	40.89	S 61°36'17" E
C19	45.84	28.00	93°48'33"	40.89	S 24°35'10" W
C20	183.11	40.00	262°16'44"	60.25	S 01°32'55" E
C21	34.25	35.00	56°04'17"	32.90	S 78°26'41" E
C22	5.50	625.00	0°30'15"	5.50	S 25°07'57" E
C23	35.21	35.00	57°38'39"	33.75	S 44°41'51" W
C24	21.95	40.00	31°26'12"	21.67	N 31°35'37" E
C25	79.78	600.00	7°37'06"	79.72	S 18°30'34" E
C26	63.90	50.00	73°13'41"	59.64	S 20°34'49" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 18°30'34" W	20.00
L2	S 15°19'54" E	36.21
L3	N 15°19'54" W	30.32
L4	N 15°19'54" W	34.22
L5	S 22°31'40" E	23.72
L6	S 22°31'40" E	9.92
L7	N 71°29'26" E	15.74
L8	S 71°29'26" W	15.74

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- SET BACK LINE
- SURVEY MONUMENT
- SECTION CORNER
- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT
- REBAR & CAP TO BE SET

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS: FLOWERING GROVE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

STEPHEN P BOTT LICENSE NO 343593-2201 DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF BLOOMING GROVE II SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, REBECCA'S GARDEN'S, SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF LOT 14, GABE'S ACRES PHASE 4 SUBDIVISION, PLATS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°18'23" WEST ALONG SECTION LINE 1339.39 FEET AND WEST 884.97 FEET FROM THE CENTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLOOMING GROVE II SUBDIVISION THE FOLLOWING (6) COURSES: (1) SOUTH 00°42'25" WEST 83.70 FEET (83.72 FEET BY RECORD) ALONG SAID WEST LINE OF SAID GABE'S ACRES PHASE 4, (2) SOUTH 01°00'45" WEST 243.88 FEET, (3) NORTH 88°40'00" EAST 0.56 FEET, (4) SOUTH 00°10'00" WEST 130.24 FEET, (5) SOUTH 22°16'10" EAST 54.67 FEET, (6) SOUTH 00°10'15" EAST 19.76 FEET TO A POINT ON THE NORTHERLY LINE OF BLOOMING GROVE CIRCLE; THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY LINE OF SAID BLOOMING GROVE II AND THE NORTHERLY LINE OF SAID STREET: (1) SOUTHWESTERLY ALONG THE ARC OF A 156.72 FOOT RADIUS CURVE TO THE LEFT 18.41 FEET THROUGH A CENTRAL ANGLE OF 6°43'51" (CHORD BEARS SOUTH 57°21'53" WEST 18.40 FEET) TO A POINT OF REVERSE CURVATURE, (2) SOUTHWESTERLY ALONG A 20 FOOT RADIUS CURVE TO THE RIGHT 16.50 FEET THROUGH A CENTRAL ANGLE OF 47°16'53" (CHORD BEARS SOUTH 77°38'01" WEST 16.04 FEET) TO A POINT OF REVERSE CURVATURE, AND (3) SOUTHWESTERLY ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 85°14'06"(CHORD BEARS SOUTH 58°39'04" WEST 67.71 FEET); THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID STREET 63.90 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 73°13'41" (CHORD BEARS SOUTH 20°34'49" EAST 59.64 FEET); THENCE SOUTH 36°08'03" WEST 30.63 FEET TO THE CENTERLINE OF A HAIGHTS CREEK; THENCE NORTHERLY THE FOLLOWING (9) COURSES ALONG CENTER OF SAID CREEK: (1) NORTH 51°03'44" WEST 98.02 FEET, (2) NORTH 43°22'37" WEST 55.27 FEET, (3) NORTH 46°41'15" WEST 75.76 FEET, (4) NORTH 42°44'33" WEST 53.01 FEET, (5) NORTH 22°31'40" WEST 33.64 FEET, (6) NORTH 70°35'43" WEST 24.51 FEET, (7) NORTH 13°47'55' WEST 27.43 FEET, (8) NORTH 10°41'22" EAST 22.62 FEET, AND (9) NORTH 14°39'51" WEST 26.01 FEET, TO A POINT ON THE WESTERLY LINE OF SAID BLOOMING GROVE II SUBDIVISION; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID CREEK TO AND ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE EAST LINE OF THE GROVE AT SUNSET, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE THE FOLLOWING (3) COURSES: (1) NORTH 08°25'39" EAST 87.57 FEET, (2) NORTH 19°31'00" EAST 38.01 FEET, AND (3) NORTH 09°55'44" EAST 56.42 FEET; THENCE NORTHWESTERLY ALONG SAID SUBDIVISION LINES THE FOLLOWING (5) COURSES: (1) NORTH 53°26'44"WEST 78.90 FEET, (2) NORTH 07°46'40"EAST 81.21 FEET, (3) NORTH 63°00'42" WEST 28.86 FEET, (4) NORTH 19°00'50" WEST 21.20 FEET, AND (5) NORTH 87°30'38" WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID REBECCA'S GARDEN PHASE 3 AND ON THE NORTH LINE OF SAID BLOOMING GROVE II; THENCE EASTERLY ALONG SAID SUBDIVISION LINES THE FOLLOWING (2) COURSES: THENCE NORTH 48°47'31" EAST 44.40 FEET AND SOUTH 87°12'59" EAST TO THE POINT OF BEGINNING.

CONTAINING: 177,534 SQ.FT. (4.08 ACRES) (4 LOTS)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ______, THE ________ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS FLOWERING GROVE SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY THOSE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE , GRANT & CONVEY TO FLOWERING GROVE SUBDIVISION HOMEOWNERS ASSOCIATION (HOA) THE PRIVATE STREET & UTILITY CORRIDOR SHOWN HEREON. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREET AND UTILITIES.

IN WITNESS WHEREOF ______ HAVE HEREUNTO SET ________ THIS ______ DAY OF ________ A.D. 20______.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS

ON THE______DAY OF__________A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ______IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT__________ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: ______________ COMMISSION EXPIRES: ______________

COMMISSION NUMBER: ______________

FLOWERING GROVE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

PINNACLE Engineering & Land Surveying, Inc.
327 West Gordon Ave. #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO.______________FEE PAID______FILED FOR RECORD AND RECORDED THIS ______ DAY OF _________, 20___AT _______ IN BOOK _________ OF OFFICIAL RECORDS PAGE _________

DAVIS COUNTY RECORDER

BY ______________ DEPUTY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS______DAY OF________,20___, BY THE KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS______DAY OF______, 20____, BY THE KAYSVILLE CITY PLANNING COMMISSION.

KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS ______DAY OF_____, 20____, BY THE KAYSVILLE CITY ENGINEER.

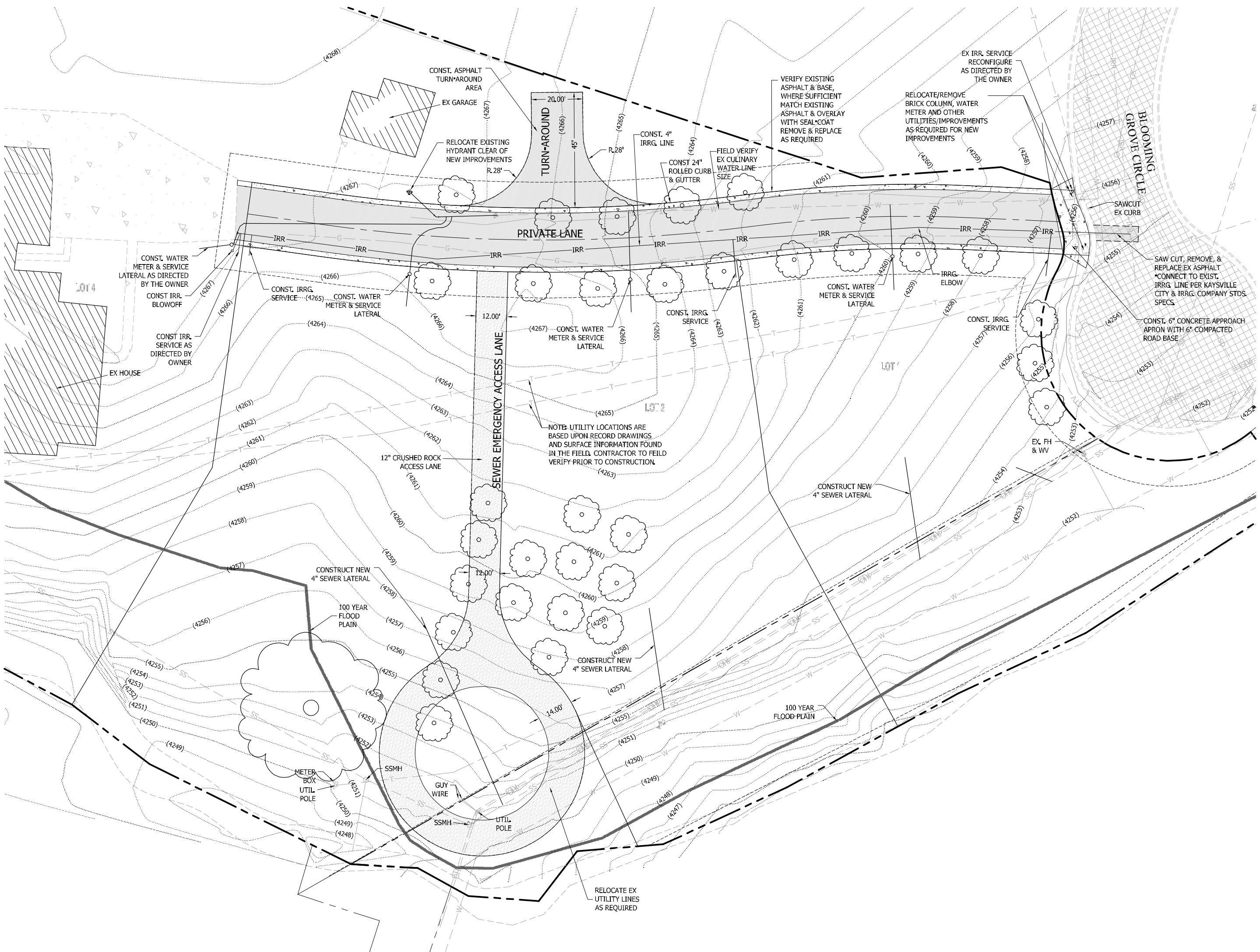
KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS_______DAY OF_____, 20___, BY THE KAYSVILLE CITY COUNCIL.

ATTEST:

KAYSVILLE CITY RECORDER KAYSVILLE CITY MAYOR



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BW	BARBED WIRE
BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
EB	ELECTRIC BOX
FH	FIRE HYDRANT
G.V.	GATE VALVE
H&T	HUB AND TACK
ICV	IRRIGATION CONTROL VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MB	MAILBOX
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
WM	WATER METER
WV	WATER VALVE
W/O	WITHOUT
TELE PED	TELEPHONE PEDESTAL
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
	EX. CREEK
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	TOP BACK OF CURB
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
	ASPHALT SAWCUT
	EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 W Gordon Ave. Suite #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6041

FLOWERING GROVE SUBDIVISION
OVERAL SITE & UTILITY PLAN
FOR: DANA GRIFFIN
292 W BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH
PROJECT #18-038

REVISION	BY	DATE

SURVEYED BY BQ/CT/RH 6-2018
DESIGNED BY
DRAWN BY IN/SB 10/01/20
APPROVED BY SPB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
4

CITY COUNCIL STAFF REPORT

EXECUTIVE SUMMARY:

COUNCIL MEETING DATE: November 5, 2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: - Preliminary Plat for the Kaysville Creekside Subdivision – IHC Health Services, Inc.

Zone: GC – General Commercial

This subject property is located between 200 North and North Main Street on the west side of 400 West Street. It consists of a total of 12.72 acres. The existing IHC Medical Facility is located on the North end in what is identified as lot 1, there is room for potential expansion of the facility on the property in the future. In addition to refining the property that Intermountain Healthcare intends to keep for its purposes, this proposed subdivision will add add two acre plus building pads for commercial use along 400 West with the remaining area in lot 4 providing large space for future development near the freeway.

The two smaller lots will accommodate a building area of just over 53,000 square feet, and 43,000 on the other. The remainder larger lot is approximately 5.6 acres. There are no minimum lot sizes or yard requirements for the General Commercial zone.

This plat will complete the access into the site with a standard cul-de-sac to be dedicated as 350 South Street and provide an additional private drive access over Parcels A and B.

The preliminary and Final Plat will contain the following:

Lot 1: (existing clinic) – 3.2 acres
Lot 2: 5.6 acres
Lot 3: 1.2 acres
Lot 4: 1 acre
Parcel A: 22.50’ x 231’ street easement
Parcel B: 22.50’ x 231’ street easement
Parcel C: 5.6 acres of engineered detention

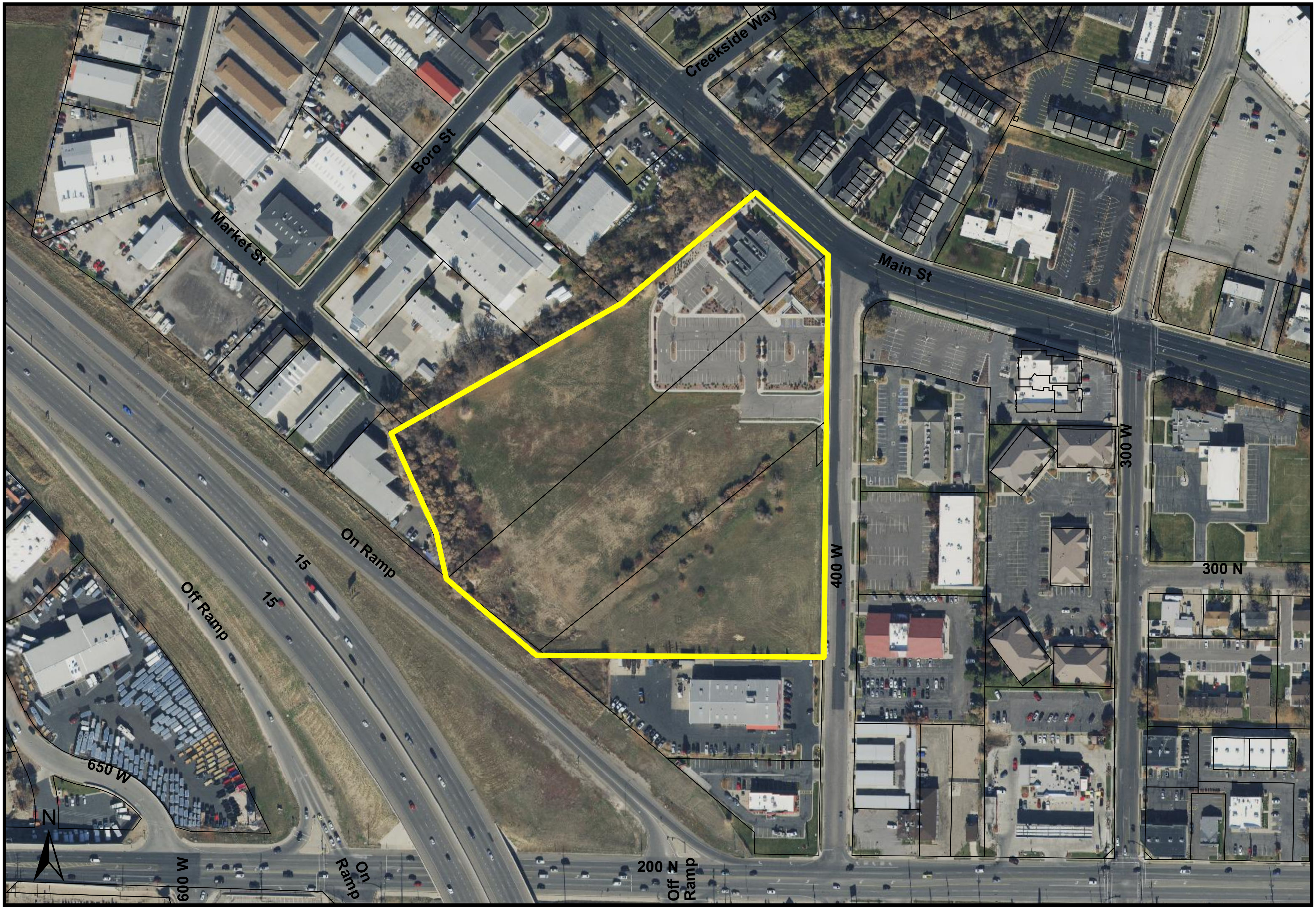
Council Options: Approve, Deny, Table for more information

Recommended Options: The Planning Commission voted unanimously to recommend approval of the proposed preliminary plat for the Kaysville Creekside Subdivision.

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

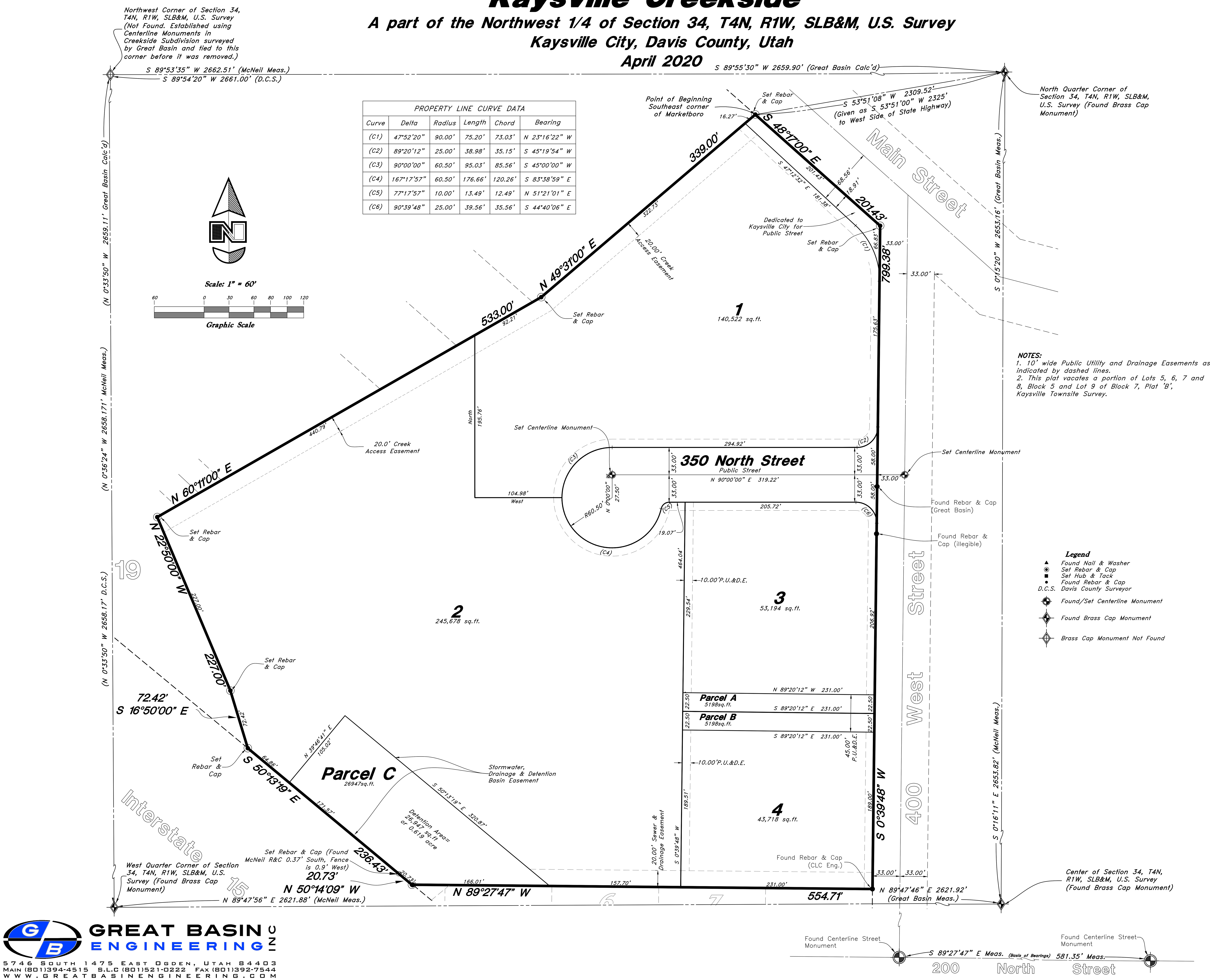
Attachments: Area Map, Plat Map, Site Plan

Kaysville Creekside Subdivision



Kaysville Creekside

A part of the Northwest 1/4 of Section 34, T4N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
April 2020



PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Bearing
(C1)	47°52'20"	90.00'	75.20'	73.03'	N 23°16'22" W
(C2)	89°20'12"	25.00'	38.98'	35.15'	S 45°19'54" W
(C3)	90°00'00"	60.50'	95.03'	85.56'	S 45°00'00" W
(C4)	167°17'57"	60.50'	176.66'	120.26'	S 83°38'59" E
(C5)	77°17'57"	10.00'	13.49'	12.49'	N 51°21'01" E
(C6)	90°39'48"	25.00'	39.56'	35.56'	S 44°40'06" E

NOTES:
1. 10' wide Public Utility and Drainage Easements as indicated by dashed lines.
2. This plat vacates a portion of Lots 5, 6, 7 and 8, Block 5 and Lot 9 of Block 7, Plat 'B', Kaysville Townsite Survey.

Legend
- ▲ Found Nail & Washer
- ◉ Set Rebar & Cap
- ■ Set Hub & Tack
- ● Found Rebar & Cap
- D.C.S. Davis County Surveyor
- Found/Set Centerline Monument
- Found Brass Cap Monument
- Brass Cap Monument Not Found

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon In accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Kaysville Creekside In Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Davis County Zoning Ordinance.

Signed this ______ day of ______________, 2020.

6242920
License No.

Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point (given as being South 53°51'00" West 2325 feet to the West side of State Highway) being the Southeast corner of Marketboro, a subdivision in Kaysville City, Davis County, Utah; said point is South 53°51'08" West 2309.52 feet from the Northeast corner of said Quarter Section; and running thence South 48°17'00" East 201.43 feet along the Southwesterly right-of-way line of Main Street to the intersection of the West right-of-way of 400 West Street; thence South 0°39'48" West 799.38 feet along said West right-of-way line to the North boundary line of Stewart Subdivision in Kaysville City, Davis County, Utah; thence North 89°27'47" West 554.71 feet along said North boundary line to the Northeasterly right-of-way line of Interstate 15; thence two (2) courses along said Northeasterly right-of-way line as follows: North 50°14'09" West 20.73 feet and North 50°13'19" West 236.43 feet to the Easterly line of Lot 19 of said Marketboro; thence four (4) courses along the boundary line of said Marketboro as follows: North 16°50'00" West 72.43 feet; North 22°50'00" West 227.00 feet; North 60°11'00" East 533.00 feet and North 49"31'00" East 339.00 feet to the point of beginning.

Contains 12.721 Acres

OWNER'S DEDICATION

The undersigned owner of the hereon-described tracts of land hereby sets apart and subdivides the same into lots, parcels, public utility and drainage easements, public streets, sewer and drainage easements, and creek access easements as shown on this Plat, and names said subdivision Kaysville Creekside, and hereby dedicates, grants and conveys to Kaysville City, Utah those parcels specifically designated as public streets on the Plat, and those certain strips of land specifically designated on the Plat as public utility and drainage easements, which are to be used for public utility lines, sewer lines and drainage purposes and the installation, maintenance and operation of said lines, as may be authorized by Kaysville City. We also dedicate, grant and convey to Kaysville City all those parts or portions of said tract designated as creek access easements, the same to be used for vehicular and pedestrian access and egress for as may be authorized Kaysville City

~IHC Health Services, Inc.~

Signed this _______day of_____________, 2020.

By: ____________________________

Print Name: Clay Ashdown

Its: Vice President

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this________ day of __________ 2020 by Clay Ashdown- Vice President.

Residing At:______________________________

Commission Number:______________________

Commission Expires:______________________

A Notary Public commissioned in Utah

Print Name

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this day of , 2020.

Signature

KAYSVILLE CITY PLANNING COMMISSION APPROVAL

Reviewed by the Kaysville City Planning and Zoning Commission on the day of , 2020.

Chairperson

KAYSVILLE CITY ENGINEER'S APPROVAL

Approved by the Kaysville City Engineer on this day of , 2020.

Signature

DAVIS COUNTY PUBLIC WORKS DIRECTOR APPROVAL

Approved by the Davis County Public Works Department on this day of , 2020.

Signature

KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Kaysville City, Utah this day of , 2020.

Attest ________________

Title ________________

Mayor

KAYSVILLE CITY ATTORNEY'S APPROVAL

Approved by the Kaysville City Attorney on this day of , 2020.

Signature

NARRATIVE:

This Survey and Subdivision plat was requested by IHC Health Services Inc. for the purpose of subdividing the hereon described property into lots.

Brass Cap Monuments were found at the North Quarter corner, West Quarter corner, and Center of Section 34, T4N, R1W, SLB&M. U.S. Survey. The Northwest corner was established using Centerline Monuments in Creekside Subdivision surveyed by Great Basin and tied to this corner before it was removed. Centerline Monuments were found at the intersections of 400 West Street & 200 North Street and 300 West Street and 200 North Street,

A line bearing North 89°27'47" West between the two centerline monuments was used as the basis of bearings.

DAVIS COUNTY RECORDER

ENTRY NO.____________FEE PAID
____________FILED FOR RECORD AND RECORDED____________, AT ________ ________ IN BOOK________ OF OFFICIAL RECORDS, PAGE__________. RECORDED FOR______________________

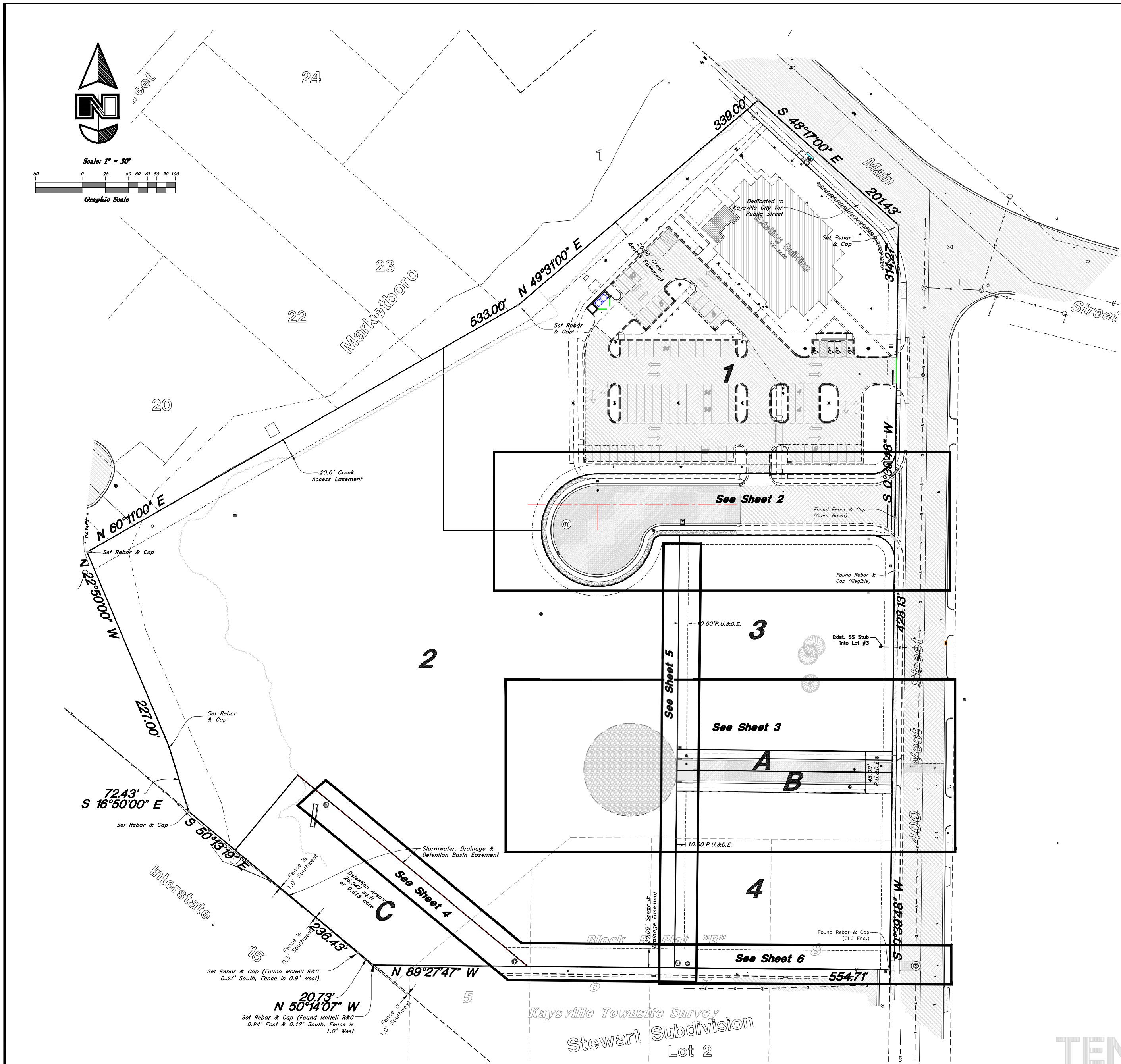
WEBER COUNTY RECORDER

BY:______________________
DEPUTY

KAYSVILLE CITY
ENGINEER'S APPROVAL

Approved by the KAYSVILLE City Engineer on this _____ day of ________________, 2020.

____
Signature



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer — S —
Culinary Water — W —
Gas Line — G —
Irrigation Line — W —
Storm Drain — SD —
Telephone Line — T —
Secondary Waterline — SW —
Power Line — P —
Fire Line — F —
Land Drain — LD —
Power pole
Power pole w/guy
Light Pole
Fence — x — x —
Flowline of ditch
Overhead Power line — OHP —
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — D.
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Wall — TWL
Top of Walk — TW
Top of Concrete — TCN
Natural Ground — NG
Finish Contour — 90
Exist. Contour — 90
Finish Grade — 95.33 TA
Exist. Grade — 95.72TA
Ridge Line — R
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Concrete
Open Face Curb & Gutter

Blue Stakes of UTAH 811

TENTATIVE FINAL

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
WWW.GREATBASINENGINEERING.COM

Overall Site Plan

Kaysville Creekside
350 North Main Street
Kaysville City, Davis County, Utah
A part of Section 34, T4N, R1W, SLB&M, U.S. Survey

1 May, 2020

SHEET NO. **1**

13N105

W:\13N105 - IHC Kaysville Clinic\13N105-AM.dwg, 9/14/2020 11:04:28, THarper, 1:1

CITY COUNCIL STAFF REPORT

EXECUTIVE SUMMARY:

COUNCIL MEETING DATE: November 5, 2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: - Consideration of the PRUD Overlay zone and the Preliminary Plat for the Romney double flag lot subdivision. – Jennifer Romney

Zone: R-1-8 … requesting PRUD overlay to allow for flag lot configuration.

OVERLAY ZONE

The .78 acre property which is located at the above listed address is zoned R-1-8 (Residential single family - 8,000). The applicant desires to create 2 new lots in a double flag lot configuration while keeping the existing home on the lot fronting 100 South. The existing home and two flag lots behind would create three lots on this parcel. The underlying zone remains the same, but the PRUD overlay would allow her to do to develop in this manner. The front lot will contain an existing single family home on an 8,048 square foot lot. The flag lots created would include a 36 ft. projection for access onto 100 South. One flag lot will contain 10,267 sq. ft. and the second will contain 11,116 sq. ft.

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

<u>17-34-9 Flag Lot Subdivision</u>

1. **Development requirements**:
    1. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
    2. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
    3. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
    4. Accessory buildings shall comply with KCC 17-31-2.
2. **Acceptable Uses**. Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.
3. **Applicability:**
    1. Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.

It is the opinion of staff that the minimum requirement of 17-3-9 have been met. Still, the Commission should consider how well the development works at the specific location and determine whether or not it is consistent with the vision of the city as found in the General Plan.

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

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

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

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:

Rezone:

After holding the required public hearing, The Planning Commission motioned to recommend approval of the PRUD overlay zone allowing a double flag lot with a 4-1 vote lots based on its findings of compatibility with the area and the city's General Plan. The descending vote stated their concern for traffic impact from additional homes near the school drop-off/pickup point nearby.

Subdivision – Preliminary Plat:

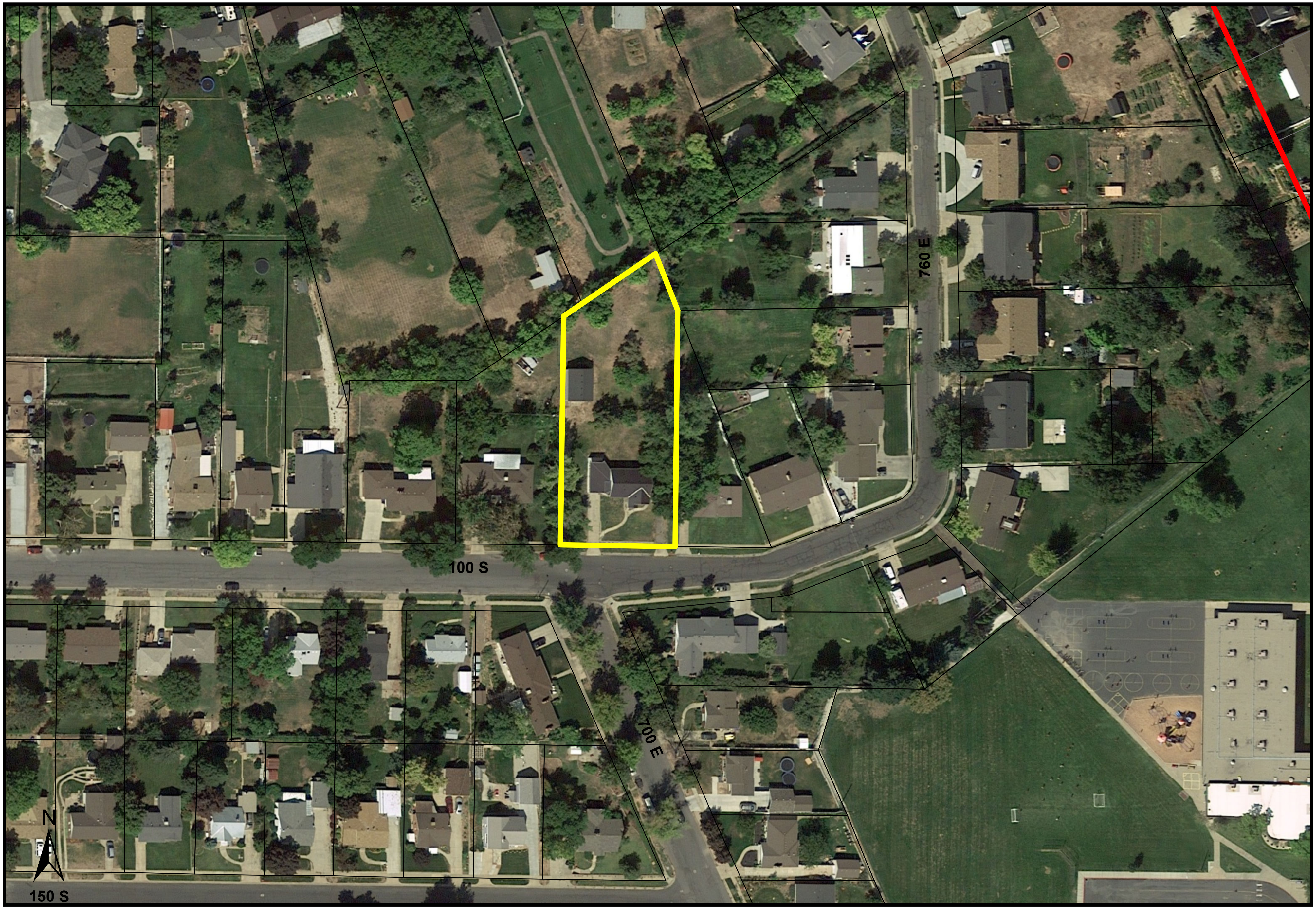
As the proposed preliminary plat meets the applicable requirements and standards for a flag lot subdivision, the Planning Commission voted unanimously to forward a favorable recommendation to the City Council for approval of the Preliminary Plat for the Romney flag Lot Subdivision subject to approval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

The recommendation asked that the applicant bring a proposal to the city council that addressed the issue of privacy having worked with the neighborhood using fencing, landscaping, or other means.

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

Attachments: Area Map, Zoning Map, Original Concept, Proposed Plat Map, PRUD Rezone Ordinance

717 E. 100 S. - Rezone to include PRUD overlay for Flag Lots



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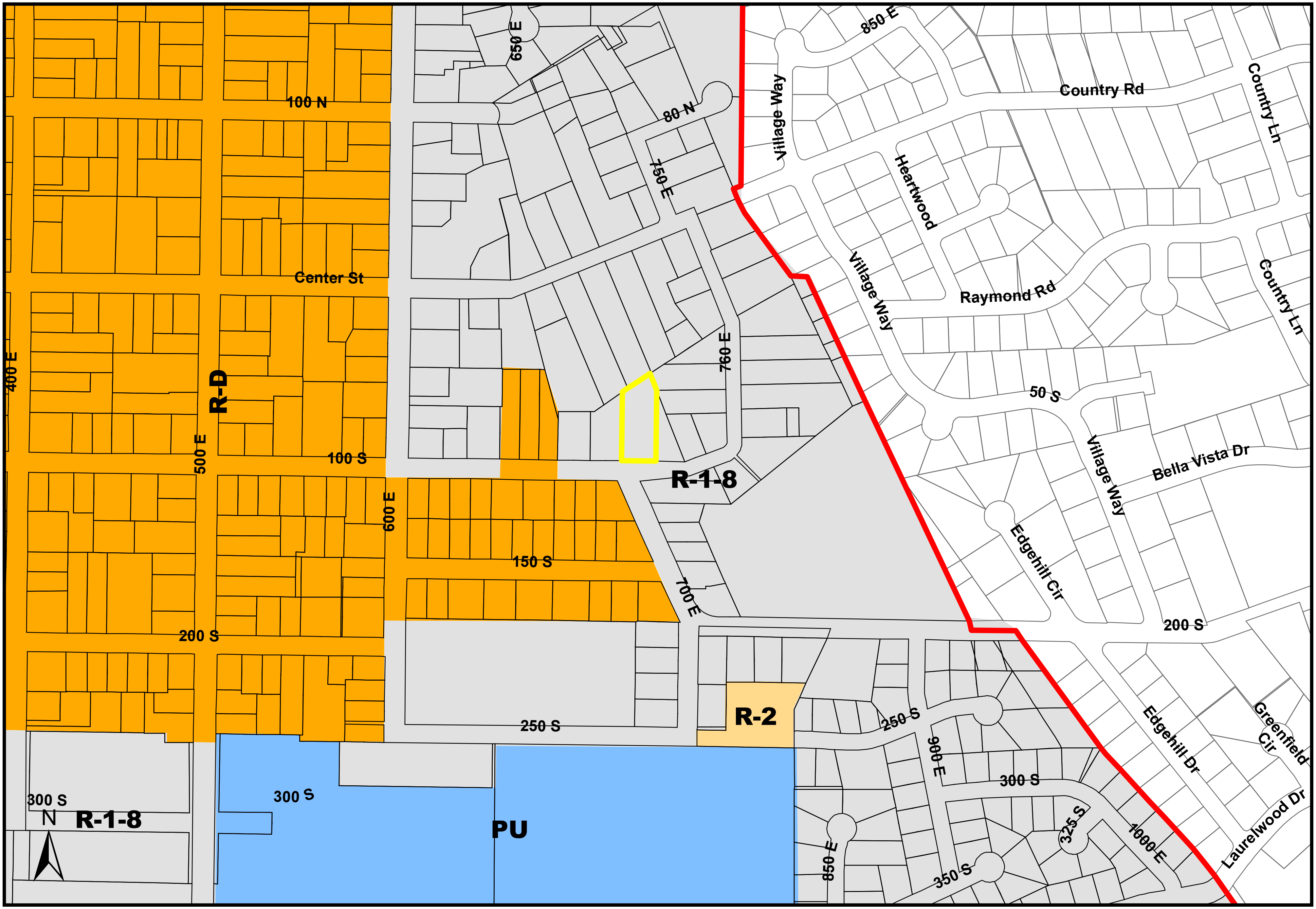

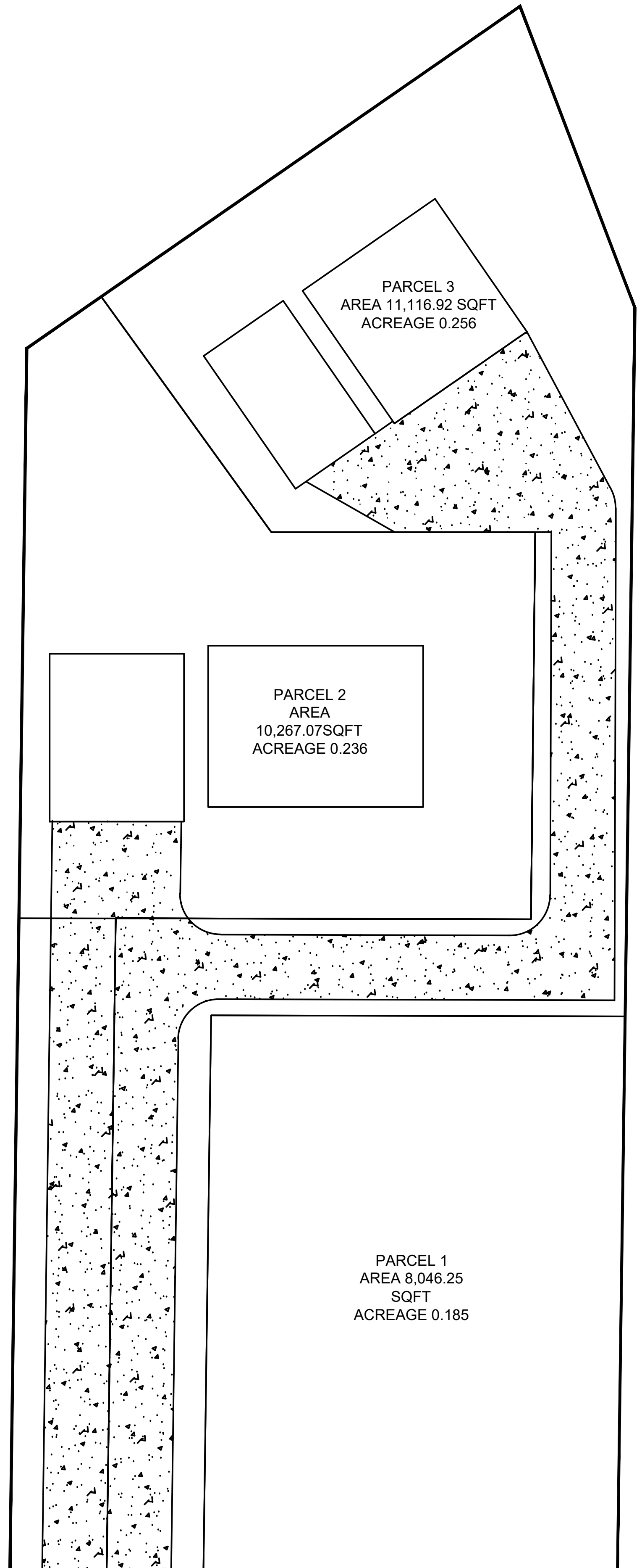

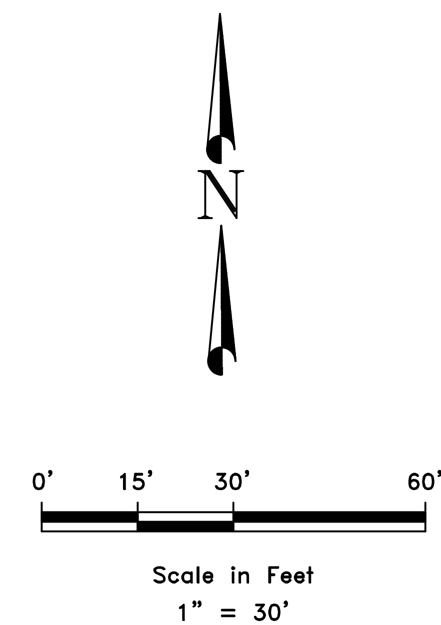

Date: 8-16-2020
Scale: 1" = 30'
Designed: DESIGN
Drafted: DRAWN
Checked: CHECKED

Revisions	
Date	Description

Path:

CONCEPT HOMES ON LOTS

KAYSVILLE, UTAH

LAYTON SURVEYS
Professional Land Surveying
(801) 698-5997 www.gpsdatacapture@aol.com
1812 West 2575 South
Syracuse, UT 84075

P 3
P 4

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EXHIBIT A

717 S 100 S CONCEPT PLAT

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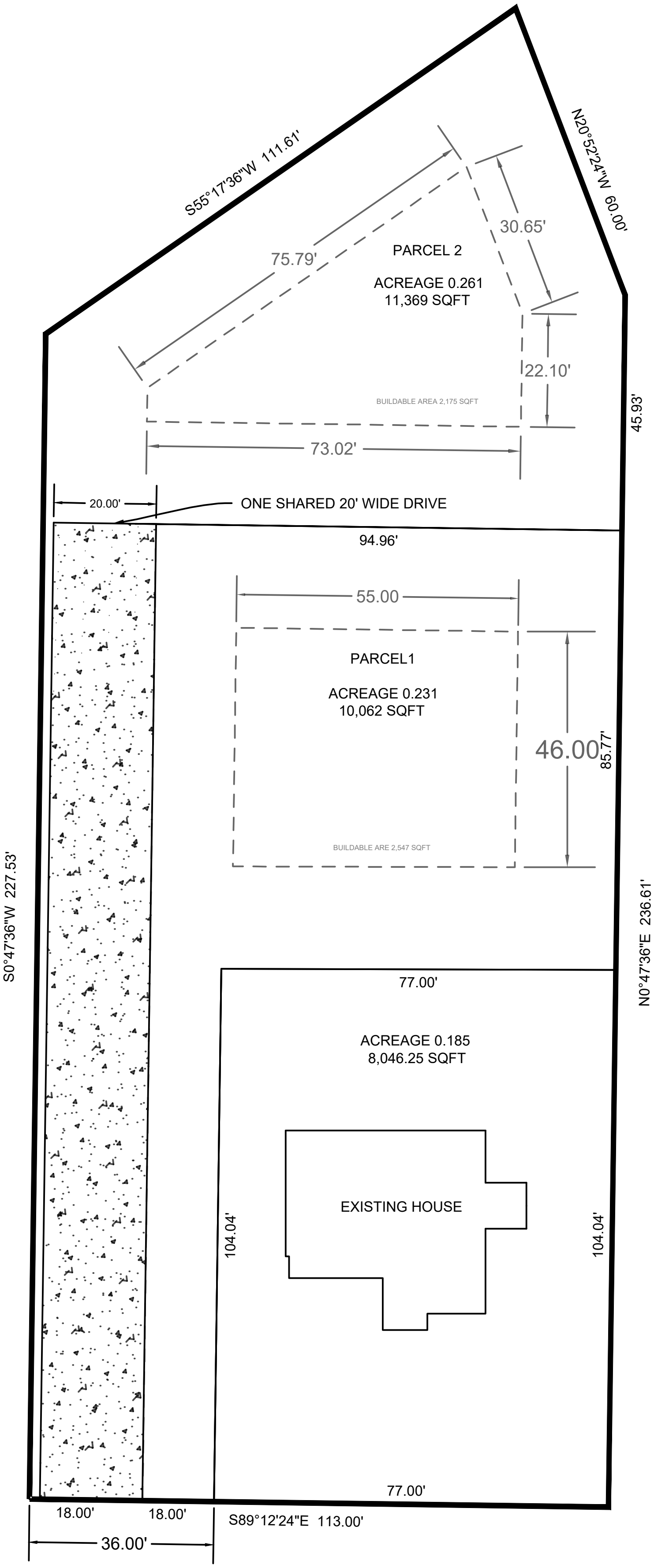


LAYTON SURVEYS

Professional Land Surveying

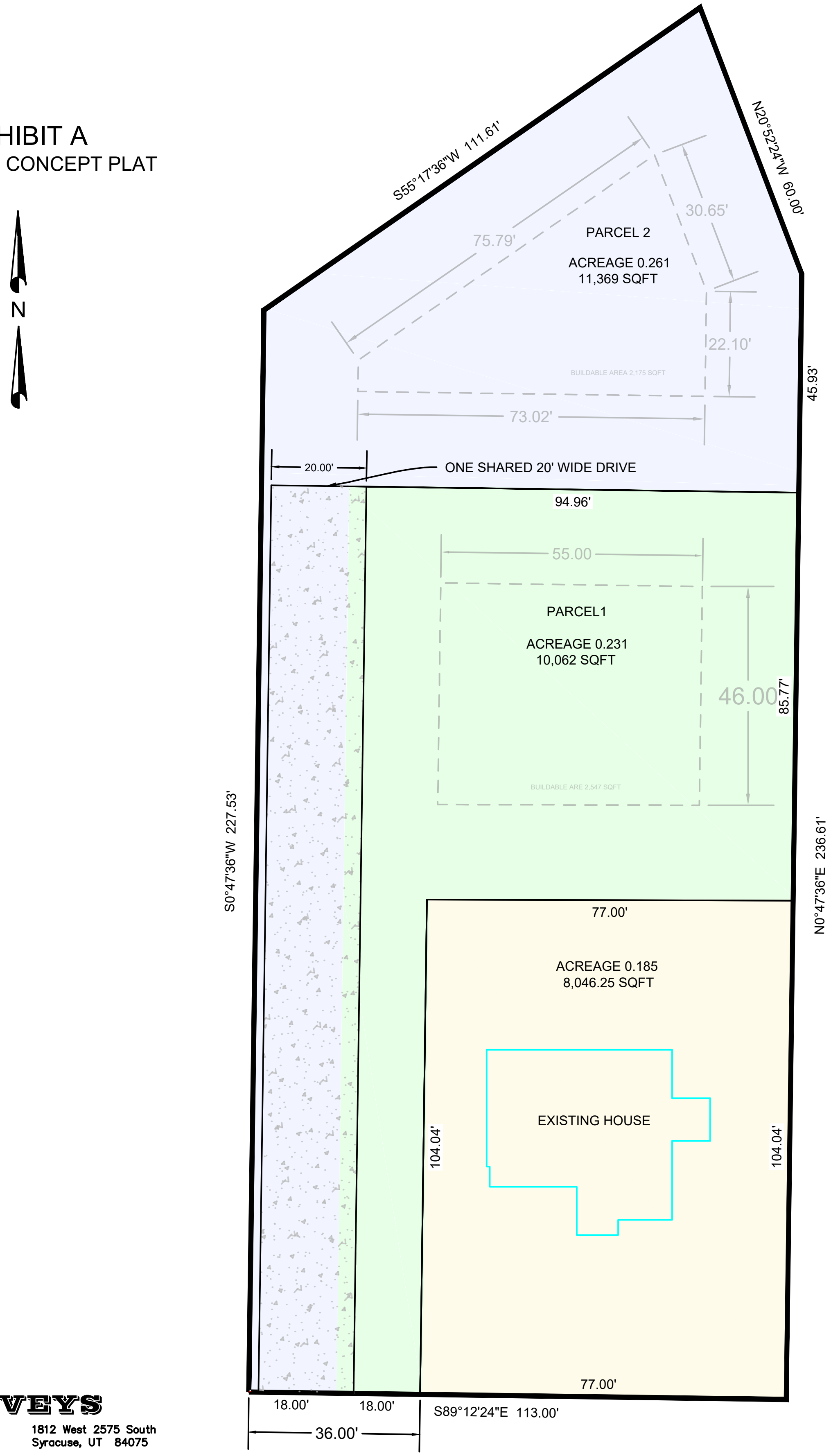
801-663-1641 willis.long@laytonsurveys.com

1812 West 2575 South

Syracuse, UT 84075

EXHIBIT A

717 S 100 S CONCEPT PLAT



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ORDINANCE NO. 20-______

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE FOR A FLAG LOT DEVELOPMENT, 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 to include the PRUD (Planned Residential Unit Development) overlay for the purpose of creating an flag lot subdivision; 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:

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

<u>SECTION II</u>:

The real property as shown on the attached map, which is made a part hereof, containing approximately 0.78 acres, shall be and the same is hereby rezoned and the Zoning Map amended by including the PRUD overlay zone.

<u>SECTION III</u>: 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