



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, June 17, 2021, starting at 7:00 P.M. in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. Budget hearings will be held before the meeting beginning at 6:30 P.M. Kaysville City Redevelopment Agency and Kaysville City Municipal Authority Board meetings will be held following the Council meeting.

The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com. For those wishing to direct comments to the City Council 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 – 6:15 P.M.

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

PUBLIC HEARINGS

- 6:30 P.M. – Redevelopment Agency Budget Hearing
- 6:35 P.M. – Municipal Building Authority Budget Hearing
- 6:40 P.M. – Kaysville City Budget Hearing Fiscal Year 2022 – Enterprise Funds Inter-fund Services and Transfers
- 6:45 P.M. – Kaysville City Council Budget Hearing Fiscal Year 2022

CITY COUNCIL MEETING – 7:00 P.M.

The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member Tami Tran.
2. PRESENTATIONS AND AWARDS
 - a. Open Meetings Act Training/Legal Department Presentation – Nic Mills.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT ITEMS
 - a. Approval of Minutes of May 6, 2021.
5. ACTION ITEMS
 - a. An Ordinance to sell Various Properties to UDOT.
 - b. A Resolution amending the Kaysville City Budgets for Fiscal Year 2021.
 - c. A Resolution amending the Kaysville City Budget for Fiscal Year 2021 for the purpose of transferring fund balance for the use of future capital projects.
 - d. A Resolution adopting a Schedule of Fiscal Year 2022 council approved positions; compensation schedules for city officials and employees and a Compensation Progression Plan.
 - e. A Resolution adopting the Consolidated Fee Schedule for Fiscal Year 2022.
 - f. A Resolution adopting Addendum #1 to the Kaysville City Tentative Budgets for Fiscal Year 2022 related to the providing of paramedic services.
 - g. A Resolution authorizing the spending of American Rescue Plan Act (ARPA) Funds.
 - h. A Resolution extending Fire Services to Fruit Heights and accepting the amounts Fruit Heights City has offered for continuing service.
 - i. Request to rezone .57 acres of property at 1599 West 200 North from the R-1-20 (Residential single family 20,000 square feet) to R-1-14 (Single Family Residential 14,000 square feet) zoning district – Keith Russell.
 - j. Request to rezone .22 acres of property at 327 East 200 North from the R-1-8 (Residential single family 8,000 square feet) to R-2 (One or Two Family Residential) zoning district – Dick Bourne.
6. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)

7. COUNCIL MEMBER REPORTS

8. CITY MANAGER REPORT

9. ADJOURNMENT

KAYSVILLE CITY REDEVELOPMENT AGENCY MEETING

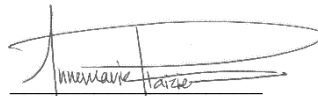
1. Opening.
2. A Resolution adopting a budget for the Kaysville City Redevelopment Agency for Fiscal Year 2022.
3. Adjournment.

KAYSVILLE CITY MUNICIPAL BUILDING AUTHORITY MEETING

1. Opening.
2. A Resolution amending the budget for the Kaysville City Municipal Building Authority for Fiscal Year 2021.
3. A Resolution adopting a budget for the Kaysville City Municipal Building Authority for Fiscal Year 2022.
4. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City 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 June 11, 2021.

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

Annemarie Plaizier
City Recorder

**KAYSVILLE CITY
PUBLIC HEARING NOTICE
FY 2022 BUDGET HEARINGS**

Notice is hereby given that the Fiscal Year 2022 Budgets have been adopted and are available for public inspection. The Kaysville City Council will hold Budget Hearings on Thursday, June 17, 2021 starting at 6:30 p.m.

6:30 p.m. Redevelopment Agency Budget Hearing

Notice is hereby given that the Kaysville Redevelopment Agency will hold a Budget Hearing on June 17, 2021 at 6:30 p.m. The agenda shall be as follows:

1. Opening.
2. Amendments to the Kaysville City Redevelopment Agency Budget for Fiscal Year 2021
3. Consideration of the Kaysville Redevelopment Agency Budget for Fiscal Year 2022.
4. Adjournment.

6:35 p.m. Municipal Building Authority Budget Hearing

Notice is hereby given that the Kaysville Municipal Building Authority will hold a Budget Hearing on June 17, 2021 at 6:35 p.m. The Agenda shall be as follows:

1. Opening.
2. Amendments to the Kaysville City Municipal Building Authority Budget Fiscal Year 2021.
3. Consideration of the Kaysville Municipal Building Authority Budget for Fiscal Year 2022.
4. Adjournment.

**6:40 p.m. Kaysville City Council Budget Hearing Fiscal Year 2022 –
Enterprise Funds Inter-fund Services and Transfers**

Notice is hereby given that the City Council will hold a Budget Hearing on June 17, 2021 at 6:40 p.m. The Agenda shall be as follows:

1. Opening.
2. Enterprise Funds- Inter-fund Services and Transfers.
3. Adjournment.

6:45 p.m. Kaysville City Council Budget Hearing Fiscal Year 2022

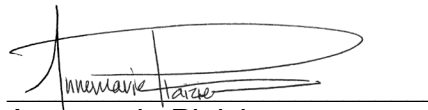
Notice is hereby given that the City Council will hold a Budget Hearing on June 17, 2021 at 6:45 p.m. The Agenda shall be as follows:

1. Amendments to the Kaysville City Fiscal Year 2021 Budgets.
2. Consideration of the Kaysville City Fiscal Year 2022 Budgets.

The tentative budgets have been adopted and are available for public inspection on the City website or at the City Offices during regular business hours.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability please contact the Kaysville City office at 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agendas at City Hall, mailed copies to media representatives, and posted a copy to the Utah Public Notice Website.



Annemarie Plaizier
City Recorder



**KAYSVILLE CITY
FISCAL YEAR 2022
BUDGET SUMMARY
Tentative Approved**

GENERAL FUND

Taxes	\$12,965,358	Administration	\$3,188,492
Licenses	\$550,000	Council	\$145,625
Intergovernmental	\$245,000	Manager	\$231,036
Service Charges	\$2,890,500	Administrative Services	\$1,121,619
Community Events	\$36,800	Legal Services	\$440,907
Fines	\$136,500	Elections	\$50,000
Miscellaneous	\$170,076	Fleet Maintenance	\$310,549
Transfers & Reserves	<u>\$453,400</u>	Information Systems	\$793,756
	\$17,447,634	Animal Control	\$95,000
		Vehicle Replacement	\$0
		Parks, Recreation & Public Properties	\$3,133,573
		Buildings	\$255,295
		Parks	\$1,349,092
		Cemetery	\$342,966
		Recreation	\$1,008,594
		Community Events	\$177,626
		Community Development	\$996,640
		Planning & Zoning	\$447,936
		Code Enforcement	\$548,704
		Public Works	\$1,074,120
		C-Road	\$0
		Public Works	\$1,074,120
		Police	\$5,507,158
		Fire	\$1,651,251
		Non-Departmental	\$705,000
		Transfers & Fund Balance	<u>\$1,191,400</u>
			\$17,447,634
			\$ -



**KAYSVILLE CITY
FISCAL YEAR 2022
BUDGET SUMMARY
Tentative Approved**

INTERNAL SERVICE FLEET FUND

General Fund Revenues-Transfer	\$	363,400	Capital	\$	924,000
Enterprise Funds Revenues-Transfer	\$	560,600			
Fund Balance	\$	-			
	\$	924,000		\$	924,000

REDEVELOPMENT SPECIAL REVENUE FUND

Property Tax (Tax Increment)	\$	150,000	General Administration	\$	25,000
General Fund Revenues-Transfer	\$	-	Project 2- Flint Street Area	\$	-
Fund Balance	\$	-	Loan Payment	\$	125,000
	\$	150,000		\$	150,000

MUNICIPAL BUILDING AUTHORITY

General Fund Revenues-Transfer	\$	705,000	MBA Debt Service- Police Station	\$	365,000
			MBA Debt Service- City Hall	\$	340,000
	\$	705,000		\$	705,000

DEBT SERVICE FUND

General Fund Revenues-Transfer	\$	178,000	Fire Dept Debt	\$	155,000
Transfer- Impact Fees (CPF)	\$	208,000	Parks Department	\$	23,000
			Pioneer Park Debt Service	\$	208,000
	\$	386,000		\$	386,000

CAPITAL PROJECTS FUND

Bonds Proceeds	\$	-			
Park Impact Fees	\$	208,000	BridgeRepair	\$	-
Contributons/ Settlement	\$	-	Pinoeer Park Debt Payment Transfer	\$	208,000
	\$	208,000		\$	208,000



**KAYSVILLE CITY
FISCAL YEAR 2022
BUDGET SUMMARY
Tentative Approved**

ENTERPRISE FUNDS

Water Fund

Water Sales	\$ 3,282,681	Personnel	\$ 1,147,681
Connection Fees	\$ 45,000	Operations & Maintenance	\$ 1,786,300
Miscellaneous	\$ 203,300	Capital	\$ 597,000
Interfund Utilities	\$ 40,000	Interfund Utilities	\$ 40,000
Special Revenue Tank Design	\$ -	Other	\$ -
	<u>\$ 3,570,981</u>		<u>\$ 3,570,981</u>

Sewer Fund

Service Charges	\$ 2,679,339	Personnel	\$ 7,100
Interfund Utilities	\$ 5,000	Operations & Maintenance	\$ 2,672,239
Retained Earnings	\$ -	Capital	\$ -
		Interfund Utilities	\$ 5,000
		Other	\$ -
	<u>\$ 2,684,339</u>		<u>\$ 2,684,339</u>

Power Fund

Power Sales	\$ 16,240,058	Personnel	\$ 2,343,958
Reconnection Fees	\$ -	Operations & Maintenance	\$ 2,699,100
Miscellaneous	\$ 20,000	Power Purchases	\$ 10,700,000
Interest Earnings	\$ 105,000	Capital	\$ 1,847,000
Extension Fees	\$ 500,000	Other	\$ -
Interfund Utilities	\$ -	Interfund Utilities	\$ 200,000
Retained Earnings	\$ 925,000		
	<u>\$ 17,790,058</u>		<u>\$ 17,790,058</u>



**KAYSVILLE CITY
FISCAL YEAR 2022
BUDGET SUMMARY
Tentative Approved**

Pressure Irrigation Fund

Secondary Water Fees	\$ 1,312,450	Personnel	\$ 5,500
Interfund Utilities	\$ -	Operations & Maintenance	\$ 1,306,950
		Capital	\$ -
		Other	\$ -
	<u>\$ 1,312,450</u>		<u>\$ 1,312,450</u>

Sanitation Fund

Sanitation Fees	\$ 2,454,158	Personnel	\$ 51,658
Interfund Utilities	\$ 11,600	Operations & Maintenance	\$ 2,327,500
		Capital	\$ 75,000
		Interfund Utilities	\$ 11,600
		Other	\$ -
	<u>\$ 2,465,758</u>		<u>\$ 2,465,758</u>

Storm Water Fund

Storm Water Fees	\$ 1,228,487	Personnel	\$ 597,187
Interfund Utilities	\$ 25,000	Operations & Maintenance	\$ 621,300
Retained Earnings	\$ 690,000	Interfund Services	\$ -
Other Income	\$ -	Capital	\$ 725,000
	<u>\$ 1,943,487</u>		<u>\$ 1,943,487</u>

Road Utility Fund

Road Utility Fee	\$ 1,150,000	Personnel	\$ -
Taxes	\$ 1,785,000	Operations & Maintenance	\$ 155,000
Grants	\$ -	Interfund Services	\$ 74,250
Impact Fees	\$ -	Capital	\$ 2,705,750
	<u>\$ 2,935,000</u>		<u>\$ 2,935,000</u>



**KAYSVILLE CITY
FISCAL YEAR 2022
BUDGET SUMMARY
Tentative Approved**

Ambulance Services Fund

Ambulance Fees	\$ 550,000	Personnel	\$ 810,750
Transfers	\$ 650,000	Operations & Maintenance	\$ 274,750
Grants	\$ 4,500	Capital	\$ 119,000
	<u>\$ 1,204,500</u>		<u>\$ 1,204,500</u>

PERMANENT FUNDS

Cemetery Perpetual Care

Perpetual Care Fees	\$ 70,000	Expenditures	\$ 121,500
Interest Earnings	\$ 51,500	Fund Balance	\$ -
	<u>\$ 121,500</u>		<u>\$ 121,500</u>

Library Endowment Fund

Charges for Services	\$ -	Expenditures	\$ -
Interest Earnings	\$ -	Fund Balance	\$ -
	<u>\$ -</u>		<u>\$ -</u>



Fiscal Year 2022 Budget Supplement

Enterprise Fund Inter-Fund Services and Transfers

In accordance with Utah Code 10-6-135.5 (revised May 2017) requires a City that is proposing to transfer funds from an Enterprise Fund must provide notice of the transfer and hold a separate public hearing prior to the adoption of the Budget. Additionally, the Budget must include a cost accounting breakdown of how money in the Enterprise Fund is being used.

Reciprocal Transfers

The Kaysville City General Fund provides administrative and overhead services to the enterprise (business-type) funds. These services include utility billing, payment collection and customer service functions, management and legal services as well as costs for human resources, technology, fleet maintenance and other administrative services. The City calculates the estimated costs to provide these services to the enterprise funds; and each enterprise fund transfers their proportionate share of the costs to the General Fund. If these functions were not provided by the General Fund, the enterprise funds would need to hire additional employees and pay the direct personnel, materials and supplies, and equipment costs and/or hire consultants and pay their fees. City Management believes the amount transferred to the General Fund is less than the value of the services received and/or the amount which would be billed by a third party.

The proposed Fiscal Year 2022 Budget includes reciprocal transfers as follows:

Fund	Administrative Services	Information Services	Fleet Services	Total	Percentage of Enterprise Fund
Electric Utility Enterprise Fund	\$220,000.00	\$148,000.00	\$52,500.00	\$420,500.00	2.36%
Sanitation Utility Enterprise Fund	\$115,500.00		\$5,000.00	\$120,500.00	4.88%
Sewer Utility Enterprise Fund	\$74,500.00			\$74,500.00	2.77%
Storm Water Utility Enterprise Fund	\$74,500.00	\$71,500.00	\$11,500.00	\$157,500.00	8.10%
Water Utility Enterprise Fund	\$187,000.00	\$90,500.00	\$25,000.00	\$302,500.00	8.47%
Road Utility Enterprise Fund	\$74,250.00			\$74,250.00	2.52%
Ambulance Enterprise Fund			\$18,000.00	\$18,000.00	1.49%
Pressurized Irrigation Enterprise Fund	\$74,250.00			\$74,250.00	5.65%
Total General Fund	\$820,000.00	\$310,000.00	\$112,000.00	\$1,242,000.00	

The Fiscal Year 2022 Budget includes the following Inter-fund Activity.

Non-Reciprocal Transfers

Kaysville City has funds that operate as business-type funds, providing water, electricity and other services to customers at rates established by the Kaysville City Council.

These estimated costs for unbilled services provided to the City are part of the operations of the utility enterprise funds and inclusive of the total operations of the City. This notice is for informational purposes only and this practice of unbilled utility services does not result in a proposed increase in utility rates.

The proposed Fiscal Year 2022 Budget includes non-reciprocal transfers as follows:

Fund	Utility Services	Percentage of Enterprise Fund
Electric Utility Enterprise Fund	\$200,000.00	1.12%
Sanitation Utility Enterprise Fund	\$11,600.00	0.47%
Sewer Utility Enterprise Fund	\$5,000.00	0.18%
Storm Water Utility Enterprise Fund	\$25,000.00	1.28%
Water Utility Enterprise Fund	\$40,000.00	1.12%
Total General Fund	\$281,600.00	

KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD MEETING
May 6, 2021

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on May 6, 2021 at 6:45 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Board Members present: Chairperson Katie Witt, John Swan Adams, Mike Blackham, Andre Lortz and Tamara Tran.

Excused: Michelle Barber

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Information Systems Manager Ryan Judd

OPENING

Chairperson Witt opened the meeting by welcoming those present.

A RESOLUTION AUTHORIZING AN AGREEMENT WITH ZIONS PUBLIC FINANCE INC. FOR THE CONSULTING SERVICES TO STUDY AND CREATE A COMMUNITY REINVESTMENT AREA

Community Development Director Lyle Gibson explained that the city has previously established a project area around the north side of Main Street just off of 200 North. The existing area was identified and established in August 2012. The general idea of a project area is to work with other taxing entities to collect some of the new tax dollars generated in that area to invest within the area to help with redevelopment and growth. The city's Economic Development Committee has discussed modifying or creating a new area based on a number of reasons, including the interest in including other areas such as central Main Street where funds may be able to be reinvested in order to enhance the Main Street around City Hall. The Economic Development Committee reached out to 3 separate firms for proposals in help to create a new project area. Of the proposals received, the group is recommending that the city enlist the services of Zion's Public Finance, Inc. to pursue working on the viability of a CRA for Kaysville and working with city officials to establish a CRA in an appropriate area. Staff is seeking approval from the RDA board to pursue completion of a contract with Zion's Public Finance, Inc. for the services outlined, with a total cost not to exceed \$8,000. Payment for the work will come from the Redevelopment Agency Budget.

Board Member Tran made a motion to approve a Resolution authorizing an agreement with Zions Public Finance Inc. for the consulting services to study and create a community reinvestment area, seconded by Board Member Blackham.

A vote on the motion was as follows:

Board Member Blackham, yea
Board Member Adams, yea
Board Member Tran, yea
Board Member Lortz, yea

The motion passed unanimously.

ADJOURNMENT

Board Member Lortz made a motion to adjourn the Kaysville City Redevelopment Agency Board Meeting at 6:56 p.m, seconded by Board Member Tran and passed unanimously.

KAYSVILLE CITY COUNCIL
May 6, 2021

Minutes of a regular Kaysville City Council meeting held on May 6, 2021 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

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

Excused: Council Member Michelle Barber

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Fire Chief Paul Erickson, Public Works Superintendent Josh Belnap, Assistant Finance Director Levi Ball, Parks and Recreation Director Cole Stephens, Officer Lexi Benson, Officer Kalawai Delos Santos, Kyrene Gibb, Rachel Butterfield, Josh Martineau, Brent Egan

OPENING

Council Member Adams opened the meeting with a thought and led the Pledge of Allegiance.

PRESENTATIONS AND AWARDS

PROCLAMATION TO DECLARE MAY 9-15, 2021 AS NATIONAL POLICE WEEK AND MAY 15, 2021 AS PEACE OFFICERS' MEMORIAL DAY

Mayor Witt read a proclamation declaring May 9-15, 2021 as National Police Week and Peace Officer's Memorial Day and called upon citizens to join in commemorating law enforcement officers and recognize the sacrifices made by our officers and their families who serve and protect our communities.

SWEARING-IN OF NEW KAYSVILLE CITY POLICE OFFICER KALAWAI DELOS SANTOS

Police Chief Sol Oberg introduced Kalawai Delos Santos as their new officer and said that he was the best in his class and they are excited to have him on staff.

City Recorder Annemarie Plaizier administered the Oath of Office to Officer Santos.

Y2 ANALYTICS SURVEY RESPONSE PRESENTATION

Lyle Gibson explained that staff has been working on updating the general plan for several months now. We have been working closely with Y2 Analytics to conduct a more statistically balanced survey regarding land uses. This study helped to gather public opinion on what our community would like to see in the future for our city.

Kyrene Gibb, with Y2 Analytics, explained that they had 1,050 residents within Kaysville participate in this survey, which was a rate of about 35%. Residents were randomly selected from city utility accounts and invited to participate via email. Respondents were evenly distributed across Kaysville. The survey showed that residents report a high quality of life. They seem to be generally okay with the city growing but still want to maintain Kaysville's current small-town feel. They feel that current commercial areas are the best locations for future development and growth, especially for low-rise mixed-use developments with retail and restaurant type uses. Residents in west Kaysville showed a stronger preference for future housing developments to consist of single-family homes, preferably with large lots. Residents are satisfied with current parks and the majority frequent them often. They would like to see an increase in trails and open space in the city. In thinking about the future of the city, the most important things to our residents are: preserving single-family neighborhoods, limiting/reducing traffic impacts, preserving open space and maintaining Kaysville's small-town identity. Thirteen percent of respondents said that limiting change should be a high priority and there seems to be a level of openness. Responses indicate that residents prefer to keep amenities to existing commercial areas. Residents do not want to see high-rise businesses, or apartments anywhere in the city. Mixed-use, low-rise and retail uses were the most popular ideas for redevelopment along 200 North, Main Street, Flint Street and Deseret Drive. Industrial or business parks, and apartments or condominiums are less popular with residents who live in west Kaysville. When asked about small neighborhood centers, a higher percentage of respondents selected "None of the above" which reinforces the idea that there is a lack of support for development of these types of centers in Kaysville. Single-family homes are the most demanded form of development for west Kaysville, with very little support for retail, mixed-use, multi-family housing or industrial development. In our downtown Kaysville area, residents said they would like to see landscaping improvements, rehabilitated buildings, and new businesses, especially restaurants. Multi-family housing continued to receive noticeably lower support across all geographic areas. Additional sidewalks and trails was the most requested transportation update. North and central Kaysville also indicated that they would like to see better public traffic access. Over 50% of respondents said that having business access within walking or biking distance from their home is not very or not at all important, while 4 in 5 residents say it's important for them to have parks within walking distance from their homes. A high number of residents also responded they would like to see a better way to get pedestrian access across I-15. Many also indicated that they would like to see better transit access, traffic calming and speed reduction. Kaysville residents value their parks and feel they are something that makes Kaysville a desirable place to live. When asked about a public recreation center, 4 out of 5 respondents said they were very or somewhat interested and respondents were willing to see a property tax increase to pay for a recreation center. People living in west Kaysville were willing to invest more in property tax funds to support a recreation center than those living in the eastern regions of the city. On average, respondents would be willing to pay \$74.10 in additional property taxes each year to fund the acquisition of land and construction of a new recreation center. About 2/3 of respondents strongly or somewhat support a Recreation, Arts, Museum & Parks Tax in Kaysville. When asked about the type of amenities they would like to see, indoor and outdoor pools were the most popular choice. Other potential amenities include training facilities, an indoor track and pickleball courts. Just under half of our respondents indicated that they use city parks in Kaysville multiple times a month. Only 2% said that they never use or visit city parks. The most visited park over the last year was Barnes Park, and then the numbers dropped dramatically from there. Increased trails and open spaces are the most popular potential park developments. Picnic areas, athletic courts, and playgrounds are also popular for developments. There is a low demand for skate parks, game or

practice fields and bike parks. When residents were asked about how they would spend money towards various recreation programs and facilities, the highest amount would put the money towards a new recreation center. Respondents indicated that they would also put more towards on walking and biking trails. A pool and dog parks were other commonly cited facilities residents would spend money on. The city's current recreation programs fare well in Kaysville and is an area that needs increased investment in.

Council Member Adams said that Y2 Analytics has done similar studies for other cities and asked how these results compare to other cities.

Kyrene Gibb responded that it is common to see areas more reluctant to the idea of potential projects who are more rural and have seen a large population growth. Those areas tend to want to see single-family homes because that is why they moved to that particular area. Larger cities are more open to multifamily housing. While Kaysville residents are particular about what types of developments they would like to see, this survey shows that they aren't completely against the city growing or changing. Kaysville residents seem to embrace opportunity as long as it's done in an intentional and positive way. Residents prefer to see commercial areas not be expanded and any new development be restricted to those existing commercial areas.

Mayor Witt thanked Y2 Analytics for presenting these responses to the Council.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

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

- a. Approval of Minutes of March 18, 2021.
- b. Appointment of new Kaysville City Power Board Member, Grey Turner.
- c. Approval of purchase for Okonite underground primary wire – Power Department.
- d. Approval of purchase for Ermco transformers – Power Department.
- e. Acceptance of Main Street sidewalk funds from UDOT.
- f. Approval of 2021 Polling Location and Vote Centers.

The motion was seconded by Council Member Lortz.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEM

REQUEST TO REZONE 13.5 ACRES OF PROPERTY AT 1387 SOUTH SUNSET DRIVE FROM THE R-1-20 AND A-5 (LIGHT AGRICULTURAL) ZONING DISTRICTS TO THE R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) AND A-5 ZONING DISTRICTS – BRAD WALTERS

PRELIMINARY PLAT FOR THE CRESTED PEAKS SUBDIVISION AT 1387 SOUTH SUNSET DRIVE – BRAD WALTERS

Lyle Gibson explained that Brad Walters owns the property located at 1387 South Sunset Drive and is requesting a rezone from the R-1-20 and A-5 zoning districts to the R-1-LD and A-5 zoning districts. This rezone is being requested in order to accommodate a proposed single-family dwelling subdivision. The R-1-LD zone is primarily for flexibility in lot size while maintaining the low-density zone requirements. This rezone would also reconfigure the boundaries of the A-5 zoning district on the property. Mr. Walters has submitted a preliminary plat indicating what the zoning will facilitate. The proposal accounts for the future connection of Spur Lane to the south. This plat consists of 14 lots in just over 7 acres of land. The R-1-LD zone allows for two units per acre with lots of at least 12,000 square feet in size and with a 90-foot minimum frontage. Lot 6 will remain in an agriculture zone with over 5 acres of land and is where a new home will be built for the Walters. The subdivision is configured to accommodate a future connection to Spur Lane to the south whenever the neighboring property chooses to develop. The project meets the lot size and frontage requirements for the requested zoning.

Council Member Lortz asked about the vacant land south of this property.

Lyle Gibson responded that it is not owned by Mr. Walters. At one time that property power had discussed potentially building flag lots on the property but they have indicated that they are not interested in developing their property at this time. They are aware of the need to connect Spur Lane through their property in the future.

Council Member Adams made a motion to approve a rezone of 13.5 acres of property at 1387 South Sunset Drive from the R-1-20 (Residential Single Family) and A-5 (Light Agricultural) zoning districts to the R-1-LD (Residential Single Family Low Density) and A-5 (Light Agricultural) zoning districts for Brad Walters. The motion was seconded by Council Member Tran.

Council Member Adams thanked Mr. Walters for considering what is already existing in the area and trying to create something that will be cohesive.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Lortz Made a motion to approve the preliminary plat for Crested Peaks Subdivision located at 1387 South Sunset Drive for Brad Walters, seconded by Council Member Tran.

The vote on the motion was as follows:

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

The motion passed unanimously.

PRELIMINARY PLAT FOR THE HARDIN SUBDIVISION AT 1413 WEST WEBB LANE – MIKE AND KEESHA HARDIN

Lyle Gibson explained that the City Council approved a PRUD overlay for an additional flag lot in November 2020. The owners, Mike and Keesha Hardin, are now requesting preliminary plat approval from the council. The proposed plat for the Hardin Subdivision is consistent with the concept plat reviewed during the rezone process with two flag lots. The plat complies with the minimum lot zone of the R-1-20 zone, and includes the necessary frontage per the PRUD provisions for a double flag lot.

Council Member Blackham made a motion to grant preliminary plat approval for the Hardin Subdivision located at 1413 West Webb Lane for Mike and Keesha Hardin, seconded by Council Member Lortz.

The vote on the motion was as follows:

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

The motion passed unanimously.

AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR 1.32 ACRES OF PROPERTY AT 566 AND 561 WEST MUTTON HOLLOW ROAD – JUSTIN BENNETT

PRELIMINARY PLAT APPROVAL FOR THE HERITAGE SQUARE PHASE 2 SUBDIVISION AT 566 AND 561 WEST MUTTON HOLLOW ROAD – JUSTIN BENNETT

Lyle Gibson explained that the City Council discussed this project in March to give initial direction regarding the potential change to a previously approved development agreement for the Heritage Square Subdivision. The direction from the council at the last meeting was to receive input from the surrounding community and the Planning Commission before returning to the council for an official decision. Since that time, notice has been sent to the surrounding neighborhood and a

meeting was setup with anyone who reached out regarding the proposal. Meeting together, an understanding was reached where the developer was given direction to pursue two additional units if the neighbors could be assured by the developer that they be of sufficient quality. The Planning Commission also met to discuss this project and has provided a recommendation. Part of their recommendation was encouraging the developer to have additional clarity as to their intended use of the open space. Since then the developer has submitted a more detailed landscape drawing, which also indicates that additional parking will be created to help with parking concerns expressed by neighbors. Staff feels that with the submitted drawing that the applicant has met what has been asked of him. The council will need to consider the addendum to the development agreement as proposed. If approved, the council will then need to make a final decision on the preliminary plat and if it conforms with the development agreement.

Council Member Lortz and Council Member Tran thanked Mr. Bennett for meeting with and working with the community.

Council Member Lortz made a motion to approve the amendment to the Development Agreement for 1.32 acres of property at 566 and 561 West Mutton Hollow Road for Justin Bennett, seconded by Council Member Adams.

Council Member Blackham commented that when this was first presented to the Council he was not in favor of an amendment because he wanted the neighbors to be aware of this proposal. Those neighbors went through a lot when this development was proposed in the beginning and he appreciates that Mr. Bennett was willing to work with the neighbors to discuss this amendment.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Adams made a motion to approve the preliminary plat for Heritage Square Phase 2 Subdivision at 566 and 561 West Mutton Hollow Road for Justin Bennett, seconded by Council Member Tran.

The vote on the motion was as follows:

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

The motion passed unanimously.

AGREEMENT WITH FARMINGTON BAY CONTRACTORS TO ALLOW 950 NORTH STREET AS A CONSTRUCTION EASEMENT

Shayne Scott explained that Farmington Bay Contractors (FBC) is proposing to use 950 North as a construction access. Trucks and other necessary equipment would travel on Shepherd Lane from the east and would operate as far west as the west side of the “Mink Farm” Interchange. FBC would perform subgrade and other road preparation work as well as include road base that would save the project a substantial amount of money. FBC would be in a position to be the contractor on the construction of 950 North as well. This detail is still being vetted out, but if chosen, Farmington and Kaysville could recognize another significant amount of cost savings on the project in mobilization as well as construction costs that have been negotiated by UDOT for the highway. Using 950 North in this way will help alleviate traffic on other construction access roads in our city as well as Farmington. The Council reviewed this item recently and much of the feedback discussed has been incorporated into the agreement being proposed tonight. Farmington recently adopted a similar agreement in their council meeting this last week.

Council Member Lortz asked about changes made since this was originally brought before the council.

Public Works Director Josh Belnap said that in the previous council there was discussion regarding concerns that had been expressed by the surrounding neighbors. Some of those concerns were in regards to increased truck traffic, safety concerns, specifically regarding pedestrian travel, and times of day the trucks would be traveling here. FBC has tried to address those concerns by limiting the time of day the road would be used, implementing more traffic control, adding signage to the area, and other minor mitigation efforts. The city plans to continue to work with FBC to assure that any unpredicted issues are addressed in the future.

Council Member Lortz asked about the timing of this project.

Josh Belnap responded that the term outlined is for two years; however, the majority of truck traffic will occur within the first six months. They plan to continue to provide traffic control as long as needed and because this is a working document we can make amendments to it in the future if needed. They are hoping to get this area paved by the fall so that in spring construction on the highway can get underway.

Mayor Witt asked about a pedestrian trail running along here.

Josh Belnap responded that there will be a trail running along most of the eastern side of the West Davis Corridor in Kaysville, and will connect to 950 North but run along the south side of the road. There is a previous agreement with that HOA on the south side of 950 North that the pedestrian trail would run along there.

Council Member Adams commented that the residents here have indicated that children will cross from the south through the Quail Crossing Park on their way to school. Is there a way to install fencing to help prevent pedestrian access while construction is occurring?

Josh Belnap responded that they have been working with the school as well as Farmington City to create a safe route for the kids. The intent is to have traffic funnel to the east, add additional

signage and some kind of physical barrier to help direct pedestrians safely. They are also working to help educate students and parents of the best and safest routes to and from the school during construction.

Council Member Adams said that the FBC should also give information to the neighbors of who they can reach out to if they see any problems during construction.

Council Member Adams made a motion to approve an Agreement with Farmington Bay Contractors to allow 950 North Street as a construction easement, seconded by Council Member Tran.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Blackham commented that he appreciates what the contractor has gone through with this project and that this is a good option to help keep these trucks off the busier arterial streets.

AN ORDINANCE AMENDING THE AMOUNT OF FLEXIBILITY ALLOWED BY THE
PLANNED RESIDENTIAL USE DEVELOPMENT (PRUD) OVERLAY ZONE AND
AMENDING THE PROCESS BY WHICH FLAG LOTS ARE CONSIDERED

Lyle Gibson explained that this proposed ordinance limits the amount of flexibility that may be considered when reviewing a Planned Residential Unit Development in two ways. First, it puts a clear cap on the potential number of homes in a common open space subdivision, not to exceed the density allowed by the underlying zoning district. Secondly, it identifies items that may be altered only a limited amount, such as cul-de-sac length, block size, and yard requirements in relation to a street. The ordinance also requires that common open space be improved, allowing only 30% to include natural areas. It clarifies the standards of a private street subdivision as well as the minimum front yard permitted as twenty feet. Finally, it allows flag lot development as a use by right as long as existing criteria such as lot size and frontage requirements are met rather than continuing to consider them on a case-by-case basis as a legislative decision. The City Council reviewed the proposed ordinance as a work item in April and asked that it be brought to an action item with the addition of language that requires developers to demonstrate how it is a benefit to the community.

Council Member Tran made a motion to approve an Ordinance amending the amount of flexibility allowed by the Planned Residential Use Development (PRUD) overlay zone and amending the process by which flag lots are considered, seconded by Council Member Lortz.

The vote on the motion was as follows:

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

The motion passed unanimously.

FIBER LEASE AGREEMENT

Nic Mills explained that the city installed a fiber ring in various locations throughout the city in 2017. At the time of installation, conduit and dark fiber were also installed for future city use as well as any other unknown future use that would benefit Kaysville City and city residents. City staff is proposing to lease fiber from the city to any company interested. Because this lease would benefit not only the city financially but would also potentially increase connectivity in the city for residents and businesses, staff is proposing an agreement to be entered in to with any organization that can meet the expectations and obligations of the agreement. This agreement has been vetted at several work sessions by the council and is deemed ready to adopt.

Council Member Lortz made a motion to approve the Fiber Lease Agreement, seconded by Council Member Adams.

The vote on the motion was as follows:

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

The motion passed unanimously.

WORK ITEMS

DISCUSSION ON FISCAL YEAR 2022 BUDGET

Mayor Witt explained that the council had met recently in two separate work sessions to review and discuss the Fiscal Year 2022 budget. One of the topics discussed was additional staff requested by different departments, more specifically the request for a city engineer position.

Council Member Tran commented that both the Community Development and Public Works Departments have been trying to cover the duties that a city engineer position would be doing. Council Member Tran asked about the amount of work that is being hired out to a consultant.

Josh Belnap responded that most of the city's larger projects are contracted out to an engineering firm, but it's been difficult to keep up with all of the work. We are also trying to work on agreements between contractors and it has put us behind. Typically, we are trying to put bids out at the beginning of the year, but most have been postponed until recently. The Public Works department has many responsibilities to oversee and Mr. Belnap said he feels that they are unable to do as sufficient of a job towards long-range planning because of the workload. Staff is doing

the best they can with what we have, but having a city engineer to focus more on these types of things is something the city needs.

Lyle Gibson said that the Community Development department utilizes consultants for specific needs. However, one struggle they've had is when residents or developers come in with a question or a new project, we can give generic answers but can't answer the more detailed engineering type questions. We do have access to an engineer but sometimes there are struggles or delays in communication. The Community Development department has had some recent changes in personnel and it opens up some potential opportunities for them. Mr. Gibson said that the Code Enforcement position is currently open and feels that the duties of that position could potentially be distributed among their staff, or the position could be changed to part-time. This would leave the cost of that position open to be reassigned towards a City Engineer position. Their department spends around \$20k a year for consultants which could be put towards the position. Mr. Gibson said that they feel that it would be a huge benefit to the city to have an engineer on staff. It would help to improve their quality of work, and our developers and residents would be able to get better service.

Council Member Adams commented that when this was discussed during the work session they wanted to take the hiring of additional personnel, with the exception of some Parks and Recreation staff, in the tentative Fiscal Year 2022 budget. Then when we had a better idea of what our numbers would be in August we would reconsider adding these positions back into the budget.

Council Member Blackham said that hiring a city engineer will cost the city a lot more than what we are currently paying for consultant services. Council Member Blackham asked if the city could be better utilizing our consultants. We have a consultant currently that is a better resource than we will get hiring a new engineer who doesn't have much background with the city. Also, code enforcement is something that is needed in the city and is something that shouldn't be dissolved or minimized. It is a very time consuming position and is likely going to require more than just a part-time position.

Josh Belnap said that we rely on our consultants heavily and would likely still rely on them for projects that are more complex.

Lyle Gibson said that there is a customer service aspect that we won't get by using an outside consultant rather than having someone in the office.

Shayne Scott commented that having a full-time city engineer would take a lot of the extra responsibilities off of our current staff. There are things we aren't doing now because we don't have a city engineer.

Y2 ANALYTICS STUDY REPORT/RAMP TAX DISCUSSION

Cole Stephens, Parks and Recreation Director, commented that Y2 Analytics completed a comprehensive statistical survey in March 2021 as part of the Parks and Recreation master planning process and in conjunction with the city General Plan update. As part of the survey, a question regarding a possible RAMP tax in Kaysville was asked to our residents. This tax initiative would be voted on by the city's citizens. A RAMP tax equals one cent for every \$10 spent in Kaysville, with the exception of grocery food items and gas purchases. If the initiative passes, it

would be voted on again in ten years. Almost every city within Davis County currently has some form of RAMP tax. When our citizens are going to other cities to make their purchases they are participating in that city's RAMP tax. When a consumer purchases a boat, trailer or other goods within Kaysville that same benefit is not recognized. With this small tax, Kaysville could see big improvements in our city that our normal city budget would not allow. Funds created by a RAMP tax could create more opportunities for the city, such as a recreation center, trails, art displays, theaters, museums and park equipment. A citizen committee would be created who would review possible areas where the funds will be spent and then make a recommendation to the Council to make the final decision. If the city would like to pursue this, it will need to involve a citizen campaign that would engage and educate the residents of the ballot vote. A voter information packet will also be created as part of this. We need to get our citizens involved.

Mayor Witt commented that this is a good thing to pursue because it would greatly benefit our city and is glad that this will be going on the ballot.

DISCUSSION ON EMERGENCY MANAGEMENT/RESPONSE PLAN

Fire Chief Paul Erickson explained that he has been working with the department heads to create an Emergency Operations Plan and is now presenting it before the council for their review. This plan will likely be reviewed on a yearly basis to ensure that it is up to date and modified as we see the need. We tend to learn more with each natural disaster that occurs and those are the types of things that we will continue to add to this document. Each department will have a checklist of their own that will go with this plan.

Mayor Witt said that after the earthquake and the windstorm she has received several emails from our citizens regarding our emergency plan. We have citizens interested in this and she is looking forward to getting this plan online for our residents to review.

Chief Paul Erickson added that the County has been working with the cities to create these plans and the council will need to approve this plan as part of our working with them.

Mayor Witt added that our Council members typically go through a FEMA training class as well.

CALL TO THE PUBLIC

Nothing was brought under this item.

COUNCIL MEMBER REPORTS

Council Member Lortz said that the Power Commission has been reviewing and will be making a recommendation to the Council regarding an adjustment to power rates in the city. We see significantly higher power usage rates in the summer and that in turns ends up costing the city a lot more money. The Commission is looking at possibly creating a differential rate that would be an increased rate during peak hours.

Mayor Witt commented that she would not be seeking reelection, but encouraged anyone wishing to participate in city politics to submit their declaration of candidacy during business hours on June 1st through the 7th. It has been wonderful to serve on the council and to serve the residents of

Kaysville. We have many wonderful staff and residents and it is great to see our community working together. It is not an easy job but it is worthwhile.

CITY MANAGER REPORT

Shayne Scott said that city staff had an employee pickleball tournament today and there was a lot who participated. Mr. Scott thanked the employees for their service to the city.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the City Council meeting at 9:35 p.m., seconded by Council Member Tran and passed unanimously.

KAYSVILLE CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

Chairperson Katie Witt opened the Kaysville City Architectural Review Committee Meeting.

PROPOSAL TO ALTER THE READING HORIZONS SITE PLAN TO CONSTRUCT AN ADDITIONAL DRIVEWAY ACCESS FROM FLINT MEADOW DRIVE

Lyle Gibson responded that Reading Horizon, located at 1194 West Flint Meadow Drive, completed development of their site in 2016 and have since found the need to provide easier access for deliveries to the warehouse on the east side of the building. They are proposing a new 20-foot access on the far eastern side of the property to help facilitate their needs. This area is part of the company's long-term plans for additional office warehouse space if needed. The access will not take away from the required landscaping on the site and it meets the provisions of the city ordinances. The applicant is proposing to pave the road but would be interested in using a temporary surface if possible because of their anticipated future expansion that may require removal of all or parts of this access drive.

Board Member Lortz made a motion to approve the proposal to alter the site plan at 1194 West Flint Meadow Drive to construct an additional driveway access from Flint Meadow Drive, seconded by Board Member Adams.

The vote on the motion was as follows:

Board Member Adams, yea
Board Member Tran, yea
Board Member Lortz, yea
Board Member Blackham, yea

The motion passed unanimously.

Board Member Lortz made a motion to adjourn the Kaysville City Architectural Review Committee meeting at 9:40 p.m., seconded by Board Member Adams and passed unanimously.

STAFF REPORT



COUNCIL MEETING DATE: June 17, 2021

TYPE OF ITEM: Action

SUBJECT/AGENDA TITLE: An Ordinance to sell Portions of City Parcels needed for Highway 89 to UDOT

EXECUTIVE SUMMARY:

At the request of staff, UDOT has had a third party appraise 3 City-owned parcels located along the Highway 89 frontage roads. Portions of these parcels are needed for the frontage roads, but the remainder of the affected parcels will remain intact and usable by the City.

The first location is along the City's property on Green Rd in Fruit Heights, the second is in front of the Lower Pasture Tank entrance and the third is where the now-demolished West Crestwood Water Tank used to sit (this tank was replaced in the Orchard Ridge subdivision).

In total, the three parcels make up 1.62 acres, and UDOT's appraisals of the portions needed total \$520,100.

Council Options: Approve the ordinance as proposed.
Remand the ordinance back to staff with recommendation.

Recommended Options: Approve the ordinance as proposed.

Fiscal Impact & Fund Source for Recommended Action:

ORDINANCE 21-XX-XX

AUTHORIZING THE CITY TO DISPOSE OF THREE PARCELS OF REAL PROPERTY BY SELLING THE PROPERTY TO UDOT FOR THE COMPLETION OF THE HIGHWAY 89 PROJECT.

WHEREAS, the governing body of Kaysville City, State of Utah, has determined that there is good cause for disposing of three parcels of property that UDOT has requested to purchase so they can complete the Highway 89 improvements; and

WHEREAS, the City has considered this disposal and believes that it furthers the public health, safety, and welfare of the Citizenry

WHEREAS, after due deliberation by the Mayor and City Council, it is now found and determined that good cause exists for disposing of these properties and that it is in the best interest of the City and its inhabitants to complete these transactions;

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

1. The City agrees to sell to UDOT the three parcels attached in this packet and incorporated herein by this reference.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with UDOT. The terms of the Agreement shall address the terms and conditions necessary to complete these transactions. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in selling these properties.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after UDOT has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by UDOT shall constitute acceptance of the property sale. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by UDOT and the formal sale of the property, pursuant to the terms and conditions of the Agreement or any previously signed Agreement consistent with this ordinance.

4. The final Agreement shall not be lower than the proposed prices without further action of this council.

5. That any actions taken heretofore in furtherance of this Ordinance are hereby ratified.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **17th day of June, 2021**.

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS / CONSULTANTS

AN APPRAISAL REPORT OF
A PARTIAL FEE ACQUISITION

WITHIN PROPERTY OWNED BY
KAYSVILLE CITY
Contact: Mr. Cole Stephens (ph:801-4330-2869)



LOCATED AT
1345 EAST GREEN ROAD,
FRUIT HEIGHTS, UTAH

PROJECT IDENTIFICATION
PROJECT NO. S-0089(406)398
PIN NO. 13821 / PROJECT PARCEL NO. 0089:332

PREPARED FOR
HORROCKS ENGINEERS
ON BEHALF OF
THE UTAH DEPARTMENT OF TRANSPORTATION

PREPARED BY
ERIC VAN DRIMMELEN, MAI
CERTIFIED GENERAL APPRAISER

EFFECTIVE DATE OF VALUATION
JULY 10, 2020

DATE OF THE REPORT
JULY 24, 2020

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS / CONSULTANTS

July 24, 2020

Project No. S-0089(406)398
Pin No. 13821 / Parcel No. 0089:332

Horrocks Engineers
Attn: Ms. Shannon Wixom
Right-of-Way Lead Agent
4905 South 1500 West, Suite 100
Riverdale, Utah 84405

On behalf of:
The Utah Department of Transportation

Re: An appraisal report of a partial fee acquisition within property located at 1345 East Green Road, Fruit Heights, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:332. Appraisal Report File #245ev720.

Dear Ms. Wixom:

At your request, I have been in contact with a qualified ownership representative and inspected the property owned by Kaysville City located at 1345 East Green Road, Fruit Heights, Utah. The purpose of the inspection and subsequent investigation and analysis was to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The partial fee acquisition is to be acquired by the Utah Department of Transportation (UDOT) through arm's length negotiations incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

As demonstrated within the attached appraisal report, I am of the opinion that the **Market Value – As Is** of the fee simple interest (as defined in the attached Report and subject to the definitions, certifications, assumptions, and limiting conditions set forth), of the partial fee acquisition, as of July 10, 2020, is:

SUMMARY OF CONCLUDED MARKET VALUE OF ACQUISITIONS		
Partial Fee Acquisition (332) = 26,706 square feet x \$6.50/SF =	\$	173,589
Site Improvements Acquired =	\$	0
Cost to Cure =	\$	0
Severance Damages to Remainder =	\$	0
Total Award =	\$	173,589
Rounded to =	\$	173,600

The subject larger parcel comprises all of Davis County Parcel Number 11-119-0123. The owner of record is Kaysville City. The property is currently vacant. Legal descriptions were prepared by Horrocks Engineers for and in behalf of the Utah Department of Transportation (UDOT), copies of which are included in the addenda. According to the legal descriptions provided, the total area of the subject land in the before condition is $\pm 128,154$ square feet, or 2.942 acres.

Right-of-way instruments for the larger parcel and the partial fee acquisition have been prepared by Horrocks Engineers. Copies of these documents are within the addenda and are used for analysis purposes in determining the sizes of the partial fee acquisition.

The partial fee acquisition is identified as Project Parcel No. 332 and is located along the west property line. The acquisition is mostly rectangular with a depth of 233.74 feet on the south property line and 48.92 feet on the north property line. The acquisition extends along the entire west property line, or 521.08 feet. According to the legal description provided by the client, Project Parcel No.: 332 contains 26,706 square feet, or 0.613 acre.

The size of the remainder in the after condition will be 101,448 square feet, or 2.329 acres, which includes a deduction for the partial fee acquisition only.

Meeting with Property Owner(s):

The current owner of record is Kaysville City. Mr. Cole Stephens (801-4330-2869), who is the Parks and Recreation Director for Kaysville City was contacted by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was originally inspected December 10, 2019. After the original inspection, the size of the acquisition was reduced. The property was again inspected via a drive by inspection on July 10, 2020, which is the effective date of valuation for this assignment. No concerns regarding the project or appraisal process were expressed by the owner representative.

Definitions of market value and the fee simple estate are included in the attached document. An appraisal is performed in accordance with Standards Rule 1 as defined by the Uniform Standards of Professional Practice (USPAP). The attached report is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP.

This appraisal report conforms with and is subject to the 2020-2021 Uniform Standards of Professional appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Act,

Ms. Shannon Wixom
July 24, 2020
Page 3

C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, UDOT appraisal requirements/scope of work agreement and applicable Uniform Appraisal Standards for Federal Land Acquisitions.

This report has been prepared for your use. As is customary in assignments of this nature, neither my name, my company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public. No parts of this written report, including my name/company name or any value conclusions and/or explanations may be disseminated online or in other medium intended for general public consumption without prior written permission. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the attached report and outlined in the addendum. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is July 10, 2020. The date of the report is July 24, 2020.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition. If you have any questions, please do not hesitate to contact me at (801) 536-6468 (direct office).

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-22
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Enc.

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Certification

Re: An appraisal report of a partial fee acquisition within property located at 1345 East Green Road, Fruit Heights, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:332. Appraisal Report File #245ev720.

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I previously appraised the subject in December 2019. Subsequent changes to the design have been made and this appraisal constitutes a new assignment. Outside of this, I have not performed any services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year (3-year) period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. Eric Van Drimmelen, MAI has made a personal inspection of the property that is the subject of this report.
11. No other individuals provided significant real property appraisal assistance to the person signing this certification.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
14. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
15. As of the date of this report, Eric Van Drimmelen, MAI is licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, Eric Van Drimmelen, MAI is a Certified General Appraiser and his license has not been revoked, suspended, canceled, or restricted.
16. The undersigned hereby acknowledge that I/we have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications found in the addenda of this report.
17. As of the date of this report, Eric Van Drimmelen, MAI has completed the continuing education requirements for Designated Members of the Appraisal Institute.

July 27, 2020

Date Signed

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-22
--

Summary of Salient Facts and Conclusions

TYPE OF PROPERTY APPRAISED:	±2.942 acres of vacant land.
ADDRESS:	1345 East Green Road, Fruit Heights, Utah.
PURPOSE OF THE APPRAISAL:	To estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Kaysville City
COUNTY PARCEL NUMBER(S):	11-119-0123
SITE/IMPROVEMENT SUMMARY (BEFORE):	
Gross Land Size:	±128,154 square feet, or 2.942 acres
Area within Existing R/W:	None reported
Land Size: (Net of Existing R/W)	±128,154 square feet, or 2.942 acres
Zoning:	C-2 (Commercial Use)
Improvements:	None
HIGHEST AND BEST USE (BEFORE):	
As Vacant	For low-medium intensity commercial development or possible medium density multiple family residential development.
PROJECT No./ PIN No.:	S-0089(406)398 / 13821
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition.
AREA OF ACQUISITION(S):	
<i>Fee Acquisition (332)</i>	26,706 square feet, or 0.613 acre
SITE/IMPROVEMENT SUMMARY (AFTER):	
Land Size:	±101,448 square feet, or 2.329 acres
Improvements:	None

Summary of Salient Facts and Conclusions (Continued)

HIGHEST AND BEST USE (AFTER):

As Vacant

For low-medium intensity commercial development or possible medium density multiple family residential development as demand is manifest.

CONCLUDED MARKET VALUES

A) Market Value of the Whole:	\$ 833,001
B) Value of the Acquisition(s):	\$ 173,589
C) Value of the Remainder as part of the Whole:	\$ 659,412
D) Value of the Remainder after the Acquisition:	\$ 659,412
E) Value of Damages/Cost To Cure:	\$ 0
F) Special Benefits	\$ 0
G) Summary of Total Award	
Partial Fee Acquisition =	\$ 173,589
Site Improvements Acquired =	\$ 0
Cost to Cure =	\$ 0
Damages to Remainder =	\$ 0
Total Award =	\$ 173,589
Rounded to =	\$ 173,600

DATE OF VALUATION:

"As Is"

July 10, 2020

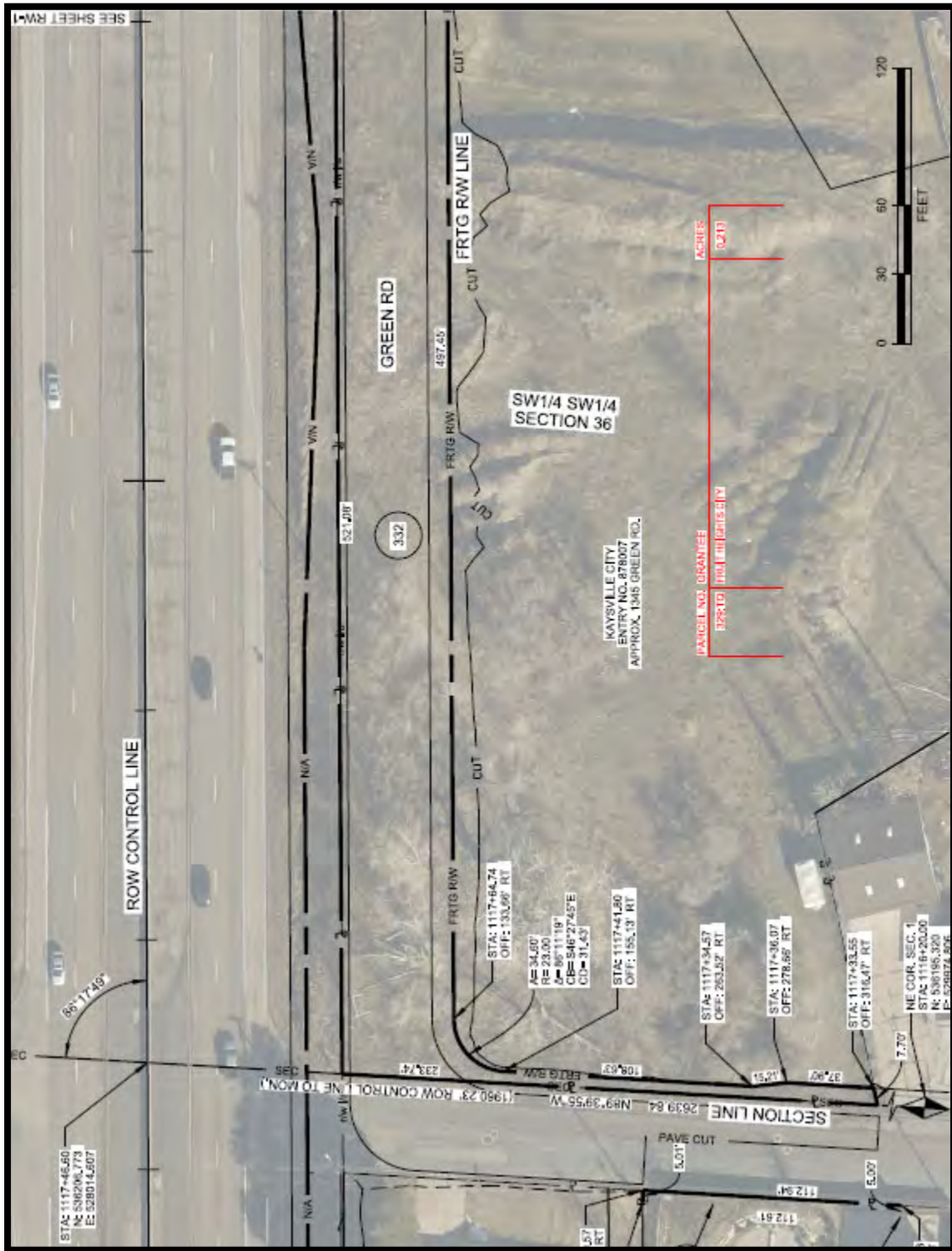
DATE OF THE REPORT:

July 24, 2020

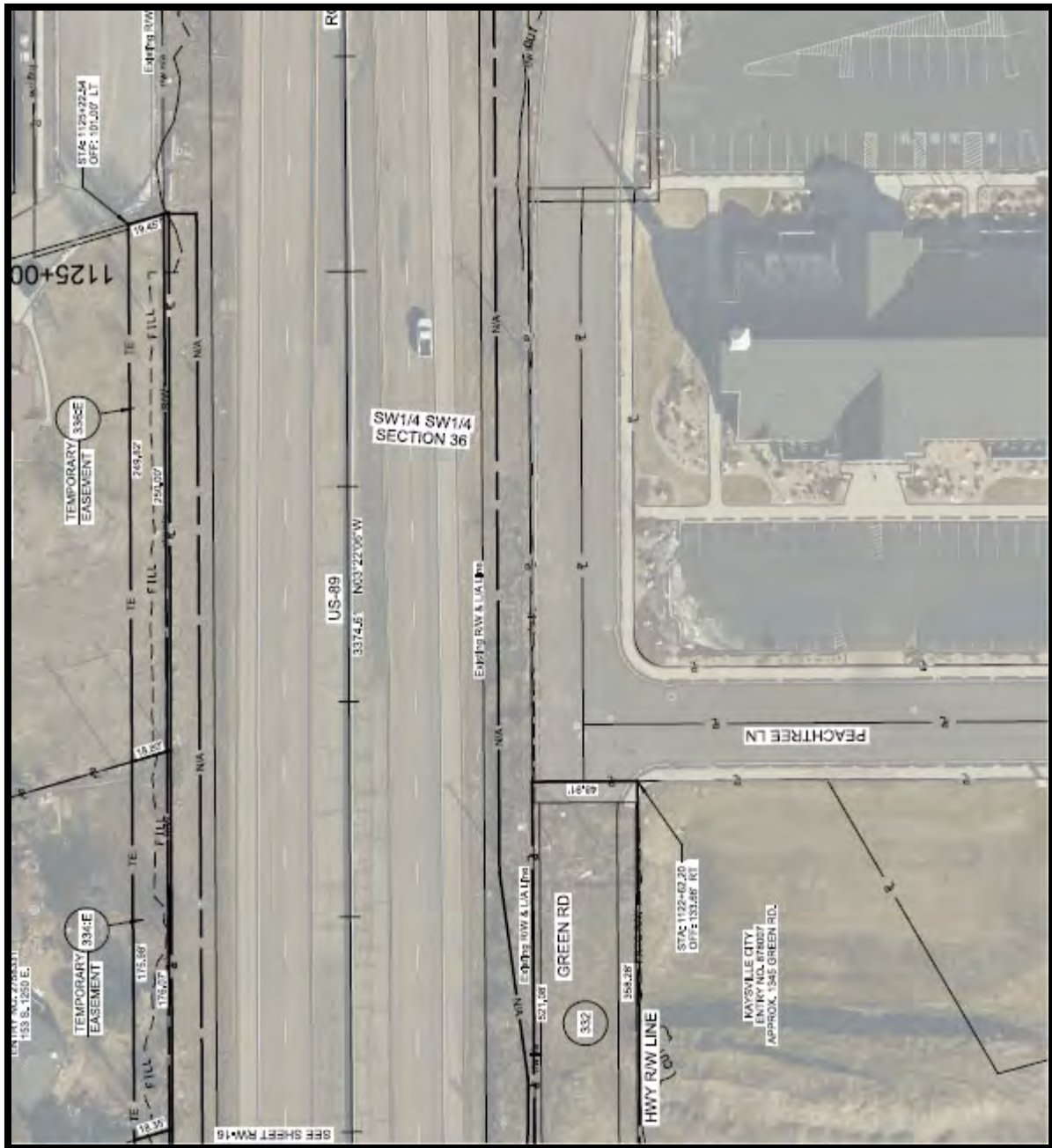
UDOT EPM SUMMARY OF COMPENSATION

UTAH DEPARTMENT OF TRANSPORTATION - Highway 89 Project									
Project No.: S-0089(406)398; Pin No.: 13821									
Land Acquisitions	Parcel #	Owner(s)	Fee Acquisition (SF)	Easement (SF)	\$/Unit	Factor	Factor	Sub-Total	TOTAL(S)
	332	Kaysville City	26,706		\$6.50	1.00	1.00	\$173,589	
									\$173,589
Site Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(S)
	332								
Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	332								
Construction Items	Parcel #	Construction Items (Not Included for Compensation)	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	332								
Damages	Parcel #	Damages						Totals	TOTAL(S)
	332								
		Total							\$0
Special Benefits	Parcel #	Special Benefits			Unit Price	Factor	Factor	Totals	TOTAL(S)
	332	None						\$0	
									\$0
Total Award		Total Award							
		Total							\$173,589
		Total, Rounded Off/Up +	\$11						\$173,600

Project Maps



THE SUBJECT IS PROJECT PARCEL NO.: 0089:332



THE SUBJECT IS PROJECT PARCEL NO.: 0089:332

Subject Photographs



View Looking NE From the SWC of Subject At Green Road / Highway 89 Intersection



View Looking NW From Green Road



Looking North From Green Road



Looking South From Peachtree Lane



Looking North Along Area of Acquisition



***View Looking North Along Area of Acquisition
From Near Middle of Subject Property***



***View Looking South Along Area of Acquisition
From Near Middle of Subject Property***



***View Looking South From Frontage Road to the
North of the Subject***



Green Street Looking West



Green Street Looking East



Highway 89 Looking North



Highway 89 Looking South



Frontage Road Looking North



Peachtree Lane Looking East

Introduction

CLIENT:

Horrocks Engineers
Attn: Ms. Shannon Wixom
Right-of-Way Lead Agent
4905 South 1500 West, Suite 100
Riverdale, Utah 84405

On behalf of:
The Utah Department of Transportation

APPRAISERS:

Eric Van Drimmelen, MAI
Certified General Appraiser
Van Drimmelen & Associates, Inc.
774 East 2100 South
Salt Lake City, Utah 84106

SUBJECT:

A partial fee acquisition within Davis County
Assessor's Parcel Number 11-119-0123.

Scope of Work

The purpose of the appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The property is currently vacant.

In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood and subject;
- Gathered information on comparable land sales as well as any applicable site improvement and/or cost to cure costs;
- Confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value before the acquisition (value as a whole as a total acquisition);
- Reconciled the value of the partial fee acquisition;
- Estimated any contributory value of any site improvements acquired; and
- Examined potential severance damage to the remainder, special benefits, and cost to cure if applicable.

The market value estimate of the land for the appraised property is based on the traditional approach to land value, namely the Sales Comparison approach. The Cost Approach is not an applicable approach for the valuation of vacant land and insufficient land lease data is available for the development of the Income Approach. Therefore, these two approaches are not applicable and the Income and/or Cost Approaches have not been completed herein.

Items considered furniture, fixtures, and equipment (FF&E), and/or personal property are expressly excluded from the scope of the appraisal and have not been appraised.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.¹ This appraisal report conforms with and is subject to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, and applicable Uniform Appraisal Standards for Federal Land Acquisitions. It has been necessary, however, to invoke USPAP's Jurisdictional Exception Rule in certain instances, to conform these Standards with overriding federal law relating to the valuation of real estate for government acquisition purposes.

This Appraisal Report is a recapitulation of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's file. Jennifer Adams provided professional appraisal assistance including exterior inspection, factual data research, and report compilation.

¹Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2020-2021 Edition.

Meeting With Property Owner(s)

The current owner of record is Kaysville City. Mr. Cole Stephens (801-4330-2869), who is the Parks and Recreation Director for Kaysville City was contacted by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was originally inspected December 10, 2019. After the original inspection, the size of the acquisition was reduced. The property was again inspected via a drive by inspection on July 10, 2020, which is the effective date of valuation for this assignment. No concerns regarding the project or appraisal process were expressed by the owner representative.

Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project as of the effective valuation date. The definition for market value as defined by Utah State Code is used for analysis purposes. As this appraisal assignment involves an acquisition of the “bundle of rights” associated with the larger parcel, an opinion of the market value of the subject property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The “State Rule” is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

INTENDED USERS: The intended users of this report are Horrocks Engineers on behalf of the Utah Department of Transportation (UDOT), their agents and/or assignees. Both

UDOT and Horrocks Engineers are named as intended users of the report. It is acknowledged that the client may provide the property owner(s) with a copy of the report for courtesy review purposes only. The property owner is not the client. Use of this appraisal by the property owners or any other persons not named in the report for mortgage lending/collateral, refinancing, selling/listing, internal partnership allocation or pending contract renegotiation purposes is strictly prohibited, as defined by State and Federal law. This appraisal report cannot be re-addressed to or relied upon by other parties not named as the defined client(s) herein.

INTENDED USE OF THE REPORT: The intended use of this report is to assist the client and intended users in the acquisition of the appraised property through negotiation proceedings incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, detached fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on July 10, 2020, which is the effective valuation date for the subject "As Is". The date of the report is July 24, 2020.

SUBJECT STATUS APPRAISED: As per the client's request, the subject is valued in its "as is" condition as of the date of inspection. This and other pertinent definitions that may be used in the report are defined below.

DEFINITIONS:

- Definition of Value “As Is”

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.²

- DEFINITION OF LARGER PARCEL

The larger parcel is defined as that tract, or those tracts, of land, which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.³

- DEFINITION OF HIGHEST AND BEST USE

“The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future....”⁴

- DEFINITION OF EXTRAORDINARY ASSUMPTION

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.⁵

- DEFINITION OF HYPOTHETICAL CONDITION

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the

2 The Dictionary of Real Estate Appraisal, (Sixth Edition) The Appraisal Institute, Chicago, Illinois, 2015.

3 Definition of Larger Parcel; Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

4 Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

5 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

*property, such as market conditions or trends; or about the integrity of the data used in the analysis.*⁶

- DEFINITION OF JURISDICTIONAL EXCEPTION

*An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with part of USPAP.*⁷

Factual Data – Before Acquisition

IDENTIFICATION OF PROPERTY:

ADDRESS:	1345 East Green Road, Fruit Heights, Utah
LOCATION:	Minor corner parcel located on the northeast corner of Green Road and Highway 89.
PARCEL NUMBER(S):	11-119-0123
OWNER(S) OF RECORD:	Kaysville City
LEGAL DESCRIPTION:	The legal description used in this report was obtained from instruments prepared by UDOT. Additionally, a legal description was obtained from the Davis County Recorder's Office. For the purpose of this report, the information and legal descriptions provided by UDOT are used in the analysis and are assumed to be correct. No responsibility is assumed for any inaccuracies that may exist. A copy of both legal descriptions are contained in the addendum of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

⁶ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

⁷ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2020-2021 Edition

SUMMARY OF AREA INFORMATION

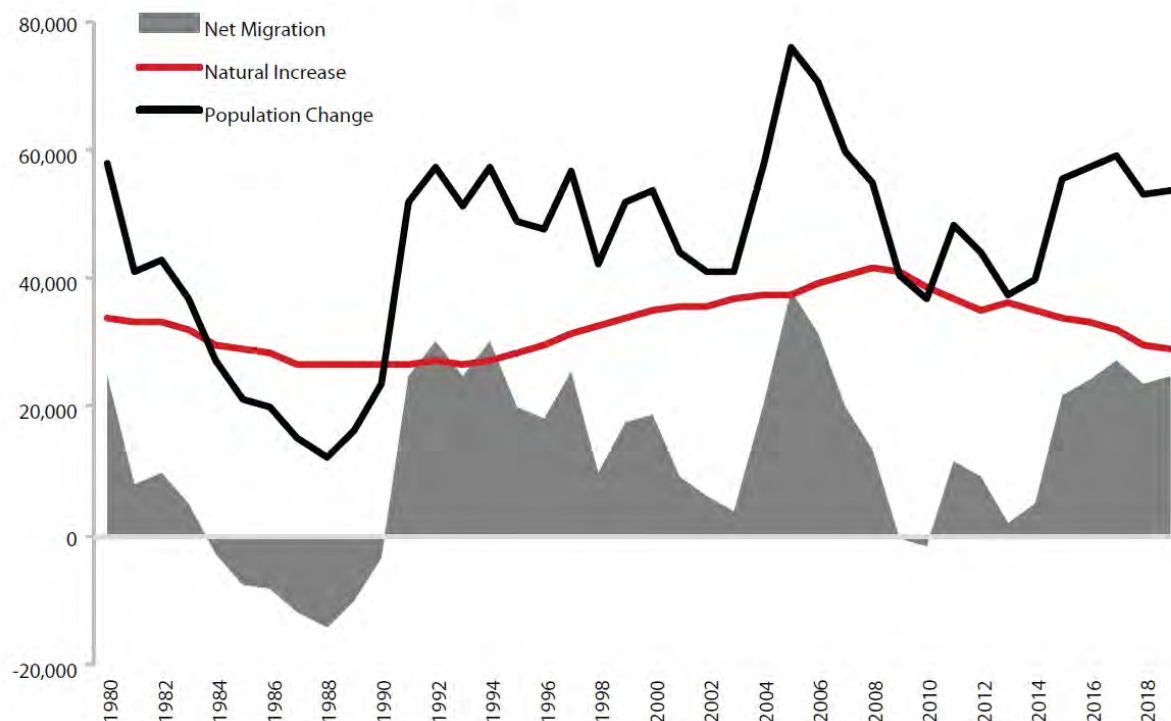
There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. The main focus of this section of the analysis is in regard to the overall economic condition of the state of Utah and the Wasatch Front, including population trends/demographics; employment; wages, taxable sales; construction and tourism. A more specific analysis of the subject neighborhood of Fruit Heights and surrounding communities in Davis County will follow in the summary of neighborhood information section.

- **Population Trends/Demographics:**

The 2020 Economic Report to the Governor (ERG) states that Utah's population grew by 53,596 persons and reached 3,220,262 by July 1, 2019, according to estimates prepared by the Utah Population Committee (UPC). Net migration (in-migration minus out-migration) increased slightly in 2019, contributing 24,987 new residents or 47 percent of growth. Natural increase declined slightly from 2018 and still contributed more than half of the new growth (53 percent or 28,609 persons). Natural increase remains the mainstay of population growth.

Utah's natural increase annual rate of change remains the highest among all states, at 9.8 per 1,000 population between 2018 and 2019. This high rate of natural increase has occurred even as Utah's fertility rate has continued in decline over the past decade. While Utah's total fertility rate has long been the highest in the nation, the continued slow decline in 2018 through 2019 resulted in Utah continuing with the fourth highest rate behind South Dakota, North Dakota, and Nebraska. While lower than in the past, Utah's total fertility rate remained above the national average in 2018 (2.03 compared to 1.73). The total fertility rate of 2.03 dropped below replacement rate for the first time.

Utah Components of Population Change

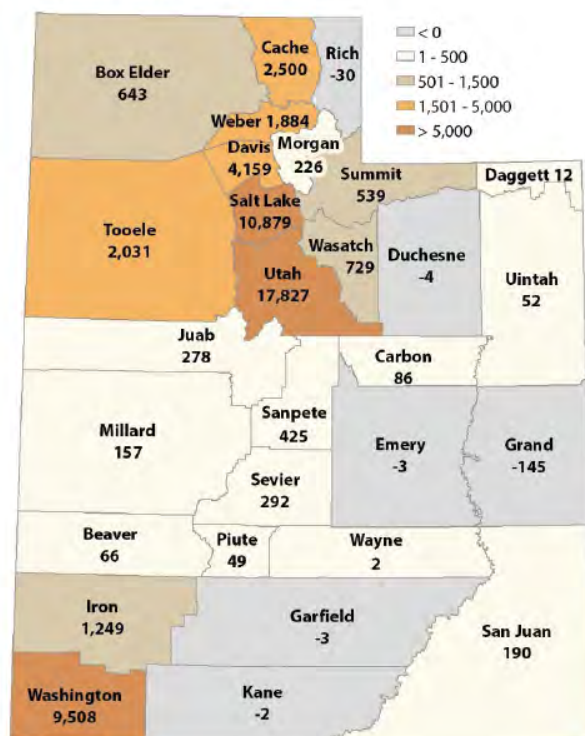


Source: Utah Population Committee

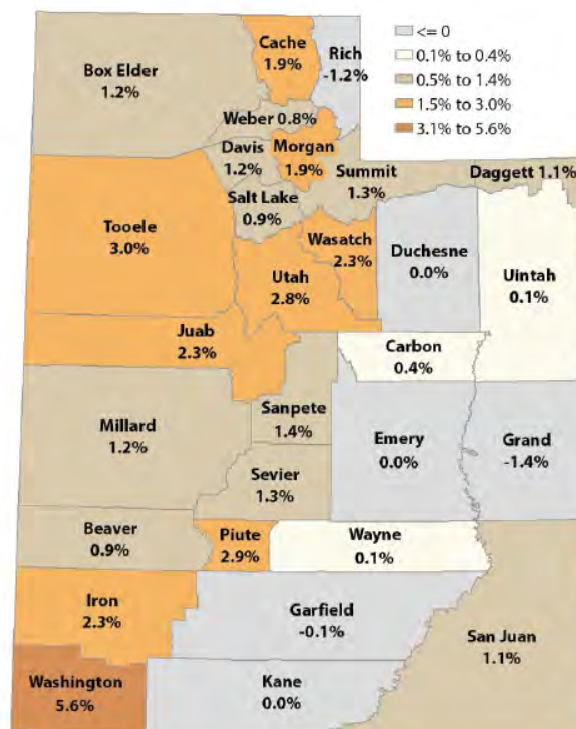
The Utah Population Committee (UPC) estimates indicate Utah County experienced the largest population growth between 2018 and 2019, with nearly 18,000 new residents. This was similar to the previous year which also saw Utah County experience the highest population growth. Past years saw Salt Lake County add the largest population growth. Salt Lake County realized significant growth, with the addition of just over 10,000 people. Washington County increased in population by 9,500 people. The Wasatch Front (Davis, Salt Lake, Utah, and Weber) still comprises a majority of the state's population (2,414,788 residents or 75 percent). Salt Lake County maintains its position as the largest county (1,152,960 residents). Washington County had the highest rate of growth (5.6 percent), followed by Piute (2.9 percent), and Iron (2.3 percent), according to the UPC estimates. Additionally, ring counties (counties that neighbor the urban core like Tooele and Juab) continue to experience solid population growth. Only three counties are estimated to have lost population: Rich (-1.2 percent), Grand (-1.4 percent), and Garfield (-0.10 percent).

Utah Population Growth by County: 2018-2019

Absolute Growth



Percent Growth



Source: Utah Population Committee

The 2020 Economic Report to the Governor (ERG) projects that Utah will continue to experience population growth at a moderate 1.7 percent pace to reach 3,270,729 by July 2020 on account of positive net migration and a slightly higher natural increase. The 2020 census will provide “a new set of baseline information to inform the 2020 decade.”

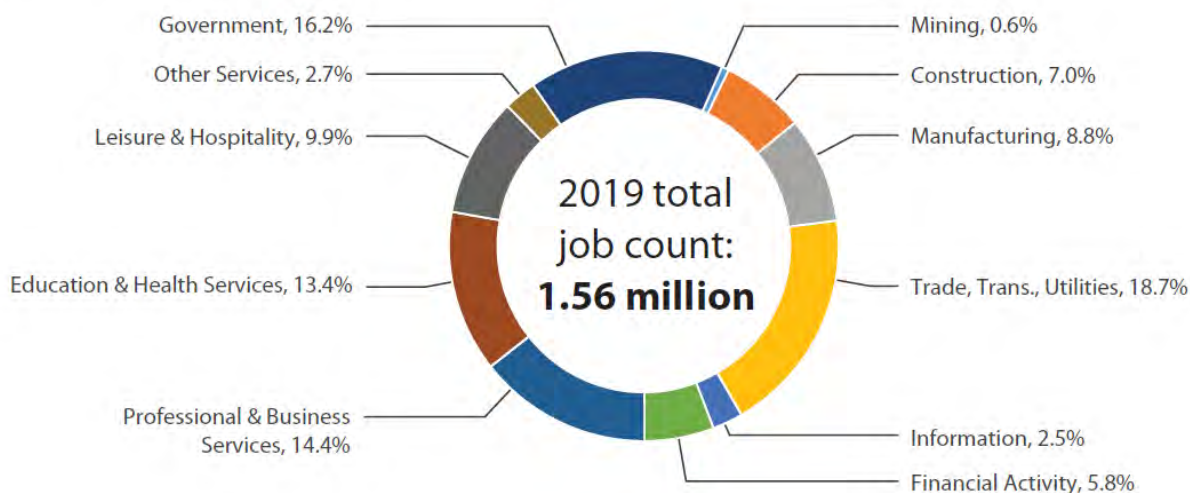
Employment:

The 2020 ERG states “The 2019 data is still accumulating, but the year’s employment gains are estimated to again measure around 3%. The seventh year of strong employment growth coupled with an already tight labor market further pushed down the unemployment rate to 2.4% by the year’s latter months- a rate matching Utah’s historical low.”

According to the 2020 ERG report, “Utah’s strong seven-year employment gains have shrunk the unemployment disparity between the highest and lowest education segments to the narrowest gap since these data points were made available in 2005. This melding shows itself through a 2.4% unemployment rate in the last months of 2019.”

The job sector in Utah is diverse with the top five sectors comprising the following sectors: Government at Trade, Trans., Utilities (18.7%), Government (16.2%), Professional & Business Services (14.4%), Education & Health Services (13.4%) and Leisure & Hospitality (9.9%).

Total Share of Utah Jobs by Sector, 2019



Source: U.S. Bureau of Labor Statistics and Kem C. Gardner Policy Institute

The 2020 ERG report indicates that there are two variables that dominate the Utah employment outlook for 2020. They are labor in-migration, and the health of the U.S. economy. The lesser influence is labor in-migration, which is currently sustaining Utah's robust economic growth. The report projects that employment will grow at a slightly lower rate of 2.7% for 2020. The unemployment rate is not expected to rise much if at all in 2020.

Personal Income:

Utah's total personal income in 2019 was an estimated \$155.2 billion, a 6.0 percent increase from \$146.4 billion in 2018. Utah's estimated 2019 per capita income was \$48,332, up 4.3 percent from \$46,320 in 2018. Both measures of personal income growth in Utah were lower in 2019 than in 2018. "In 2018, total personal income grew by 7.2 percent and per capita income grew by 5.3 percent." Utah's 2019 growth in personal

income was higher than the estimated national average of 4.5%. The per capita income was equal to the national average.

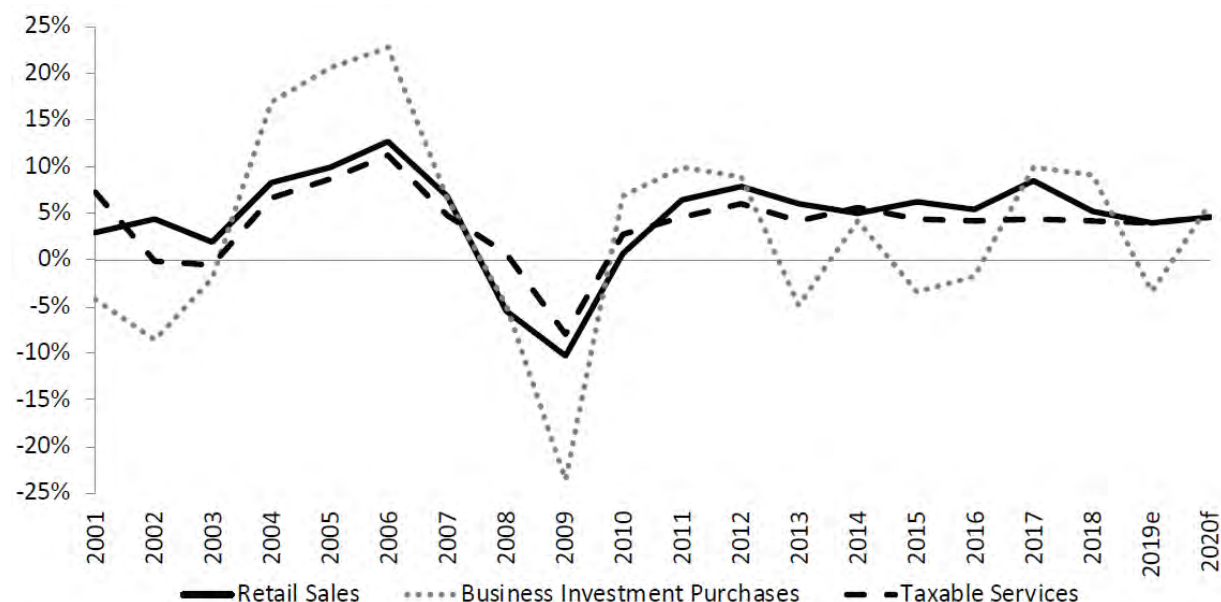
Taxable Sales:

The 2020 Economic Report to the Governor (ERG) states in 2019, total taxable sales (sales and purchases subject to sales and use tax) in Utah increased by approximately 4.4% to an estimated \$67.8 billion. Growth in 2019 was slower than recent years and among the slowest years the state has experienced since the Great Recession. Although growth in total taxable sales was buoyed by an increase in remote sales and by a labor market that is among the best in the nation, it was tempered by an expansion of the manufacturing exemption and by a slowing in business and consumer spending. Growth rates for retail sales and taxable services were the lowest since 2010 when the recovery from the Great Recession began, increasing by 3.9% and 4.0% respectively in 2019. Business investment also underperformed recent years, declining by 3.5%. Conversely, all other sales not categorized in those three sectors increased by an estimated 29.0% in 2019.

The 2020 ERG report indicates, “Consumers are a key driver of the economy...Retail sales are also of particular import as they account for just over half of all Utah taxable sales. In 2019, retail sales increased 3.9% to an estimated \$34.7 billion. Despite relatively slow growth, Utah retail sales still outpaced the estimated 3.6% increase in U.S total retail sales in 2019.” Concerns regarding slowing global growth, US-China trade wars, and a possible future recession may have cooled consumer spending in retail sales in spite of gains in employment and personal income.

According to the ERG, “After two years of near 10% growth, business investment purchases decreased by 3.5% to an estimated \$9.6 billion. Decreases can be partially attributed to Senate Bill 2001 from the 2018 Second Special Session (SB 2001), which expanded the sales tax exemption for mining and manufacturing to include items with less than a three-year economic life. Of all industries, mining experienced the largest decline in 2019 with a year over year decrease of approximately 50%.” The ERG report states, “...during 2019, only a handful of services were subject to sales tax. The largest industries subject to sales tax on services included accommodations, recreation, entertainment, and food services.

Annual Percent Change in Utah Taxable Sales by Component



e = estimate

f = forecast prior to 2019 second special session SB2001, Tax Restructuring Revisions (does not include impacts of this bill).

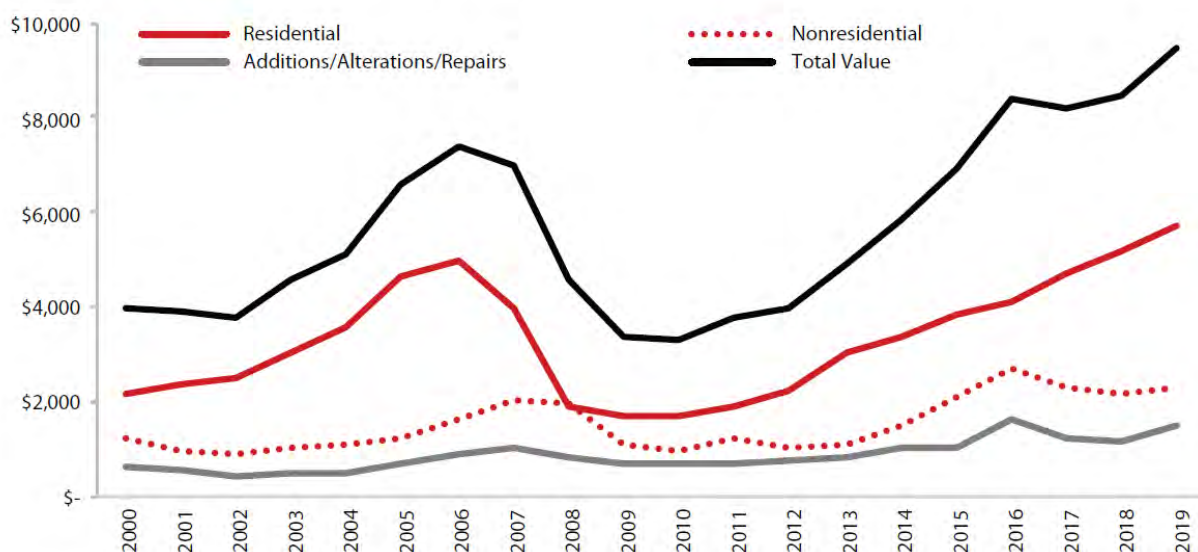
Source: Utah State Tax Commission

In 2019 taxable services increased by an estimated 4.0% to \$18.2 billion in 2019.” The 2019 ERG report concludes, “Momentum in Utah’s strong labor market is forecasted to drive another year of growth in Utah’s total taxable sales in 2020. Total taxable sales are forecasted to increase by 5.2% to \$71.3 billion in 2020. Healthy consumer fundamentals... point to another year of solid growth in retail sales and taxable services, which are forecasted to increase by 4.6% and 4.7% respectively. Business investment purchases are forecasted to rebound, growing by 6.0%.” Legislative changes in 2019 are expected to have an impact on sales tax exemptions and expands the sales tax base to include more services beginning April 2020 “forecasted to increase taxable sales by approximately \$750 million in 2020.” In 2019, Utah taxable sales grew at a more moderate pace. “Forecasts in 2020 predict solid growth tempered by continued uncertainty due to primarily external risks...The outlook for 2020 Utah taxable sales is cautiously optimistic.”

Real Estate and Construction:

The value of permit-authorized construction in 2019 in Utah was \$9.46 billion, the highest year ever in current dollars and inflation-adjusted dollars. The peak construction value was in 2006, in the run-up to the Great Recession, when permit-authorized construction inflation-adjusted value totaled \$9.45 billion. The 2019 estimate includes the value of residential and nonresidential construction and additions, alterations and repairs.

Utah Value of New Construction, \$ millions



Sources: Kem C. Gardner Policy Institute

Residential construction is the largest sector in the construction industry accounting for 60 percent of \$9.46 billion total construction value. In 2019, the value of residential construction was \$5.7 Billion, 10.9% higher than in 2018. The number of residential units receiving building permits increased from 24,245 in 2018 to 26,900 in 2019, an 11% increase. Single-family construction decreased 10% adding only 11,500 units down from 12,776 units in 2018 while the number of multifamily units increased 39% from 10,296 in 2018 to 15,200 in 2019. Product shifts in the multifamily market are driving the growth as the share of condominium and townhomes increased, for the second time outpacing the single-family sector.

While Utah's housing market continues to be strong, it has many challenges regarding affordability and availability. Particularly, the increase in median sales prices, "According

to Metrostudy, the median sales price of a new, detached, single-family home in the Wasatch Front counties was \$405,000 in 2019- a 60% increase since 2012.”

The Housing Price Index by the Federal Housing Finance Agency indicates that there was again positive growth in 2019 at 6.6% overall for Utah.

Table 15.3: Housing Price Index for Utah

Year	Index	Year-Over Change	Year	Index	Year-Over Change
1992	110.2	8.1%	2006	283.8	16.8%
1993	125.8	14.1%	2007	318.1	12.1%
1994	146.4	16.3%	2008	303.0	-4.7%
1995	159.9	9.3%	2009	270.9	-10.6%
1996	172.8	7.9%	2010	255.1	-5.9%
1997	179.1	3.6%	2011	239.6	-6.1%
1998	185.4	3.5%	2012	256.3	7.0%
1999	190.1	2.6%	2013	282.9	10.4%
2000	194.2	2.2%	2014	296.6	4.8%
2001	197.9	1.9%	2015	315.8	6.5%
2002	201.2	1.7%	2016	343.0	8.6%
2003	206.4	2.6%	2017	370.1	8.0%
2004	218.3	5.8%	2018	408.3	10.2%
2005	242.9	11.3%	2019	435.2	6.6%

Note: Four-quarter average; 2019 is three-quarter average. Not seasonally adjusted; purchase only.
Source: Federal Housing Finance Agency

Source: 2020 Utah Economic Report to the Governor

Additionally, the *2020 Economic Report to the Governor (ERG)* includes the impact of housing affordability and a housing shortage, “The higher level of residential construction in the past two years has helped ease Utah’s housing shortage. Unlike the period from 2010 to 2017, when the increase in households outnumbered new housing units, the two most recent years have seen the growth in housing units exceed the growth in households. This better balance between supply and demand will relieve future price pressure on the housing market.”

“The value of permit-authorized construction in Utah in 2020 is forecast at \$9.06 billion, a decline of 5.0% from 2019. The number of residential units is forecast at 26,000 units, down slightly from the 26,908 in 2019. The forecasted decline is due to an expected slowdown in multifamily permit activity. The value of residential construction will hold steady at around \$5.80 billion while nonresidential construction will likely see modest declines. Despite the declines, the value of permit-authorized construction in 2020 will likely be the second-highest year on record.”

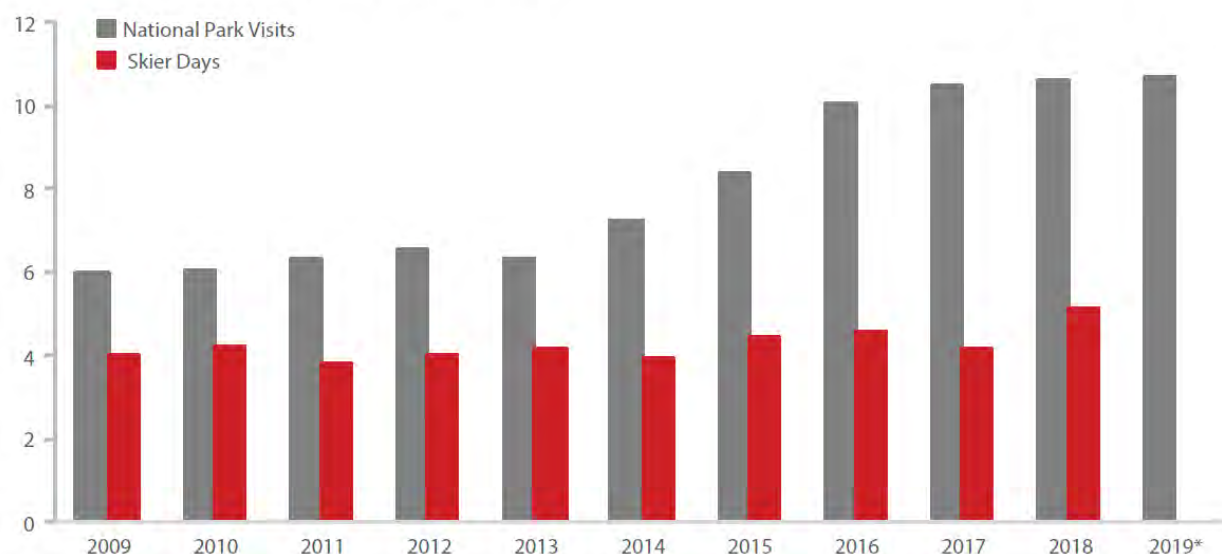
“The value of Utah’s 2019 permit-authorized nonresidential construction was an estimated \$2.3 billion, the second highest year ever in current dollars and fourth highest year in inflation-adjusted dollars. In 2019, permit-authorized nonresidential construction value was led by industrial-warehouse-manufacturing construction and office-bank-professional construction, respectively. The industrial construction sector had a record year in 2019 with 34.9% year-over-year construction value increase. Two-thirds of all nonresidential construction took place in Salt Lake and Utah counties.”

The 2020 forecast for the value of permit-authorized nonresidential construction in Utah is \$2.06 billion, a 10.5% decrease from 2019.” However, the decline is from previous years of record construction activity. 2020 forecasts are still above the average and high levels of nonresidential construction activity are projected to continue.

Tourism:

Tourism economic data collected from the 2020 ERG report states, “Utah’s tourism and travel sector experienced continued economic growth in 2019, including record-level visitor spending, jobs and wages, and state and local tax revenue... year-to-date travel-related sales tax revenues, such as transient room, restaurant, and resort communities’ sales, were trending 5.0-9.0% higher than 2018 revenues. During the first three quarters of 2019, 23 of Utah’s 29 counties experienced year-over-year increases in transient room tax revenue. Additionally, total taxable sales in the leisure and hospitality sector increased 6.1% during the first half of 2019, while gas station, grocery store, and other travel-related retail sales increased around 2.0%...first-half of 2019, travel-related jobs in Utah’s private leisure and hospitality sector experienced a 3.8% year-over-year increase- higher than the average of all other sectors combined (3.1%). Leisure and hospitality sector wages increased 6.5% compared to 7.1% for all other sectors.

Utah National Park and Skier Visits, millions

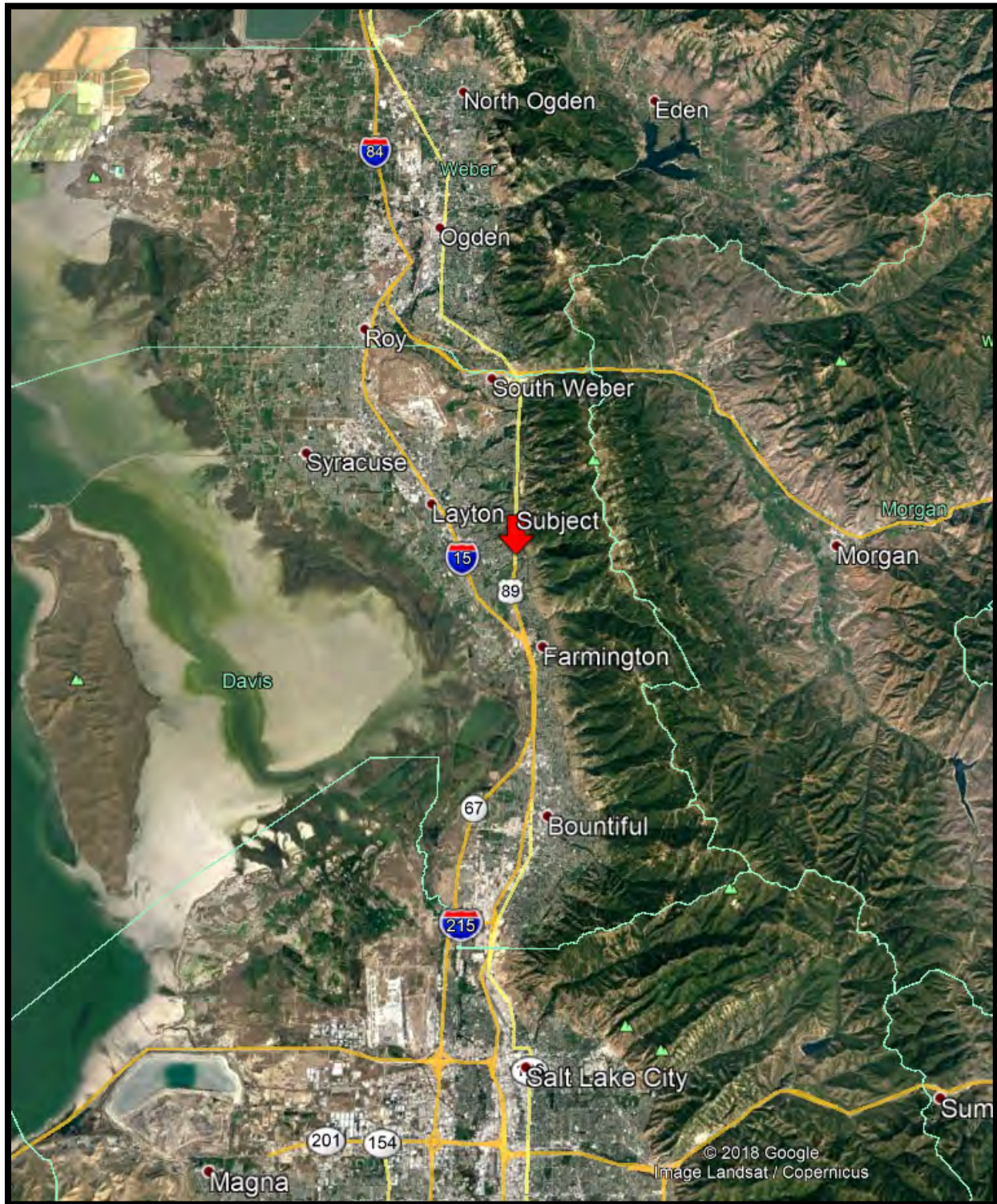


*2019 skier days will be released in June 2020. Skier days include season that begins with year shown (e.g. 2018 = 2018-2019 ski season).
Source: U.S. National Park Service and Ski Utah

Conclusion and Outlook:

The economy of Utah in 2019 was healthy and continued to show signs of growth in most sectors of the market with a growth in Real GDP of 3.7%. Strong job growth, low unemployment, and rising population all led to a robust economy in 2019. 2020 is expected to show continued growth at a slower pace. Because of Utah's diverse mix of industries, the state economy is expected to weather economic fluctuations better than the national economy with industries such as construction, durable manufacturing, retail, and finance representing a slightly heavier footprint in Utah than in the national landscape. According to the 2020 ERG report, Utah's potential for continued growth is sustainable given that Utah continues to lead the nation as the most diverse economy with a Hachman Economic Diversity Index score of 97.1 (up from 96.9 in 2018) ahead of Missouri (96.8) and Arizona (96.0). Despite Utah's midsized economy (31st largest), its industrial composition is more diverse than even the largest states. Utah continues to attract organizations from across the country and globe with growth only tempered by uncertainty in the macroeconomy. The COVID-19 Pandemic has dampened some expectations.

Area Map



NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity

The subject property is a minor corner parcel located on the northeast corner of Green Road and Highway 89 within the jurisdiction of Fruit Heights in Davis County. Kaysville and Layton are north of Fruit Heights, with Farmington to the south, I-15 to the west, and the Wasatch Mountains to the east. Fruit Heights is located approximately 15-20 miles north of the Salt Lake City's central business district (CBD).

Boundaries and Accessibility

The boundaries of the neighborhood are best delineated by streets or geographical features. The boundaries are given as follows:

North	I-84
South	400 North in Centerville
West	I-15
East	Wasatch Mountains

Interstate 15 is the major north-south freeway for the state and provides linkage to all the major population areas along the Wasatch Front. I-15 is west of Fruit Heights with numerous interchanges located at Kaysville and Layton. Highway 89 is a major highway through the State of Utah and Highway 89 runs in a north/south direction through the center of Fruit Heights. Traffic counts are $\pm 37,000$ AADT on Highway 89. Other major traffic arteries in the subject neighborhood include 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville), Mutton Hollow Road (Kaysville), Crestwood (Kaysville), Oak Hills Drive (Layton) and Gentile Street (Layton). All roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average to good.

Jurisdiction

The neighborhood is within the jurisdiction of Fruit Heights and the other surrounding municipalities previously named, as well as Davis County. The cities and county within the neighborhood provide all major services and control development within their respective borders.

Neighborhood Life Stage

According to the *Appraisal of Real Estate*, neighborhoods typically evolve through four states as described below:

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability – A period of equilibrium without gains or losses.
3. Decline – A period of diminishing demand.
4. Revitalization – A period of renewal, development, modernization and increasing demand.

The immediate subject neighborhood is in a growth/stability stage.

Land Use Characteristics

Development within the defined boundaries comprises a mixture of residential, agricultural, commercial, industrial and retail uses. Commercial uses are primarily located along major roadways previously mentioned and interstate/interchange frontage. Residential uses are interspersed throughout the subject neighborhood, primarily along secondary transportation routes. Residential developments are comprised mainly of multi-family units, including condominiums and apartments. Some single-family uses are present on secondary roadways. Agricultural uses are primarily located near the peripheries of development.

The subject fronts to Green Street, Highway 89 and Peachtree Lane in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are

some duplexes and other multi-family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are west within Kaysville and south within Farmington in and around Farmington Station.

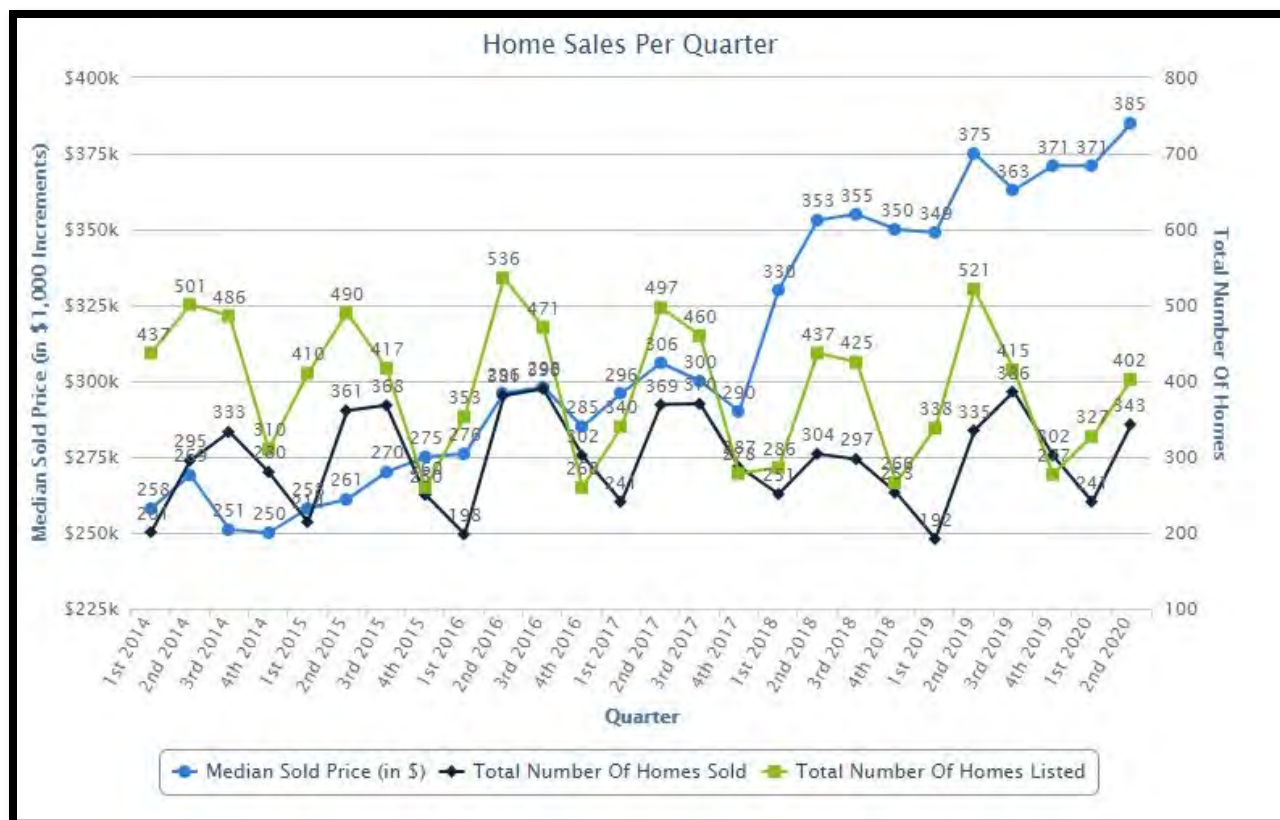
Fruit Heights and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Neighborhood Real Estate Overview - Residential

The subject is positively influenced by its location and the demand for new housing, which also drives commercial development in the area. In examining home sales in the neighborhood, it appears that values “bottomed out” in 2011 after recessionary market conditions. Since 1st Quarter 2012, the median house price has continued to increase overall with an overall upward trend in values. Market conditions have improved and strong demand for the residential market with increases in the number of homes sold and

overall price appreciation is apparent throughout the Wasatch Front. This is illustrated on the following graph obtained from the Wasatch Front Regional Multiple Listing Service that includes the eastern portions of Kaysville, Fruit Heights, Farmington and Layton that border Highway 89. The data is effective to 2Q of 2020.



As shown in the graph above, the median sale price of a single-family residence within Fruit Heights and the eastern portions of Farmington, Kaysville and Layton bordering Highway 89 has steadily increased over the last three (3) years, from a median price of \$306,000 as of the 2Q of 2017 to a current median sold price of \$385,000 as of 2Q of 2020. This equates to appreciation of $\pm 25.82\%$ over the three year period, or $\pm 8.6\%$ annually. Within the last year, the median sold price stayed fairly level overall for 4th quarter 2019 and 1st quarter 2020. The COVID-19 pandemic began to close the economy in late 1st quarter and it was initially anticipated that there would be a downward decline in appreciation. However, the data that recently came out indicates an upward adjustment of 3.8 percent in 2nd quarter 2020 during the pandemic. This upward trend is

a result of demand exceeding supply and lowering interest rates. These factors have boosted the economy, as well as many restrictions being lifted beginning in May 2020 and businesses reopening.

It should be noted that the median sale price of a single-family residence actually decreased -3.2% during the 3Q of 2019, from \$375,000 (2Q of 2019) to \$363,000 (3Q of 2019). This was in-line with residential market trends observed in other markets in the state, which suggested that the market began to stabilize and appreciation slowing in some areas during the latter part of 2019 and early 2020.

The trendline for the number of sold homes has been relatively stable over the last three years, and the figure of 386 (3Q 2019) is the highest number in the last three year period. The number of closed transactions over the last year has ranged from 241 to 386 on a quarterly basis. The number of active listings has fluctuated dramatically and generally follows seasonal trends. There was a sizeable spike in the number of active listings during the 2Q of 2019. At 521 listings, this number is second highest in the five year timeline. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

Trends in Davis County overall are also reviewed, which indicate similar trends, with positive appreciation in 2nd quarter 2020. The following is a summary of the information from the Wasatch Front Regional Multiple Listing Service for all of Davis County for residential properties, through 2nd quarter 2020.

Search Criteria: State is Utah, County is Davis

Select Graph Type

Click and drag area inside of graph to zoom.



The upward trends in the residential market area also influencing trends in commercial real estate. Commercial development within Davis County and along the Wasatch Front in general for retail, office and industrial developments has been strong over the last two to three years. Vacancy rates for all commercial subtypes (i.e. office, retail, etc.) have declined, and asking lease rates generally have risen and/or remained stable. Speculative and build to suit construction numbers are strong, and multiple projects are ongoing. The continued increasing population, new development and increase in job growth in the area are positive demand factors for new retail development in the area.

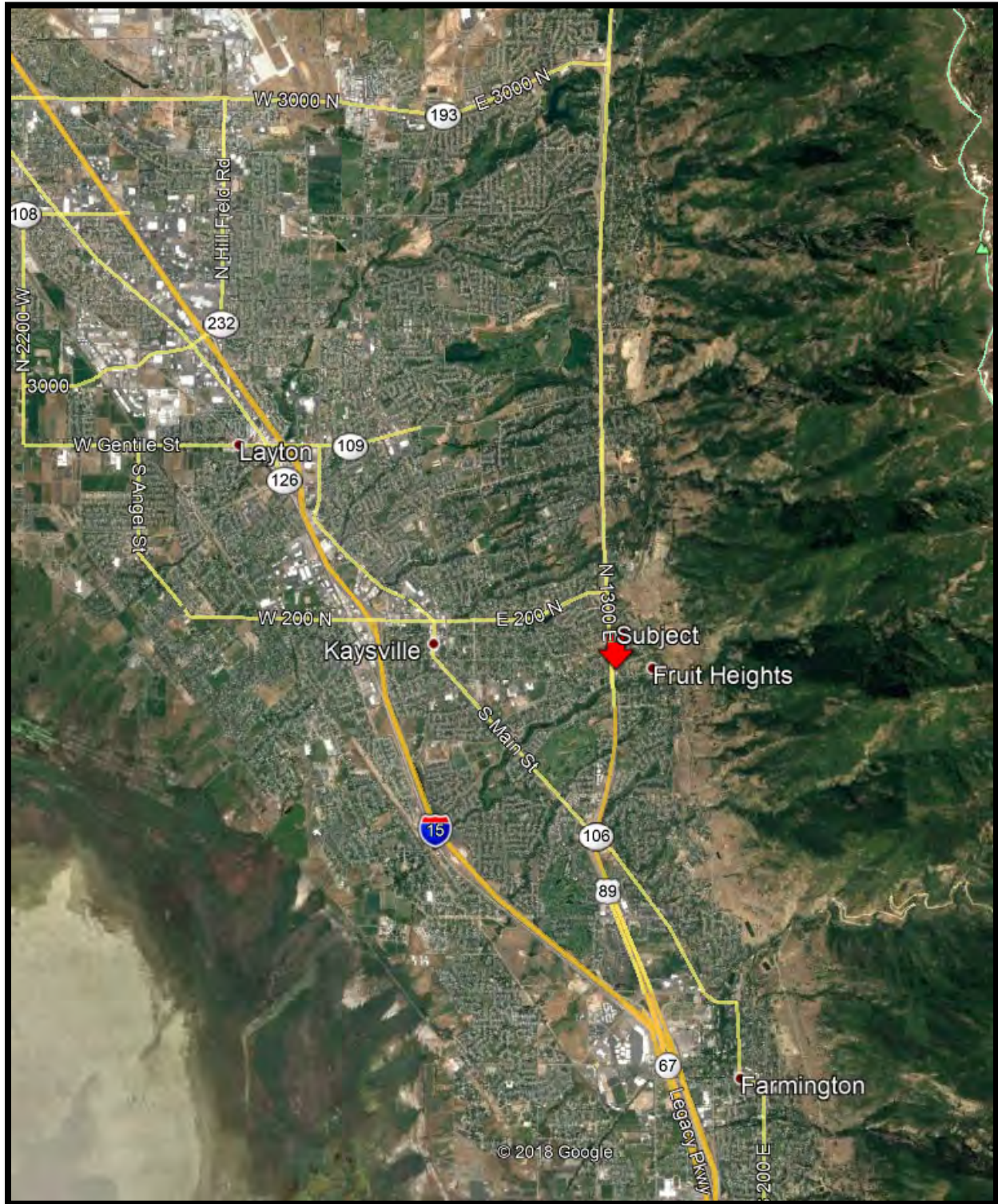
Influences

Positive influences stem primarily from the relative strong growth of the Wasatch Front area in general with respect to strong job formation and population growth over the past several years and projections for continued population growth in the state. Other positive influences include the relatively stable demand in the real estate market sector. In general, market conditions and real estate activity has been consistently strong over the last 5-7 years. There are no major negative influences in the subject neighborhood.

Conclusion

In summary, the subject is located in Fruit Heights adjacent to the Highway 89 corridor and north of the I-15/Highway interchange in Farmington to the south. The immediate neighborhood is well established and surrounding development is almost exclusively single-family residential in nature. Linkages/access into the immediate area are average and sufficient, as is proximity to commercial support services. The long-term outlook is for a relatively stable growth pattern with stabilizing/improving property values.

Neighborhood Map



Larger Parcel Determination

In typical right-of-way appraisal assignments, it is necessary to determine and clearly define the larger parcel of which the acquisition(s)/easement(s) are a part. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, sixth edition (2015) is as follows:

- Larger Parcel

1. *In condemnation, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*

2. *In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.*

The three main tests in determination of the larger parcel include contiguity, unity of ownership, and unity of use (highest and best use). In the case of the subject, the acquisition(s) is wholly contained within Davis County parcel number(s) 11-119-0123, currently under the recorded ownership of Kaysville City. This parcel contains a calculated land size of ±128,154 square feet, or 2.942 acres, and is adequately sized and shaped to accommodate stand-alone development.

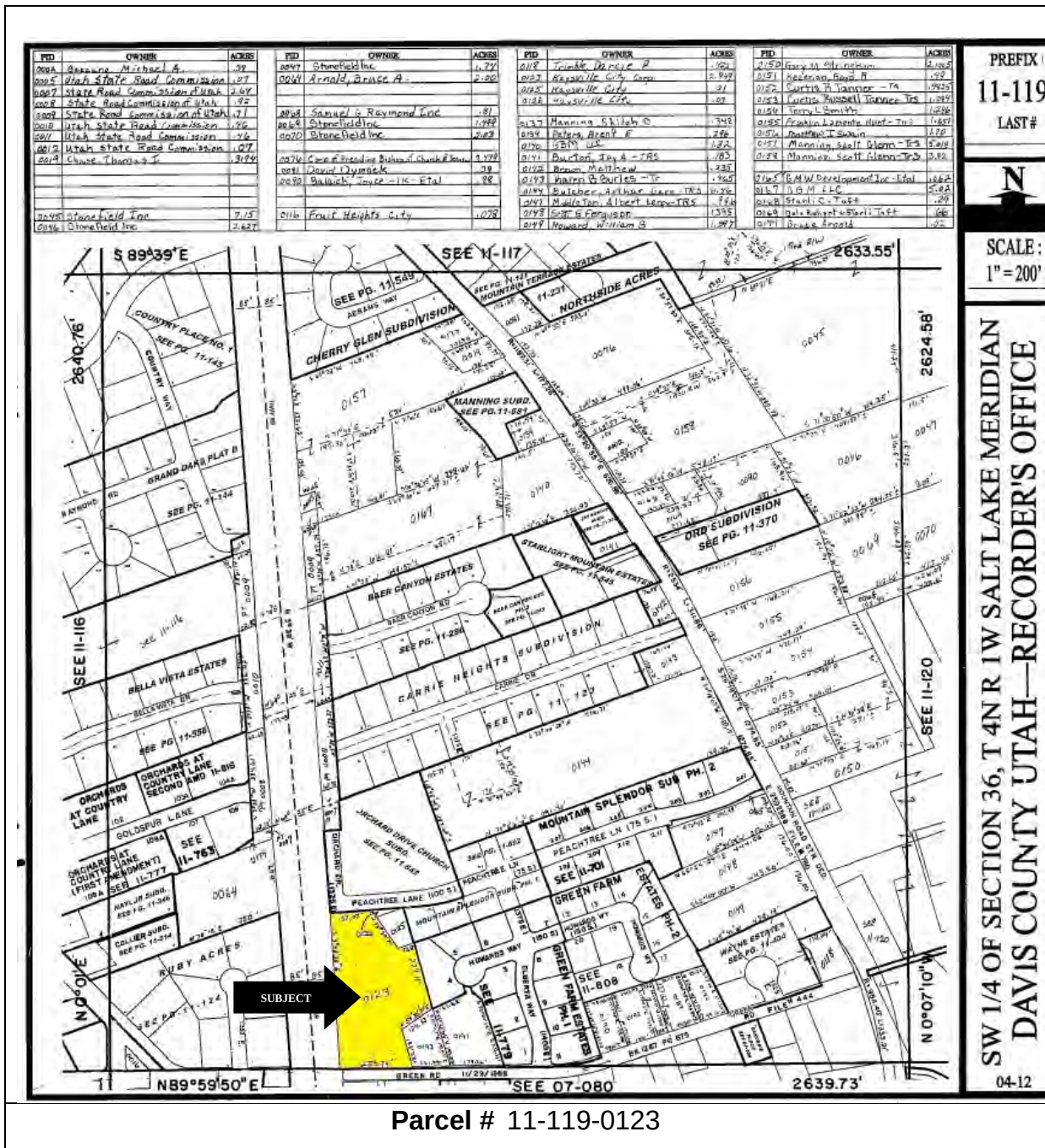
Thus, the defined larger parcel referred to herein comprises all of Davis County parcel number(s) 11-119-0123, which contains ±128,154 square feet, or 2.942 acres, and is under the recorded ownership of Kaysville City. Please refer to the highest and best use, plat map and zoning map contained herein for further clarification.

COUNTY AERIAL PARCEL MAP



Outlined Area is Approximate as per Davis County and comprises
Davis County Tax ID 11-119-0123.

COUNTY PLAT MAP



Description of Larger Parcel

Deeds/ownership records provided by the client indicate the subject site comprises a portion of a single tax parcel containing $\pm 128,154$ square feet, or 2.942 acres. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

<i>-Land Area</i>	$\pm 128,154$ square feet, or 2.942 acres
<i>-County Parcel No(s).</i>	11-119-0123
<i>-Street Orientation</i>	Minor corner.
<i>-Shape</i>	Slightly irregular.
<i>-Frontage</i>	± 521.08 linear feet on Highway 89.
<i>-Access</i>	Access to the subject is from both Green Street and Peachtree Lane. The subject abuts Highway 89, but does not have direct access from Highway 89. Highway 89 is a four lane asphalt paved street without curb, gutter, and sidewalk. There is no direct access to Highway 89. Green Road is a two lane asphalt paved road and Peachtree Lane is a two lane asphalt paved road. There are no curb, gutter or sidewalk improvements along Green Road. There are curb, gutter and sidewalk improvements along Peachtree Lane.
<i>-Depth</i>	Maximum depth is ± 245.94 linear feet.

<i>-Topography</i>	Level; The site is at street grade with Green Street and Peachtree Lane. The property is mostly level with a minor slope from east to west. There is a grass detention pond on the north portion of the property and several dirt piles to the south of the landscaped pond.								
<i>-Drainage</i>	Natural drainage is westerly.								
<i>-Soil</i>	Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.								
<i>-Wetland Areas</i>	A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. Determination of wetlands is beyond my area of expertise. No obvious signs of wetlands or other wet areas were readily observable during the property inspection. This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.								
<i>-Adjacent Properties</i>	Adjacent properties are as follows: <table> <tr> <td><i>North:</i></td><td>Church / Single-family residential</td></tr> <tr> <td><i>South:</i></td><td>Single-family residential</td></tr> <tr> <td><i>East:</i></td><td>Single-family residential</td></tr> <tr> <td><i>West:</i></td><td>Highway 89 / Single-family residential</td></tr> </table>	<i>North:</i>	Church / Single-family residential	<i>South:</i>	Single-family residential	<i>East:</i>	Single-family residential	<i>West:</i>	Highway 89 / Single-family residential
<i>North:</i>	Church / Single-family residential								
<i>South:</i>	Single-family residential								
<i>East:</i>	Single-family residential								
<i>West:</i>	Highway 89 / Single-family residential								
<i>-Street Improvements</i>	Highway 89 is a four lane asphalt paved street without curb, gutter, and sidewalk. There is no direct access to Highway 89. Green Road is a two lane asphalt paved road and Peachtree Lane is a two lane asphalt paved road. There are no curb, gutter or sidewalk improvements along Green Road.								

There are curb, gutter and sidewalk improvements along Peachtree Lane.

-Traffic Counts

The nearest Annual Average Daily Traffic (AADT) is $\pm 37,000$ AADT on Highway 89 according to a 2016 UDOT traffic count study.

-Utilities

Utilities are provided to the immediate subject area and/or site and are adequate to support development.

-Abutting Rights-of-Way

Green Street and Peachtree Lane. Highway 89 also abuts the subject to the west.

-Easements, Restrictions and Encroachments

A title policy was not provided for review in conjunction with this report. There is an overhead power line to along the west property line. No other unusual easements, restrictions, and/or encroachments are indicated in the legal description for the subject parcel. No other unusual encumbrances or encroachments were noted during inspection. It is assumed that typical public utility, street, and drainage easements and/or any other undisclosed easements and/or rights-of-way would not adversely impact the development potential of the subject site.

-Special Hazards

Flood Zone:

Zone X (outside 100-year flood zone). Community Panel #49011C0241E; dated June 18, 2007. A copy the applicable section of the flood zone map is attached in the addenda.

Environmental:

There is no direct current evidence of environmental problems associated with the subject. The client has not provided Phase I or Phase II Environmental Site Assessments relative to the subject. Without Phase I and Phase II Environmental Site Assessments, this analysis assumes that no environmental hazards/contamination exists on the subject premises. Should a Phase I or II Environmental Site Assessment be provided indicating the existence of environmental contamination/hazards and detailing remediation costs associated with the contamination, the value estimate conclusions contained herein may need to be reevaluated and would likely be lowered. Review of a complete Phase I Environmental Site Assessment specific to the subject property, performed by a qualified engineer/firm is strongly recommended.

Earthquake Zone:

The subject is located in a moderate liquefaction potential zone. This is a typical classification for properties located in the immediate subject neighborhood.

-Zoning

The subject is zoned C-2 (Commercial Use). According to the zoning ordinance, the C-2 commercial zone is established for the purpose of meeting regional commercial needs. Larger scale and more intensive commercial uses are contemplated and permitted in this zone, with appropriate controls to avoid impacting nearby residential neighborhoods, and providing for the safe ingress and egress from major high speed highways.”

Permitted uses include business and professional offices; fruit and vegetable stands; light manufacturing; mobile homes in approved mobile home parks; motor vehicle service stations,

including repair and maintenance services; restaurants, site down and fast food; retail and wholesale commercial sales and personal service facilities; secondary dwelling, sexually oriented business as permitted in title 3, chapter 10 of the zoning code; and small equipment and appliance repairs.

Conditional uses include automobile, boat and other motorized vehicle dealerships; manufacturing; mobile home parks; motels and hotels; multiple-family dwellings (but not one- or two- family dwellings); public and quasi-public uses; recreational vehicle parks and overnight campgrounds; storage and warehousing operations; and other retail business or service establishments considered by the planning commission to be similar to those listed in the zoning ordinance.

Lot Size: No minimum required for nonresidential uses. Minimum residential lot size shall be seven thousand five hundred (7,500) square feet for the first dwelling, and two thousand five hundred (2,500) square feet for each additional unit.

Lot Width: No minimum required for nonresidential uses. Minimum residential lot width shall be sixty feet (60') for the first dwelling, and ten feet (10') of additional width for each additional dwelling.

Other select pages of the zoning ordinance are retained in the appraisal work file. A full copy can be accessed on the Fruit Heights website.

-Well Water Rights No water rights included in the appraisal. Valuation assumes adequate water rights for development.

-Site Utility The subject represents a medium sized, slightly irregular shaped, minor corner parcel. Access is available via Green Street and Peachtree Lane. The site is level and at street grade with Green Street and Peachtree Lane. The site and/or immediate area are served by all necessary utilities. It is of sufficient size to accommodate a variety of uses and has apparent adequate load bearing capacity. Overall, utility of the site is rated average.

IMPROVEMENT DESCRIPTION

The property is currently vacant.

RECENT HISTORY OF THE PROPERTY: USPAP requires a three (3) year reporting history for the appraised property, while UDOT right-of-way appraisal guidelines dictate a five (5) year reporting history requirement.

The current owner of record is Kaysville City, represented by Mr. Cole Stephens. The property has been owned the city since 1989. The owner reports there have been no sales, listings or other offers within the past five years. A search of the Wasatch Front MLS and LoopNet did not reveal any sales or listings within the last five (5) years. Thus, no sales, listings or other unsolicited offers are known within the last five (5) years.

REAL ESTATE TAXES & ASSESSMENTS: Real estate tax information for the subject for 2019 is shown in the following table.⁶

Current Assessment and Tax Information: FY 2019						
Parcel	Total	Total Taxable	Tax rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
11-037-0010	\$396,164	\$0	0.012837	\$0	\$0	\$0
¹ Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded.						
² Special assessments include bond payments and/or other taxes that do not vary according to assessed value.						

Source: Davis County

The above assessment is for 2019. The indicated assessed value is \$134,658 per acre, or \$3.09 per square foot. The property is owned by a municipality and is tax exempt. The current assessed value of the land is lower in comparison to the appraised market value outlined herein. This appraisal analyzes current market data and makes specific adjustments to each sale in order to derive an indication of market value for the subject. The assessed value is typically computer generated and is not specific in adjustments. Thus, no weight is placed on the assessed value as a market value indicator.

⁶ Taxes in Utah are calculated by applying a tax rate to taxable value. Taxable value is a percentage of the assessor's estimate of market value. The percentage is 100 percent for commercial properties and about 67 percent for residential properties. The tax rate varies depending on a given county's budget.

Data Analysis and Conclusions – Before Acquisition

ANALYSIS OF HIGHEST AND BEST USE:

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of any existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The subject is a minor corner parcel located on the northeast corner of Green Road and Highway 89 in Fruit Heights, Utah. The total area of the subject land is $\pm 128,154$ square feet, or 2.942 acres. The site is slightly irregular in shape and the topography is level. There is a small drainage/detention pond on the north portion of the property. Natural drainage is westerly. The total frontage is ± 521.08 linear feet on Highway 89. Access is via Green Street and Peachtree Lane. Highway 89 is a four lane asphalt paved street without curb, gutter, and sidewalk. There is no direct access to Highway 89. Green Road is a two lane asphalt paved road and Peachtree Lane is a two lane asphalt paved road. There are no curb, gutter or sidewalk improvements along Green Road. There are curb, gutter and sidewalk improvements along Peachtree Lane. The nearest available traffic counts are $\pm 37,000$ AADT on Highway 89, near the subject.

The size and shape of the subject, at approximately $\pm 128,154$ square feet, or 2.942 acres, could physically accommodate a variety of developments. No major physical detriments are apparent.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site.

No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

As noted previously, the subject property is under the jurisdiction of Fruit Heights and is currently zoned C-2 (Commercial Use). The commercial zoning allows for a variety of uses, including retail, office, light manufacturing, and various low intensity commercial uses. Multi-family is a conditional use, as well as additional commercial uses as discussed previously in the zoning description.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Currently, market conditions are positive and have been strong for the last 5-7 years since the significant market turndown/recession experienced from 2008-2012. Real estate construction and investment has been strong since this time, with continued and sustained appreciation for all submarkets (i.e. residential, commercial, multi-family, industrial, etc.) noted.

Location is a significant determinant and plays a large role in the highest and best use conclusion. The subject fronts to Green Street, Highway 89 and Peachtree Lane in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and other multi-family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are west within Kaysville and south within Farmington in and around Farmington Station.

Fruit Heights and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Traffic counts are $\pm 37,000$ AADT on Highway 89. Linkages are rated as average with 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville),

Mutton Hollow Road (Kaysville), Crestwood (Kaysville), Oak Hills Drive (Layton) and Gentile Street (Layton) all located nearby.

As the subject is surrounded by residential and a church, a lower intensity commercial uses or possibly a multi-family use are considered the most likely financially feasible uses. The access of the subject is average/fair for commercial uses. Green Road is a primarily residential access road leading from Highway 89 to Mountain Road. This is a right-in/right-out only access at Highway 89. Given the subject's location, access and physical characteristics, the subject would have wide market appeal and would likely sell within a typical timeframe, if it became available on the open market. The most likely financially feasible use is low-medium intensity commercial use. A medium density residential use may also be feasible given the current demand in the area for residential development.

Maximally Productive Use and Conclusion (As Vacant)

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be for a low-medium intensity commercial development or possible medium density multiple family residential development. The subject could be legally subdivided into multiple lots. The most probable buyer would be a local/regional developer/investor. Given the location and strong current market conditions, the timing for development is likely immediate.

Highest and Best Use of the Site As Improved

N/A – The subject is vacant.

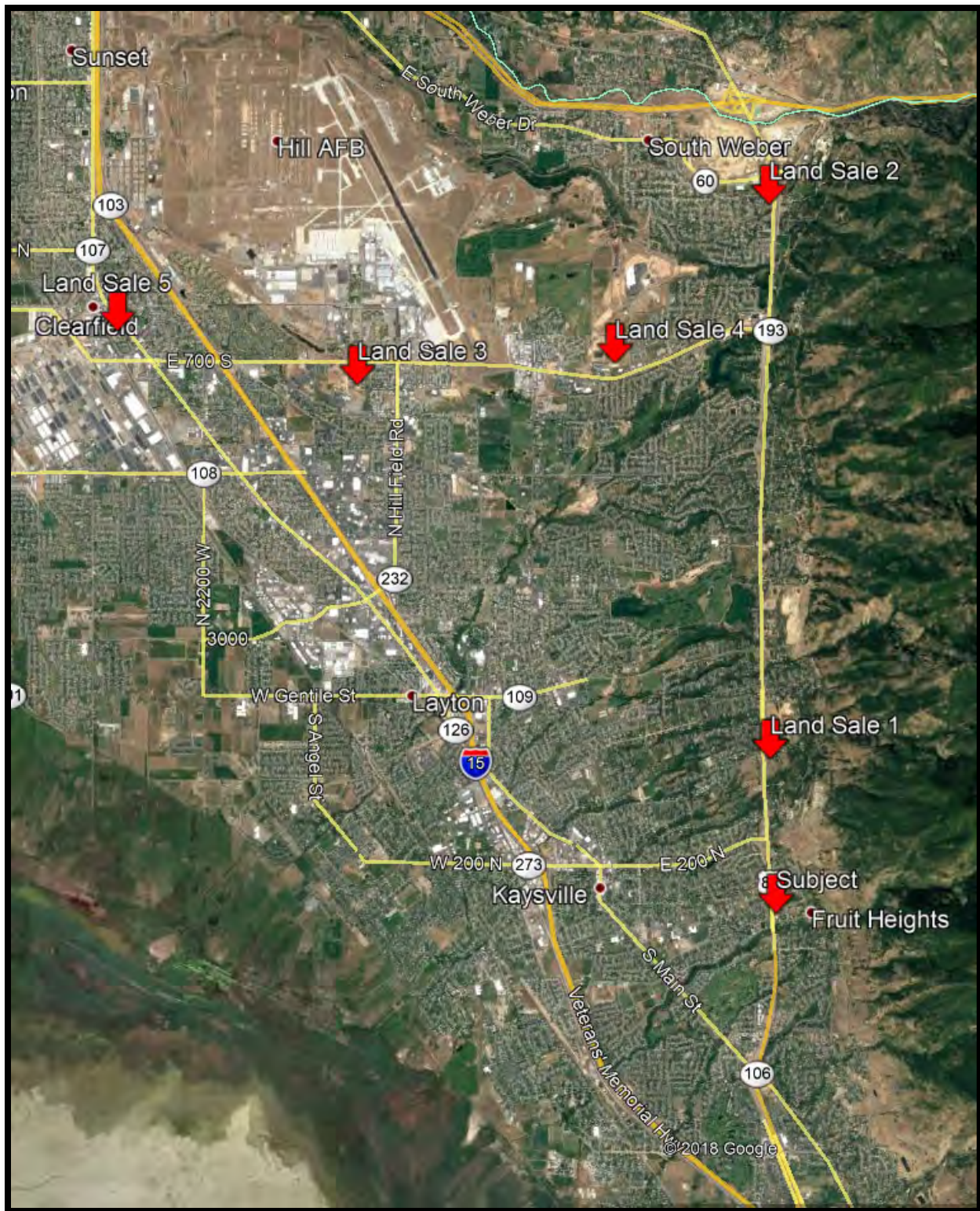
LAND VALUATION

The method used to assist in formulating the appropriate market land value is based on the traditional approach to land value, namely the Sales Comparison Approach. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The concluded highest and best use is for low-medium intensity commercial development or possible medium density multiple family residential development. The following table is a summary of the land sales used in this report. The complete data sheets with plat maps and additional information are contained within the addenda of the report. Further information is retained in the appraisal work file.

SUMMARY OF COMPARABLE LAND SALES (BEFORE ADJUSTMENTS)						
ID	Subject	1	2	3	4	5
Address	1345 Green Road	600 N. Highway 89	7870 S. 2700 E.	2800 N. University Park Boulevard	2980 N. Church Street	442 S. State Street
City/Utah	Fruit Heights	Kaysville	South Weber	Layton	Layton	Clearfield
Parcel #	11-119-0123	Various - See Data Sheet	13-041-0062 & - 0068	09-034-0059	09-392-0403	12-003-0108
Land Size (Acres)	2.94	23.29	3.25	2.50	2.39	15.30
Land Size (Sq.Ft.)-Est.	128,154	1,014,600	141,570	108,900	104,108	666,468
Shape	Slightly Irregular	Mostly Rectangular	Mostly rectangular	Rectangular	Irregular	Irregular
Street Orientation	Minor Corner	Interior	Interior	Second Tier	Second Tier	Interior
Topography	Level / Det. Pond	Level / Sloping	Level	Level	Level	Level
Utilities	All Available	All Available	All Available	All Available	All Available	All Available
Street Imp.	Typical	Typical	Typical	Typical	Typical	Typical
Zoning	C-2	R-1-14	CO	Commercial	CP-1	TR
Date of Sale	N/A	Sep-19	Jul-19	Nov-18	May-18	Apr-18
Sales Price	N/A	\$6,987,600	\$890,000	\$461,000	\$600,000	\$4,750,000
Sale Price/Acre	N/A	\$300,000	\$273,846	\$184,400	\$251,046	\$310,458
Sales Price/Sq.Ft.	N/A	\$6.89	\$6.29	\$4.23	\$5.76	\$7.13

COMPARABLE SALES MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. Each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot. This unit of comparison is chosen for consistency purposes due to the square foot unit as indicated on the right-of-way documents for the acquisitions.

If needed, dollar adjustments are made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments are then made to account for market conditions that change over time. Thereafter, additive percentage adjustments are made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. No adjustments are necessary.

CONDITIONS OF THE SALE: All of the comparable sales were reportedly arms-length transactions. No adjustments are necessary.

EXPENDITURES IMMEDIATELY AFTER SALE: No adjustments are necessary.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Market conditions along the Wasatch Front and State of Utah in general were below average and declining during 2007 through 2011 and into early 2012. As indicated in the neighborhood overview section of the report, market conditions have dramatically improved and sustained appreciation for residential improvements throughout the Wasatch Front over the last several years is apparent. As outlined previously in the market overview section of the report, the median sale price of a single-family residence within Fruit Heights and the eastern portions of Farmington, Kaysville and Layton bordering Highway 89 has steadily increased over the last three (3) years, from a median price of \$306,000 as of the 2Q of 2017 to a current median sold price of \$385,000 as of 2Q of 2020. This equates to appreciation of $\pm 25.82\%$ over the three year period, or $\pm 8.6\%$ annually. Within the last year, the median sold price stayed fairly level overall for 4th quarter 2019 and 1st quarter 2020. The COVID-19 pandemic began to close the economy in late 1st quarter and it was initially anticipated that there would be a downward decline in appreciation. However, the data that recently came out indicates an upward adjustment of 3.8 percent in 2nd quarter 2020 during the pandemic. This upward trend is a result of demand exceeding supply and lowering interest rates. These factors have boosted the economy, as well as many restrictions being lifted beginning in May 2020 and businesses reopening.

It should be noted that the median sale price of a single-family residence actually decreased -3.2% during the 3Q of 2019, from \$375,000 (2Q of 2019) to \$363,000 (3Q of 2019). This was in-line with residential market trends observed in other markets in the state, which suggested that the market began to stabilize and appreciation slowing in some areas during the latter part of 2019 and early 2020.

The trendline for the number of sold homes has been relatively stable over the last three years, and the figure of 386 (3Q 2019) is the highest number in the last three year period. The number of closed transactions over the last year has ranged from 241 to 386 on a

quarterly basis. The number of active listings has fluctuated dramatically and generally follows seasonal trends. There was a sizeable spike in the number of active listings during the 2Q of 2019. At 521 listings, this number is second highest in the five year timeline. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The subject's highest and best use is a low-medium intensity commercial use such as office, or possibly mixed use with multi-family residential. These markets tend to follow the residential market in regard to demand. There are limited commercial sales in the immediate subject neighborhood. As such, adjustments made for market conditions are based on general overall market condition adjustments.

The sales occurred from April 2018 to September 2019. No new sales could be located in the neighborhood that are comparable to the subject. All of the sales are adjusted upward to account for improving market conditions.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. Locational characteristics for the subject have previously been described. The subject is located on the east side of Highway 89, in Fruit Heights, Utah. The immediate area is mostly residential in nature. There are limited commercial developments in the immediate area. The subject has exposure on Highway 89, but access is from a secondary residential access street. If commercially developed, the most likely development would comprise a low-medium intensity development, such as office. A multi-family residential use or mixed use could also be possible, which good demand currently.

All of the comparable sales represent vacant land that were purchased for various developments from medium density residential to commercial. Sale 1 is a recent sale located near to the north of the subject on the border of Kaysville and Fruit Heights City. The property was purchased for single-family residential development but represents the

demand for vacant land in the area that can be developed residentially. An adjustment for zoning is made in the zoning adjustment category. No adjustment is made for location.

Sale 2 is located in South Weber, adjacent west of Highway 89. The property is in a secondary commercial area in a primarily single-family residential development area. This is similar to the subject's location. However, Fruit Heights is superior to the demand in South Weber and an upward location adjustment is warranted to sale 2.

Sale 3 is located in Layton in a mixed use development area. The property was purchased for office development. It is further from a major traffic artery, but in a more developed area and negating factors are considered. No adjustments are necessary for location to sale 3.

Sale 4 is located in Layton in a mixed use area north of SR-193. The property has similar locational characteristics overall as compared to the subject and is not adjusted for location.

Sale 5 is located in a mixed use area on State Street in Clearfield. This sale represents a mixed use sale location that is overall similar to the subject in location.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. In addition, the period for construction generally increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land.

The subject has a land size of $\pm 128,154$ square feet, or 2.942 acres. The comparables range in size from 2.39 to 23.29 acres. For larger development land parcels, there is limited difference or adjustment on a per unit basis for larger acreage. Sales 1 and 5 are significantly larger in size and are both adjusted upward. The remaining sales are close enough in size that no additional size adjustment is necessary.

Shape: Shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to maximize the potential development of the land with the least amount of wasted or excess land.

The subject has a slightly irregular shape overall, but is large enough that the shape does not adversely impact the development potential of the parcel. The sales range from rectangular to irregular, but are also large enough that shape is not a factor for adjustment.

Street Orientation: Street orientation is another factor that can influence the price a buyer is willing to pay for commercial or mixed use development land. For commercial and mixed use development, a corner parcel may have greater appeal due to the greater number of access points and street improvements already in place.

The subject is located on a minor corner. Given the access the overall street orientation is similar to interior parcels. Sales 1, 2 and 5 are interior parcels and are not adjusted. Sales 3 and 4 are second tier parcels that are inferior in street orientation and are adjusted upward.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill

conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill.

The topography of the subject is level to slightly sloping. There is a detention pond that is landscaped located on the north portion of the property. The pond comprises approximately 10-15% of the overall site. Sale 1 has level to sloping topography but overall is similar to a level site. The remaining sales are level or slightly sloping. To account for the subject's on-site detention pond, all of the sales are adjusted down.

Utilities: The subject property has all utilities available in the immediate area and no adjustments are necessary.

Street Improvements: The subject and all sales have typical street improvements and no adjustments are made in this area of adjustment.

Zoning: The subject is located in a C-2 Zone. Highest and best use is low-medium intensity commercial use or possible mixed use including multi-family residential. Sale 1 is zoned single-family residential, but is one of the highest sales. This demonstrates the current demand for residential development in the area. Based on highest and best use, no adjustment is necessary. The remaining sales are commercial or mixed use and are not adjusted.

Other: No additional adjustments are necessary. An adjustment grid is presented on the following page that outlines each of the adjustments made:

LAND ADJUSTMENT GRID						
	Subject	COMPARABLES SALES				
		1	2	3	4	5
Address	1345 Green Road	600 N. Highway 89	7870 S. 2700 E.	University Park Boulevard	2980 N. Church Street	442 S. State Street
City/Utah	Fruit Heights	Kaysville	South Weber	Layton	Layton	Clearfield
Sales Price		\$6,987,600	\$890,000	\$461,000	\$600,000	\$4,750,000
Adjustments:						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$6,987,600	\$890,000	\$461,000	\$600,000	\$4,750,000
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$6,987,600	\$890,000	\$461,000	\$600,000	\$4,750,000
Date of Sale		Sep-19	Jul-19	Nov-18	May-18	Apr-18
Market Conditions		3.00%	3.00%	6.00%	8.00%	8.00%
Adjusted Price		\$7,197,228	\$916,700	\$488,660	\$648,000	\$5,130,000
Unit of Comparison						
Square Feet	128,154	1,014,600	141,570	108,900	104,108	666,468
Price Per Sq.Ft.		\$7.09	\$6.48	\$4.49	\$6.22	\$7.70
Other Adjustments:						
Location		0%	10%	0%	0%	0%
Physical Characteristics						
Size		15%	0%	0%	0%	10%
	128,154	1,014,600	141,570	108,900	104,108	666,468
Shape		0%	0%	0%	0%	0%
	Slightly Irregular	Mostly Rectangular	Mostly rectangular	Rectangular	Irregular	Irregular
Street Orientation		0%	0%	10%	10%	0%
	Minor Corner	Interior	Interior	Second Tier	Second Tier	Interior
Topography		-10%	-10%	-10%	-10%	-10%
	Level / Det. Pond	Level / Sloping	Level	Level	Level	Level
Utilities Available		0%	0%	0%	0%	0%
	All Available	All Available	All Available	All Available	All Available	All Available
Street Improvements		0%	0%	0%	0%	0%
	Typical	Typical	Typical	Typical	Typical	Typical
Zoning		0%	0%	0%	0%	0%
	C-2	R-14	CO	Commercial	CP-1	TR
Other		0%	0%	0%	0%	0%
Adjusted Price Per SF		\$7.45	\$6.48	\$4.49	\$6.22	\$7.70
Net % Change		8%	3%	6%	8%	8%
Gross % Change		28%	23%	26%	28%	28%
Summary of Adjusted Values						
Adjusted Value Range	Low	High	Median	Mean		
	\$4.49	\$7.70	\$6.48	\$6.47		

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

Prior to adjustments, the sales range from \$4.23 to \$7.13 per square foot. After making adjustments, the adjusted sales indicate a range from \$4.49 to \$7.70 per square foot. The adjusted median is \$6.48 and the adjusted mean is \$6.47 per square foot.

In reviewing the sales and adjustments made, all of the sales have similar gross adjustments. After reviewing characteristics of the subject and the comparable sales, the concluded market value is \$6.50 per square foot, or \$283,140 per acre. The concluded per unit value appears to be reasonable and is market-supported.

Subject Land -- 128,154 SF x \$6.50 per square foot = \$833,001

MARKET VALUE OF WHOLE – BEFORE ACQUISITION

The total indicated value of the land is \$833,001.

Subject Land – ±128,154 square feet x \$6.50 per square foot =	\$ 833,001
Contributory Value of the improvements (None) =	\$ <u>0</u>
Total Market Value – Before Acquisition =	\$ 833,001

Proposed Project

DESCRIPTION OF PROPOSED PROJECT: The proposed project consists of the widening of existing SR-89, known as Project No. S-0089(406)398. Significant improvements will be made to Highway 89, including the addition of extra travel lanes, wider shoulders and the installation of sound walls in some select locations. Several of the existing intersections will be converted to interchanges, and numerous bridges and/or tunnels will be constructed. Street improvements including curb, gutter and sidewalk will be installed in select locations. Construction is anticipated to begin in 2020. A large number of properties along this corridor will be impacted.

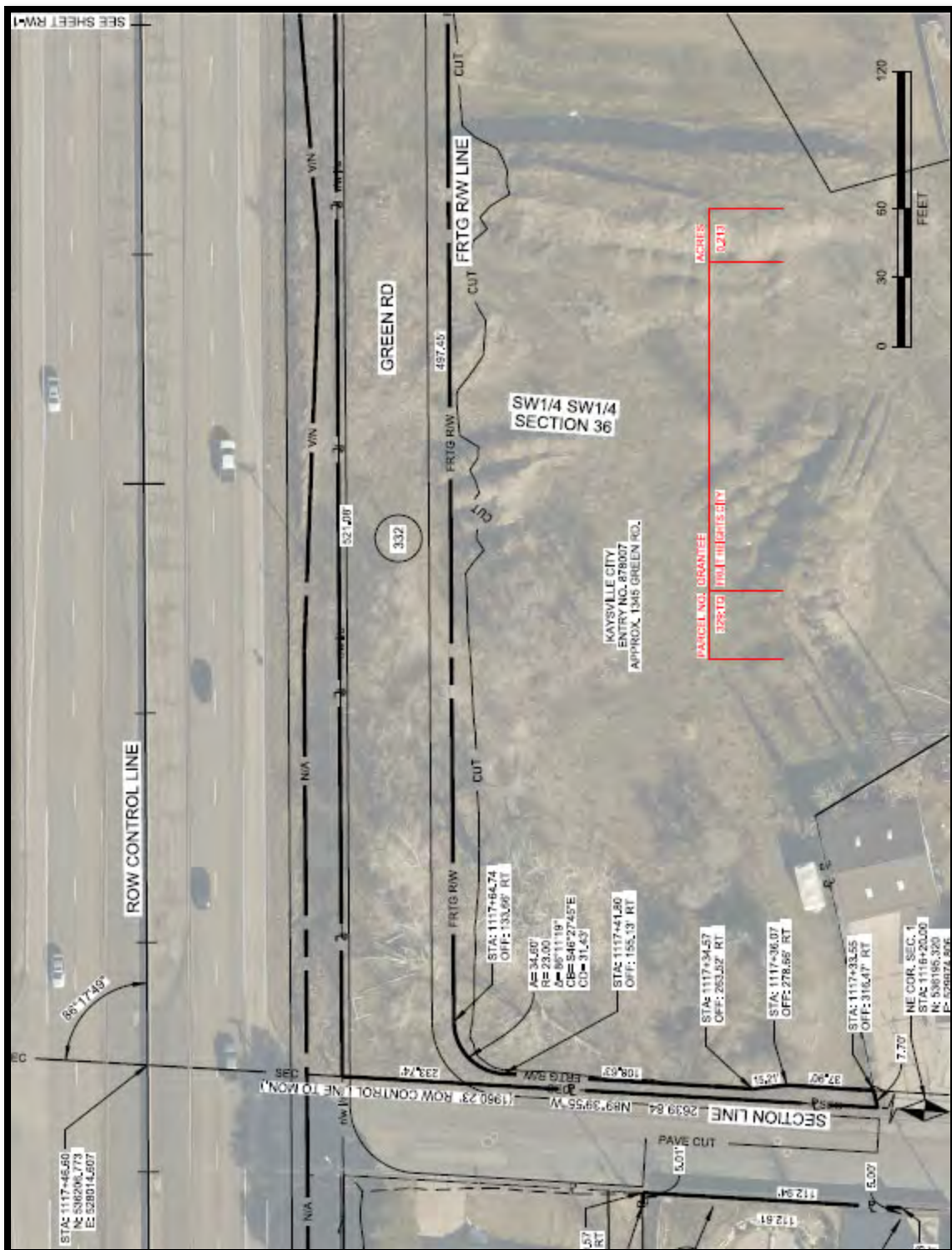
DESCRIPTION OF ACQUISITION(S):

- **PARTIAL FEE ACQUISITION(S)**

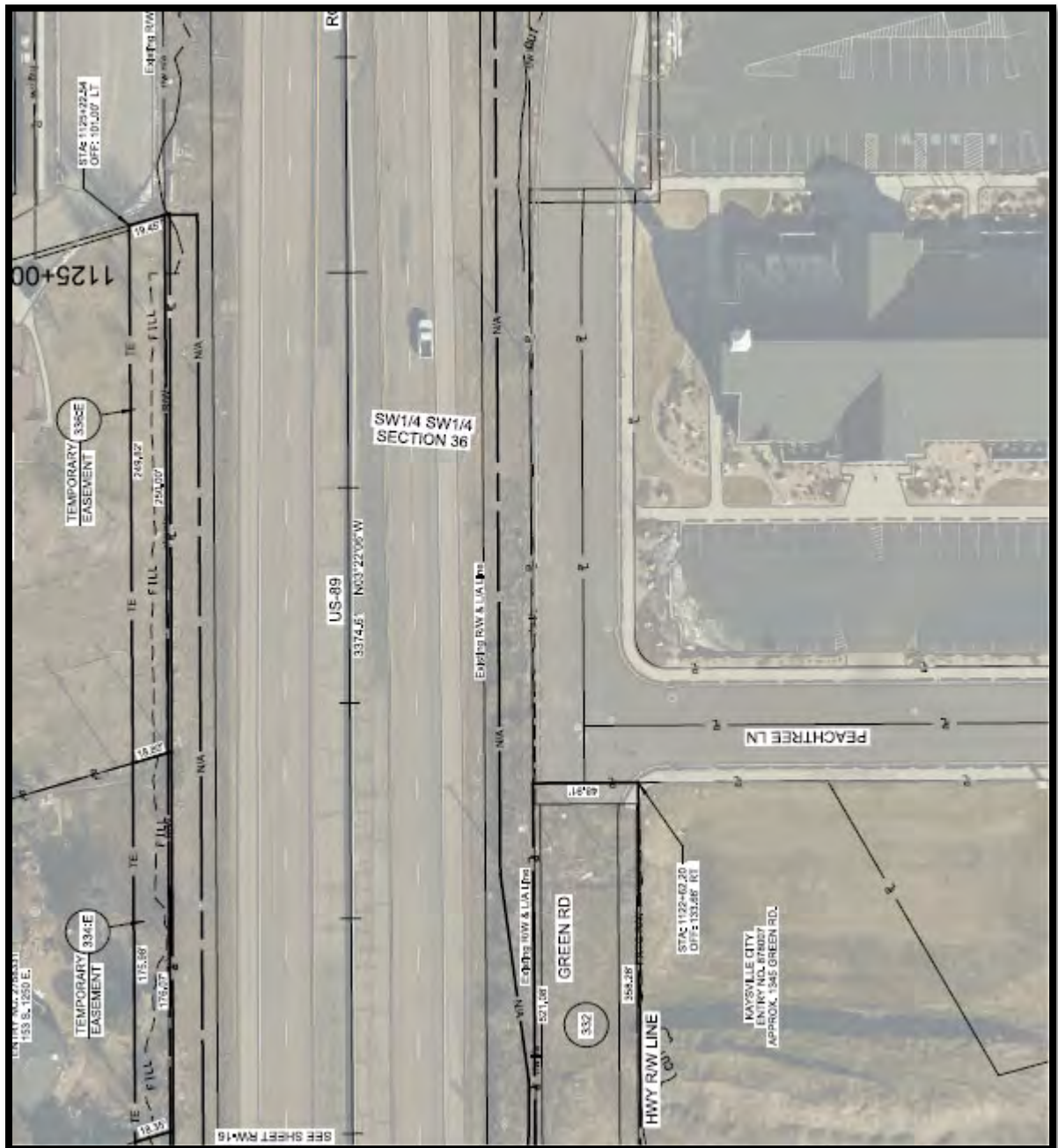
The partial fee acquisition is identified as Project Parcel No. 332 and is located along the west property line. The acquisition is mostly rectangular with a depth of 233.74 feet on the south property line and 48.92 feet on the north property line. The acquisition extends along the entire west property line, or 521.08 feet. According to the legal description provided by the client, Project Parcel No.: 332 contains 26,706 square feet, or 0.613 acre.

The following shows the project map with the subject (Project parcel 0089:332) and proposed location of the partial fee acquisition. Legal descriptions are located in the addenda.

Project Maps



THE SUBJECT IS PROJECT PARCEL NO.: 0089:332



The **SUBJECT IS PROJECT PARCEL NO.: 0089:332**

DESCRIPTION OF PROPERTY – AFTER ACQUISITION: This area of analysis describes and considers the physical aspects of the remainder. Any item not discussed below is assumed to remain unchanged in comparison to the before condition.

LAND AREA: Before the acquisition, the larger parcel contains $\pm 128,154$ square feet, or 2.942 acres. The area of the acquisition is 26,706 square feet, or 0.613 acre, leaving an area of the entire remainder of approximately 101,448 square feet, or 2.329 acres. The size of the remainder is reduced by ± 0.2084 , or 24.87%. The remainder will be adequately sized and shaped to accommodate the highest and best use similar to the before condition.

SHAPE: The shape of the remainder will be slightly irregular and is relatively unchanged from the before condition.

TOPOGRAPHY: The topography will remain similar.

ACCESS: Access in the after condition will be improved with a new frontage road along the western boundary of the property. The frontage road will be improved with concrete curb, gutter and sidewalk along the subject property.

HIGHEST AND BEST USE – AFTER ACQUISITION: This section of the report addresses any changes to the highest and best use after the acquisition from the highest and best use before the acquisition. Any physical differences are outlined above. The size, shape and all other physical aspects of the remainder are similar in comparison to the before condition. No major detrimental physical changes are noted, and the remainder will have similar utility in comparison to the before condition. The highest and best use as vacant remains for low-medium intensity commercial development or possible medium density multiple family residential development.

Data Analysis and Conclusions – After Acquisition

VALUATION OF THE PARTIAL FEE ACQUISITION: The location of the partial fee acquisition has been previously outlined and contains 26,706 square feet, or 0.613 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. The land value of the subject as a whole is estimated at \$6.50 per square foot. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The total value of the partial fee acquisition is calculated as follows:

- **Parcel No. 332**

- 26,706 SF x \$6.50 per square foot = \$173,589

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As per Federal and State right-of-way appraisal requirements, the contributory value of all landscaping and site improvements within the acquisitions is to be included in the compensation. Contributory value is a real estate term that refers to the contribution that a particular component (i.e. fences, landscaping, trees, etc.) has to the overall value of the whole property. Contributory value takes into consideration the degree of depreciation for a particular site improvement item/component as well as the added value of that component to the value of the overall site and differs from replacement cost new. This area of consideration focuses on those site/landscaping improvements that do not need to be replaced, or cannot reasonably be replaced. Deduction for depreciation is necessary when considering site improvement acquired items.

Generally, most items within the partial fee acquisition are included herein as site improvement items with some exceptions.

In inspecting the subject, it was noted that the area of the partial fee acquisition is improved with a few trees that have no contributory value based on the highest and best use (\$0).

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the value of the partial fee acquisition, perpetual easement and/or pertinent site improvements acquired (if the vertical improvements are appraised) from the Market Value of the Subject as a Whole, or the value in the Before Condition. This calculation is made prior to measuring any damages to the remainder, temporary easement and/or cost to cure. This is calculated as follows:

Market Value of the Subject as a Whole	=	\$ 833,001
Less: Value of Partial Fee Acquisition	=	(\$ 173,589)
Market Value of the Remainder as Part of the Whole	=	\$ 659,412

DAMAGES TO THE REMAINDER: In cases involving a partial fee or other acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages. The International Right of Way Association defines damages as: "In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of value of the part taken and the damages to the remainder."⁸ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

⁸ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.208

- Consequential Damages:

Consequential damages are defined as a “loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement.”⁹

- Severance Damages:

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹⁰

The size of the remainder parcel is 101,448 square feet, or 2.329 acres, which is a reduction in size from the before condition of ± 0.2084 , or 24.87%. The remainder is large enough for development and will have similar utility in comparison to the before condition. There are no concluded damages (\$0).

COST TO CURE:

N/A (\$0)

SPECIAL BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹¹

After reviewing the subject in the after condition, severance damages have not been concluded and no special benefits are noted. Thus, benefits are shown as \$0 herein.

⁹ IBID, pg.207

¹⁰ IBID, pg.216, 222

¹¹ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values

A.) VALUE OF THE SUBJECT AS A WHOLE PROPERTY	
Subject Land -- 128,154 SF x \$6.50 per square foot =	\$ 833,001
B.) VALUE OF THE ACQUISITIONS:	
Partial Fee Acquisition – Parcel No.: 332 =	\$ 173,589
Site Improvements Acquired:	\$ 0
Total	\$ 173,589
C.) VALUE OF THE REMAINDER AS PART OF THE WHOLE (A-B)	
Land: 128,154 SF – 26,706 SF = 101,448 SF @ \$6.50/SF =	\$ 659,412
Improvements – (not appraised) =	\$ 0
Total	\$ 659,412
D.) VALUE OF THE REMAINDER AFTER THE ACQUISITION (C-E+F)	
Remainder as part of the whole =	\$ 659,412
Less: Damages =	(\$ 0)
Value of Remainder Parcel =	\$ 659,412
E.) DAMAGES	
<i>Incurable Severance Damages:</i>	\$ 0
<i>Cost To Cure:</i>	\$ 0
Total	\$ 0
F.) SPECIAL BENEFITS	
<i>Special Benefits:</i> =	\$ 0
G.) TOTAL AWARD	
Partial Fee Acquisition	\$ 173,589
Improvements Acquired	\$ 0
Severance Damages	\$ 0
Less: Special Benefits	(\$ 0)
Cost To Cure	\$ 0
Total Award	\$ 173,589
Rounded to	\$ 173,600

Reconciliation and Final Estimate of Value

In order to value the proposed acquisition(s), the Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition, including any necessary site improvements acquired, cost to cure, severance damages and/or special benefits, as of July 10, 2020, is:

**ONE HUNDRED SEVENTY-THREE THOUSAND SIX HUNDRED DOLLARS
(\$173,600)**

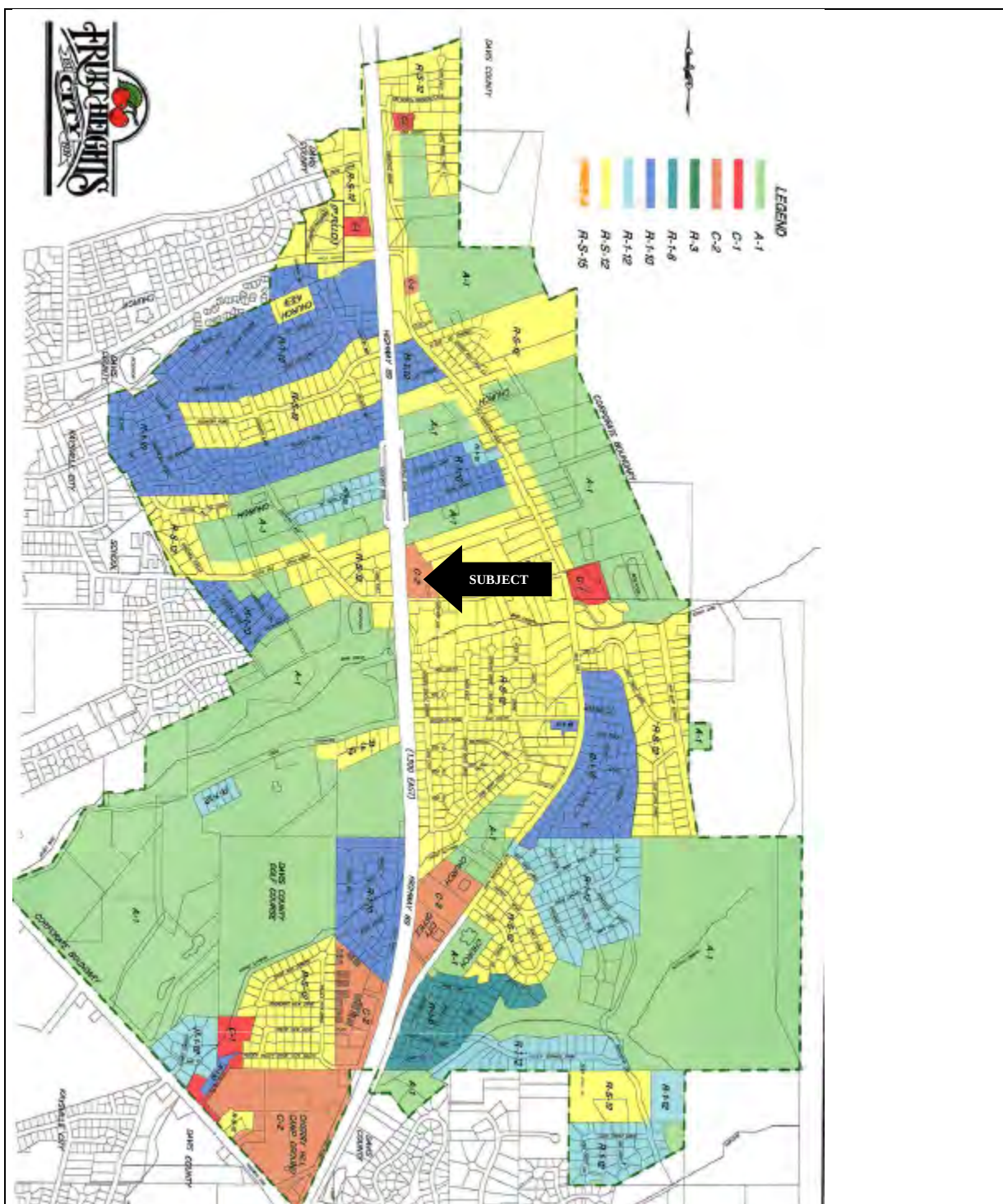
Exhibits & Addenda

FEMA FLOOD MAP



Flood Zone: Zone X (outside 100-year flood zone)
Community Panel: #49011C0241E
Date: June 18, 2007
Source: Federal Emergency Management Agency (FEMA)

CURRENT ZONING MAP



Comparable Land Sales

Land Sale #1

Identification:

Location	600 North Highway 89
City/State	Kaysville, Utah
Parcel #	Various including 11-037-0038



Land Description:

Land Size	±23.292 acres; 1,014,600 SF
Shape	Mostly Rectangular
Street Orientation	Interior
Topography	Level to Slight Sloping
Utilities	All available
Zoning	A-1 / R-1-14

Transaction:

Date of Sale	Sept. 2019
Conditions	Arms-Length
Sales Price	\$6,987,600
Financing	Cash to seller
Cash Equivalent Sales Price	\$6,987,600
Grantor	Talbot, et al
Grantee	Capital Reef Management – Ovation Homes
Verification	Flint Barber, Seller's Agent

Unit of Comparison:

Sales Price/Acre	\$300,000
Sales Price/Sq.	\$6.89

Remarks:

This property is located on the east side of Highway 89 adjacent to city owned trails system on public lands. The property was placed under contract in August 2017, but had been pending until the acquisition of the property by UDOT. The sales price was adjusted to \$285,900/acre due to the project and reduced number of potential lots. The agent stated that he represents the seller and that the \$300,000 per acre price represents value before the project. The price was not subject to entitlements. The property is improved with three single family residences that were reported to have an interim value offsetting demolition costs. The zoning was A-1, but was recently rezoned to R-1-14, or 3 lots per acre as part of the annexation and rezoning of several properties in the immediate area. Reportedly the sale price was not contingent on entitlements.

Land Sale #2

Identification:

Location	7870 South 2700 East
City/State	South Weber
Parcel #	13-041-0062 & -0068



Land Description:

Land Size	±3.25 acres, or 141,570 square feet
Shape	Mostly rectangular
Street Orientation	Interior
Topography	Mostly level
Utilities	All available
Zoning	CO – Commercial Overlay (mixed use)

Transaction:

Date of Sale	July 2019
Conditions	Arms-Length
Sales Price	\$890,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$890,000
Listing Price	\$899,900
Days on Market (DOM)	35 DOM
Grantor	Deer Run Plaza, LLC
Grantee	Deer Run Investments, LLC
Verification	Laurie Gale; owner/real estate agent

Unit of Comparison:

Sales Price/Sq.	\$6.29
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Remarks:

This is a recently closed transaction (07/31/2019) for mixed use land adjacent west of the Highway 89 corridor on the west side of 2700 East in South Weber. The owner/seller (Mrs. Gale) obtained the CO overlay last year. After this was put under contract, the owners/sellers finalized a development agreement with South Weber that entitles the site for 74 dwelling units with 27,000 square feet of commercial space on the main level. The approvals were not a contingency of the sale and is a result of ongoing efforts by the sellers. She stated that the purchase price does not reflect the recent approval/entitlements and felt that the purchase price should have been higher.

Land Sale #3

Identification:

Location	±2800 North University Park Boulevard
City/State	Layton, Utah
Parcel #	09-034-0059



Land Description:

Land Size	±2.50 acres, or 108,900 square feet
Shape	Rectangular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	Commercial

Transaction:

Date of Sale	November 2018
Conditions	Arms-Length
Sales Price	\$461,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$461,000
Listing Price	\$450,000
Days on Market (DOM)	133 DOM
Grantor	LDS Church
Grantee	Teton Investment Holdings, LLC
Verification	Bruce Zollinger; real estate agent WFMLS County records

Unit of Comparison:

Sales Price/Sq.	\$4.23
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Remarks:

This is a recent sale of second tier commercial land north of the University of Utah campus in Layton. It was excess land owned by the LDS Church and was marketed as commercial land.

Land Sale #4

Identification:

Location	2980 North Church Street
City/State	Layton, Utah
Parcel #	09-392-0403



Land Description:

Land Size	±2.39 acres, or 104,108 square feet
Shape	Irregular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	CP-1 - Commercial

Transaction:

Date of Sale	May 2018
Conditions	Arms-Length
Sales Price	\$600,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$600,000
Listing Price	\$625,000
Days on Market (DOM)	106 DOM
Grantor	LDS Church
Grantee	NFP, LLC
Verification	Patrick Juhlin; real estate agent
	WFMLS
	County records

Unit of Comparison:

Sales Price/Sq.	\$5.76
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Remarks:

Sale #4 is a recent sale of second tier commercial land on Church Street, north of the Highway 89 project offices in central Layton. It was purchased for office development.

Land Sale #5**Identification:**

Location	442 South State Street
City/State	Clearfield, Utah
Parcel #	12-003-0108

**Land Description:**

Land Size	±15.30 acres; 666,468 SF
Shape	Irregular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	TR (Town Residential) and UR (Urban Residential)

Transaction:

Date of Sale	April 2, 2018
Conditions	Arms-Length
Sales Price	\$4,750,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$4,750,000
Listing Price	\$4,000,000
Days on Market (DOM)	111 DOM
Grantor	The Estate of John Clifford Heater
Grantee	Clearfield City
Verification	Brandon Wood, Listing Broker #1493278

Unit of Comparison:

Sales Price/Acre	\$310,458
Sales Price/Sq.	\$7.13

Remarks:

A judge ordered that the property be sold following a dispute over the land after the original owner died. Offers for the property were taken through a blind bidding process. The asking price was \$4,000,000. Clearfield City offered \$4,750,000 and won the bid. The property was improved with the Clearfield Mobile Home Park consisting of 171 mobile home spaces. The property is part of the city's redevelopment plan. The city has expressed a willingness to consider redevelopment for commercial users or higher density multifamily (R3R Zone). Mr. Wood said that the City plans to allow high density development for whomever they sell it to but they have not provided any actual numbers in terms of units or density.

UDOT Legal Descriptions

OWNERSHIP RECORD

Title by: KJB

Date: August 2019

County: Davis

Parcel No.: 0089:332

Type Ownership: Government

Tax ID No.: 11-119-0123

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owner: Kaysville City, a municipal corporation

Address: 23 East Center Street, Kaysville, UT 84037

Property Address: Approx. 1345 Green Road, Fruit Heights, UT 84037

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
878007	1328	146	Warranty Deed	15 Dec 1989	15 Dec 1989

Description:

Beginning on the South line of the Section at a point 998.31 feet East from the Southwest corner of Section 36, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence North 15°27' West 130 feet; thence East 122 feet; thence North 15°27' West 300 feet to the South line of property conveyed to Grace R. Meldrum by Warranty Deed, recorded September 12, 1933, in Book "1-L", Page 305 of Deeds; thence South 71°15' West 53.8 feet; thence North 33°30' West 261 feet; thence South 70°12' West 89.35 feet to the East right of way line of Highway No. 89; thence South 3°42'28" East 585.77 feet along said Highway to the South line of Section 36; thence East 233.74 feet to the point of beginning.

SUBJECT TO easements, restrictions and reservations of record.

Grantors: LaMar A. Green and Margery B. Green, husband and wife

LESS:

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1033978	1612	974	Quit Claim Deed	07 May 1993	07 May 1993

Description:

Beginning on the south line of the section at a point 998.31 feet East from the southwest corner of Section 36, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence N. 15° 27' W. 130 feet; thence N. 55° 35' 35" E. 124.33 feet; thence S. 15° 27' E. 202.89 feet to the south line of Section 36; thence West 122 feet to the point of beginning.

Grantor: Kaysville City

Grantee: Philip E. Curran and Suzanne Curran, husband and wife, as joint tenants and not as tenants in common

LESS:

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2501285	4926	876	Special Warranty Deed	04 Dec 2009	22 Dec 2009

Description:

A part of the Southwest Quarter of Section 36, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Fruit Heights, Utah, and being described as follows:

Beginning at a point on the East Line of Highway 89 said point being North 90°00'00" East 764.56 feet along the Section line and North 03°42'28" West 521.08 feet from the Southwest Corner of said Section 36 thence as follows:

North 03°42'28" West 64.69 feet along the East line of Highway 89; thence North 70°12'00" East 89.35 feet; thence South 33°30'00" East 103.09 feet; thence South 86°17'32" West 137.07 feet to the point of beginning.

Grantor: Kaysville City

Grantees: Elmer M. Hogge and Betty F. Hogge, Trustees of the Elmer M. and Betty F. Hogge Family Revocable Trust dated February 9, 1998

Calculated area: The above described tract of land contains 2.942 acres.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)
Davis County

Tax ID No. 11-119-0123
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:332

Kaysville City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SW1/4 SW1/4 of Section 36, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 998.31 feet East along the Section line from the Southwest corner of said Section 36; and running thence West 233.74 feet along the southerly boundary line of said entire tract to the westerly boundary line of said entire tract; thence N.03°42'28"W. 521.08 feet along said westerly boundary line to the northerly boundary line of said entire tract; thence N.86°17'32"E. 48.92 feet along said northerly boundary line to a point 133.66 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1122+62.20; thence S.03°42'11"E. 497.45 feet, parallel with said right of way control line, to a point of curvature of a curve to the left with a radius of 23.00 feet at a point 133.66 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1117+64.74; thence southeasterly along said curve with an arc length of 34.60 feet, chord bears S.46°47'50"E. 31.43 feet to a point 155.13 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1117+41.80; thence

S.89°53'29"E. 108.63 feet to a point 263.52 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1117+34.57; thence N.80°38'46"E. 15.21 feet to a point 278.66 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1117+36.07; thence S.89°53'29"E. 37.90 feet to the easterly boundary line of said entire tract at a point 316.47 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1117+33.55; thence S.15°27'00"E. 7.70 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 26,706 square feet in area or 0.613 acre.

(Note: Rotate above bearings 00°20'05" clockwise to equal Highway bearings)

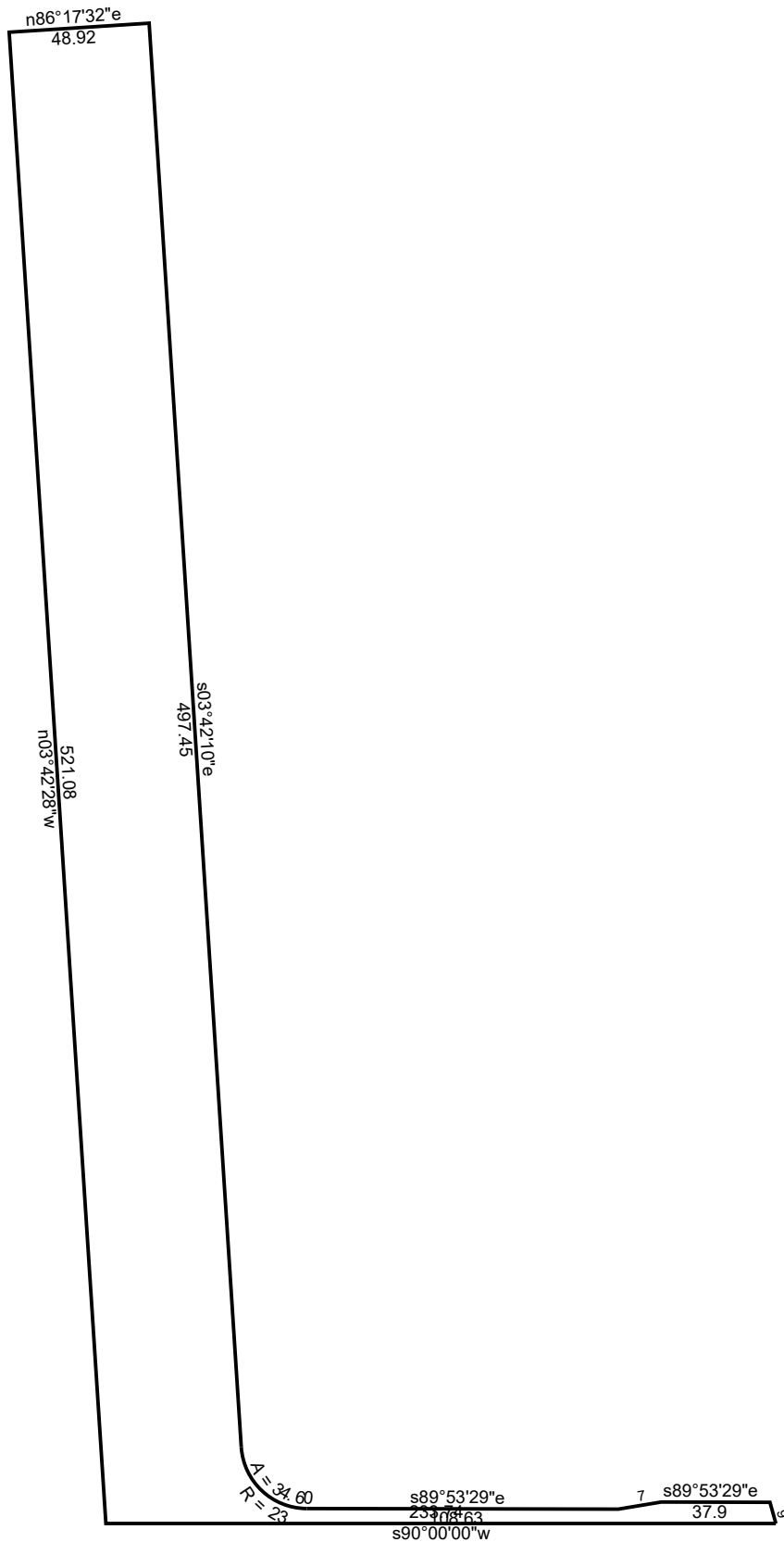
STATE OF UTAH)
) ss.
COUNTY OF)

Kaysville City _____

By _____

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public



13821_S-0089(406)398_29P_332_DeedPlot

3/10/2020

Scale: 1 inch= 62 feet

File: 13821_S-0089(406)398_29P_332_DeedPlot.ndp

Tract 1: 0.6131 Acres (26706 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/332518), Perimeter=1505 ft.

01 s90.0000w 233.74

08 s89.5329e 37.9

02 n03.4228w 521.08

09 s15.2700e 7.7

03 n86.1732e 48.92

04 s03.4210e 497.45

05 Lt, r=23.00, arc=34.60, chord=s46.4750e 31.43

06 s89.5329e 108.63

07 n80.3846e 15.21

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The report is written in a full narrative format, but some supporting documentation concerning the data, reasoning, and analyses may be retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraisers assume no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraisers have personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
26. This analysis assumes no environmental hazards exist on site that would adversely affect the final value estimate. Review of a Phase I Environmental Site Assessment performed by a qualified engineer/firm is recommended.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

Referencing the 2020-2021 Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
2. An extraordinary assumption is made that the inventory of site improvements as indicated herein is correct.
3. An extraordinary assumption is made that the sales data and prices provided for the comparable sales as per the verification sources are accurate.
4. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, "the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner." As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.

Qualifications of Appraiser

Qualifications of Eric J. Van Drimmelen, MAI

CONTACT INFORMATION:

Eric Van Drimmelen, MAI
 Van Drimmelen & Associates, Inc.
 Real Estate Appraisers / Consultants
 774 East 2100 South
 Salt Lake City, Utah 84106
 Ph: 801-483-3000 / Direct: 801-536-6468
 Mobile: 801-510-3318
 Fax: 801-487-0330
 E-Mail: eric@valueutah.com

EDUCATION BACKGROUND AND APPRAISAL TRAINING:

BS Degree, Finance	University of Utah, 8-98
Fundamental Appraisal	O'Brien Schools, 7-96
Appraising Residences	O'Brien Schools, 7-96
Standards of Professional Practice (USPAP)	O'Brien Schools, 7-96
Real Estate Principles	University of Utah, 3-98
Real Estate Law	University of Utah, 6-98
Advanced Income Capitalization, AI 510	Appraisal Institute, St. Paul, MN 7-99
Advanced Application, AI 550	Appraisal Institute, SLC, UT 10-99
Advanced Sales and Cost Approaches, AI 530	Appraisal Institute, Portland, OR 3-00
Highest and Best Use, AI 520	Appraisal Institute, Denver, CO 6-00
Report Writing, AI 540	Appraisal Institute, SLC, UT 10-00
USPAP, AI 410	Appraisal Institute, 4-01
USPAP, AI 420	Appraisal Institute, 5-01
Demonstration Report Writing	Appraisal Institute, 10-02
Separating Real and Personal Property from Intangible Business Assets, AI 800	Appraisal Institute, 2-03
Appraisal Institute Summer Seminar 2003, Growth Trends-Past, Present, Future; Data Management	Utah Chapter Appraisal Institute, 6-03
Environmental Concerns on Property Development	Utah Chapter Appraisal Institute, 6-03
Scope of Work, Expanding Your Range of Services	Appraisal Institute, 9-03
Rates and Ratios: Making Sense of GIMs OARs, and DCFs	Appraisal Institute, 2-04
7-Hour National USPAP Update	Appraisal Institute, 5-04
Appraisal Regulations; Retail and Office Development (AI Northern Branch Mtg.)	Appraisal Institute, 10-05
Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value	Appraisal Institute, 2-06
7-Hour National 2006 USPAP Update	Appraisal Institute, 4-06
Small Hotel/Motel Valuation: Limited-Service Lodging	Appraisal Institute, 5-06
Analyzing Operating Expenses	Appraisal Institute, 5-06

EDUCATION BACKGROUND AND TRAINING (Continued):

Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
7-Hour National USPAP Update Course	Appraisal Institute, 5-08
HVCC Update	Utah Chapter, Appraisal Institute, 10-08
Utah Housing Market & Subdivisions	Utah Chapter, Appraisal Institute, 11-08
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-09
Mid-Year 09 Real Estate Economic Update	Utah Association of Appraisers, 8-09
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-10
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-11
7-Hour National USPAP Update Course	Appraisal Institute, 3-12
Supervisory Appraiser and Appraiser Trainee Course	Appraisal Institute, 2-14
Caravan 2014 – Utah Division of R.E.	Utah Division of Real Estate, 4-14
2014 Legislative Update – Board of Equalization Class for Hearing Officers	Utah Association of Appraisers, 4-14
7-Hour National USPAP Update Course	Appraisal Institute, 5-14
Caravan 2016 – Utah Division of Real R.E.	Utah Division of Real Estate, 4-16
2016-2017 7-Hour National USPAP Update	McKissock, 5-16
The Nuts and Bolts of Green Building	McKissock, 5-16
Appraisal of Fast Food Facilities	McKissock, 5-16
The Dirty Dozen	McKissock, 4-17
2018-2019 7-Hour National USPAP Update	McKissock, 8-18
Valuation Resources for Solar Photovoltaic System	Appraisal Institute, 4-18
A Review of Disciplinary Cases	Appraisal Institute, 4-18
Drone Technology and Its Impact on the Appraisal Industry	Appraisal Institute, 11-18
Caravan 2019 – Utah Division of Real R.E.	Utah Division of Real Estate 5-19
Business Practices and Ethics	Appraisal Institute, 12-19
2020-2021 7-Hour National USPAP Update	Appraisal Institute, 5-20

RIGHT-OF-WAY EDUCATION AND TRAINING:

Real Estate Law	University of Utah, 6-98
Eminent Domain Seminar	Utah State Capitol, 3-01
Principles of Real Estate Engineering, IRWA 900	International Right of Way Association, 3-03
Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036	The National Highway Institute & the State of Utah Department of Transportation, 1-04
Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 including the New Rule (effective 02/03/05)	Prepared by FHWA, Utah Department of Transportation, 4-05
Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
Litigation Skills for the Appraiser	Appraisal Institute, 2-07
Eminent Domain Update	Utah Land Institute, 2-08
FHWA-NHI-141044 Appraisal Review for Federal Aid Highway Programs	National Highway Institute, 3-08

RIGHT-OF-WAY EDUCATION AND TRAINING (Continued):

IRWA Course #400, Principles of Real Estate Appraisal	International Right of Way Association, 2-12
IRWA Course #410, Reviewing Appraisals in Eminent Domain	International Right of Way Association, 3-14
IRWA Course #403, Easement Valuation	International Right of Way Association, 9-14
Expert Witness for Commercial Appraisers	McKissock, 3-17
Litigation Appraising: Specialized Topics and Applications	Appraisal Institute, 10-19

PROFESSIONAL EXPERIENCE:

Public Relations & Researcher	Bodell-Van Drimmelen & Assoc., 1994-1995
Appraiser, Market Analyst, & Researcher	Bodell-Van Drimmelen Commercial Appraisers, 1995-1999
Staff Appraiser	Wal-Mart Realty Co., a division of Wal-Mart Stores, Inc., 1999-2000
Appraiser	Bodell-Van Drimmelen Commercial Appraisers, 2000-2002
President/CEO	Bodell-Van Drimmelen Commercial Appraisers, 2002-2010
President/CEO	Van Drimmelen & Associates, Inc. 2010-Present

PROFESSIONAL AFFILIATIONS:

Appraisal Institute	MAI Designated Member
International Right of Way Association	Member No. 196
Utah State Certified General Appraiser	License #5463327-CG00, Expires 5-31-20

CLIENTS – PARTIAL LIST*

Aegon, USA	First National Bank Of Layton	SLI Investment
America First Credit Union	Farmington City	South Salt Lake
Bank of Utah	First Colony Mortgage	State of Utah
Bank of the West	Kaysville City	US Bank
Bountiful City	Layton City	UDOT
Brighton Bank	Matrix Capital Bank	Wells Fargo
C.T. Investments	Midvale City	Western Community Bank
Chevron	Republic Mortgage	Zions First National Bank
Deseret First Credit Union	Salt Lake City	

*Many developers, attorneys, and individuals

GENERAL APPRAISAL EXPERIENCE:

I am a second generation appraiser and have been around the appraisal profession nearly my entire life. I have been assisting and appraising real properties since 1995. Over the past twenty-five years I have appraised a variety of properties in Utah, Idaho,

Wyoming, Montana and Nevada. My appraisal experience has been diverse and has included a variety of property types in commercial, residential, industrial and agricultural real estate. I am a MAI designated member of the Appraisal Institute, showing a commitment to advanced education, higher ethical requirements and elevated expectations for the appraisal profession as a whole. I began my career in appraising at Bodell-Van Drimmelen in 1995, where I worked as a researcher, market analyst, and appraiser. In early 1999 I accepted an offer from Wal-Mart Realty, a division of Wal-Mart, as a staff appraiser at the headquarters of Wal-Mart in Bentonville, Arkansas. At Wal-Mart, I was one of three appraisers who provided consultation, analysis, appraisal review, and valuations for internal investment decisions and marketing purposes on both land and buildings throughout the United States. After gaining experience on the national level, I decided to return to Utah to continue working with Bodell-Van Drimmelen Commercial Appraising, Inc. In 2002, I became President of the company and in 2010 changed the name of the company to Van Drimmelen & Associates, Inc. Some of the types of property appraised/assisted with during my career are listed below:

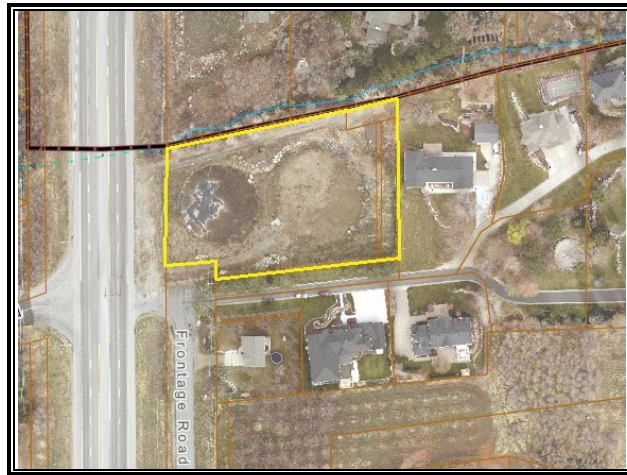
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|---------------------------|---------------------------|---------------------------|
| • Airports/Hangars | • Apartments | • Bowling Alley |
| • Church/Public Buildings | • C-Stores | • Day Care |
| • Easements | • Eminent Domain | • Farm/Ranch |
| • Greenhouses | • Home/Office/Retail | • Industrial |
| • Land (all types) | • Lodging | • Office |
| • Pad Sites/Outlots | • Recreational Properties | • Residential (all types) |
| • Retail (all types) | • Restaurants | • Service/Gas Stations |
| • Subdivisions | • Theaters | • Storage Units |

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED: 05/26/2020	
EXPIRATION DATE: 05/31/2022	
LICENSE NUMBER: 5463327-CG00	
LICENSE TYPE: Certified General Appraiser	
ISSUED TO: ERIC VAN DRIMMELEN 6769 WALKER MILL DR SALT LAKE CITY UT 84121	
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS /CONSULTANTS

AN APPRAISAL REPORT OF
A PARTIAL FEE ACQUISITION

WITHIN PROPERTY OWNED BY
KAYSVILLE CITY CORPORATION
Contact: Mr. Cole Stephens (ph:801-430-2869)



LOCATED AT
1156 NORTH HIGHWAY 89,
KAYSVILLE, UTAH

PROJECT IDENTIFICATION
PROJECT NO. S-0089(406)398
PIN NO. 13821 / PROJECT PARCEL NO. 0089:440

PREPARED FOR
HORROCKS ENGINEERS
ON BEHALF OF
THE UTAH DEPARTMENT OF TRANSPORTATION

PREPARED BY
ERIC VAN DRIMMELEN, MAI
CERTIFIED GENERAL APPRAISER

EFFECTIVE DATE OF VALUATION
DECEMBER 10, 2019

DATE OF THE REPORT
DECEMBER 16, 2019

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS / CONSULTANTS

December 16, 2019

Project No. S-0089(406)398
Pin No. 13821 / Parcel No. 0089:440

Horrocks Engineers
Attn: Ms. Shannon Wixom
Right-Of-Way Lead Agent
4905 South 1500 West, Suite 100
Riverdale, Utah 84405

On behalf of:
The Utah Department of Transportation

Re: An appraisal report of a partial fee acquisition within property located at 1156 North Highway 89, Kaysville, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:440. Appraisal Report File #147ev1219.

Dear Ms. Wixom:

At your request, I have met with a qualified ownership representative and inspected the property owned by Kaysville City Corporation located at 1156 North Highway 89, Kaysville, Utah. The purpose of the inspection and subsequent investigation and analysis was to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The partial fee acquisition is to be acquired by the Utah Department of Transportation (UDOT) through arm's length negotiations incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

As demonstrated within the attached appraisal report, I am of the opinion that the **Market Value – As Is** of the fee simple interest (as defined in the attached Report and subject to the definitions, certifications, assumptions, and limiting conditions set forth), of the partial fee acquisition, as of December 10, 2019, is:

ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS (\$134,000)

The subject comprises three parcels of land identified as Davis County Parcel Number's 11-036-0017, 11-036-0018 & 11-036-0043. The owner of record is the Kaysville City Corporation. The property is improved with two buried water tanks. The acquisition extends along the frontage of the property and appears to impact the west water tank, as well as chain-link security fencing along the perimeter of the property. The water tanks are special use items used for municipal purposes and it is assumed that the market value of the water tanks is similar to the depreciated replacement cost. The valuation of the water tanks is outside the scope of this appraisal and they are not included in the valuation. The tanks and other work on the property is being taken care of through an agreement between UDOT and the City. As such, the concluded market value of the larger parcel is for underlying land value only.

Legal descriptions were prepared by the Utah Department of Transportation (UDOT), copies of which are included in the addenda. According to the legal descriptions provided, the total area of the subject land in the before condition is $\pm 67,233$ square feet, or 1.543 acres.

The partial fee acquisition is identified as Project Parcel No. 440 and is located along the west portion of the property along the west property line. The depth of the acquisition is approximately 87.4 feet on the north property line. It widens slightly at the south property line to a total depth of 116.67 feet. According to the legal description provided by the client, Project Parcel No.: 440 contains 15,561 square feet, or 0.357 acre.

No other acquisitions/easements are proposed and the size of the remainder in the after condition will be 51,672 square feet, or 1.186 acres. The highest and best use of the remainder is unchanged from the before condition and no damages to the remainder are concluded.

Meeting with Property Owner(s):

The current owner of record is Kaysville City Corporation. A message was left for the Kaysville City Manager, Mr. Shayne Scott at the beginning of this assignment. Mr. Scott forwarded my message to Mr. Cole Stephens (801-430-2869), who is the Parks and Recreation Director for Kaysville City. Mr. Stephens contacted me by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was last inspected on December 10, 2019, which is the effective date of valuation. No concerns regarding the project or appraisal process were expressed by the owner representative.

Definitions of market value and the fee simple estate are included in the attached document. An appraisal is performed in accordance with Standards Rule 1 as defined by

Ms. Shannon Wixom
December 16, 2019
Page 3

the Uniform Standards of Professional Practice (USPAP). The attached report is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP.

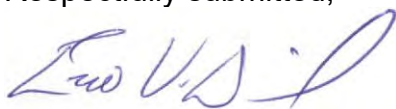
This appraisal report conforms with and is subject to the 2018-2019 Uniform Standards of Professional appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, UDOT appraisal requirements/scope of work agreement and applicable Uniform Appraisal Standards for Federal Land Acquisitions.

This report has been prepared for your use. As is customary in assignments of this nature, neither my name, my company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public. No parts of this written report, including my name/company name or any value conclusions and/or explanations may be disseminated online or in other medium intended for general public consumption without prior written permission. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the attached report and outlined in the addendum. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is December 10, 2019. The date of the report is December 16, 2019.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition. If you have any questions, please do not hesitate to contact me at (801) 536-6468 (direct office).

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-20
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Enc.

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Certification

Re: An appraisal report of a partial fee acquisition within property located at 1156 North Highway 89, Kaysville, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:440. Appraisal Report File #147ev1219.

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have not performed any services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year (3-year) period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. Eric Van Drimmelen, MAI has made a personal inspection of the property that is the subject of this report.
11. Jennifer Adams provided significant real property appraisal assistance to the person signing this certification including interior/exterior inspection, factual data research, reconciliation, and report writing.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
14. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
15. As of the date of this report, Eric Van Drimmelen, MAI is licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, Eric Van Drimmelen, MAI is a Certified General Appraiser and his license has not been revoked, suspended, canceled, or restricted.
16. The undersigned hereby acknowledge that I/we have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications found in the addenda of this report.
17. As of the date of this report, Eric Van Drimmelen, MAI has completed the continuing education requirements for Designated Members of the Appraisal Institute.

December 16, 2019

Date Signed



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-20
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Summary of Salient Facts and Conclusions

TYPE OF PROPERTY APPRAISED:	A Special Use Property comprising three properties containing ±1.543 acres.
ADDRESS:	1156 North Highway 89, Kaysville, Utah.
PURPOSE OF THE APPRAISAL:	To estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Kaysville City Corporation
COUNTY PARCEL NUMBER(S):	11-036-0017, 11-036-0018 & 11-036-0043
SITE/IMPROVEMENT SUMMARY (BEFORE):	
<i>Land Size:</i>	±67,233 square feet, or 1.543 acres
<i>Zoning:</i>	R-1-10 (Single-family residential; 10,000 SF minimum lot size)
<i>Improvements:</i>	Two buried water tanks and perimeter security chain-link fence.
HIGHEST AND BEST USE (BEFORE):	
<i>As Vacant</i>	For single-family residential development
PROJECT No./ PIN No.:	S-0089(406)398 / 13821
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition.
AREA OF ACQUISITION(S):	
<i>Fee Acquisition (440)</i>	15,561 square feet, or 0.357 acre
SITE/IMPROVEMENT SUMMARY (AFTER):	
<i>Land Size:</i>	±51,672 square feet, or 1.186 acres
<i>Improvements:</i>	Two buried water tanks and perimeter security chain-link fence.
HIGHEST AND BEST USE (AFTER):	
<i>As Vacant</i>	For single-family residential development as demand is manifest.

Summary of Salient Facts and Conclusions (Continued)

CONCLUDED MARKET VALUES

A) Market Value of the Whole (Land only):	\$ 537,864
B) Value of the Acquisition(s):	\$ 128,803
C) Value of the Remainder as part of the Whole (Land only):	\$ 413,376
D) Value of the Remainder after the Acquisition (Land only):	\$ 413,376
E) Value of Damages/Cost To Cure:	\$ 5,143
F) Special Benefits	<u>\$ 0</u>
G) Summary of Total Award	
Partial Fee Acquisition =	\$ 124,488
Site Improvements Acquired =	\$ 4,315
Cost to Cure =	\$ 5,143
Damages to Remainder =	<u>\$ 0</u>
Total Award =	\$ 133,946
Rounded to =	\$ 134,000

DATE OF VALUATION:
"As Is"

December 10, 2019

DATE OF THE REPORT:

December 16, 2019

UDOT ePM Summary

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UTAH DEPARTMENT OF TRANSPORTATION - Highway 89 Project									
Project No.: S-0089(406)398; Pin No.: 13821									
Land Acquisitions	Parcel #	Owner(s)	Fee Acquisition (SF)	Easement (SF)	\$/Unit	Factor	Factor	Sub-Total	TOTAL(S)
	440	Kaysville City Corporation	15,561		\$8.00	1.00	1.00	\$124,488	
									\$124,488
Site Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec.	Adj. \$/Unit	Totals	TOTAL(S)
	440	6' Chain-Link Security Fencing	204	LF	\$23.50	10%	\$21.15	\$4,315	
									\$4,315
Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	440	Gate	1	Each	\$1,500	1.00	\$1,500	\$1,500	
		6' Chain-Link Security Fencing	155	LF	\$23.50	1.00	\$23.50	\$3,643	
									\$5,143
Construction Items	Parcel #	Construction Items (Not Included for Compensation)	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	440	Water Tank	Each	1					
Damages	Parcel #	Damages						Totals	TOTAL(S)
	440							\$0	
		Total							\$0
Special Benefits	Parcel #	Special Benefits			Unit Price	Factor	Factor	Totals	TOTAL(S)
	636	None						\$0	
									\$0
Total Award		Total Award							
		Total							\$133,946
		Total, Rounded Off/Up +	\$54						\$134,000



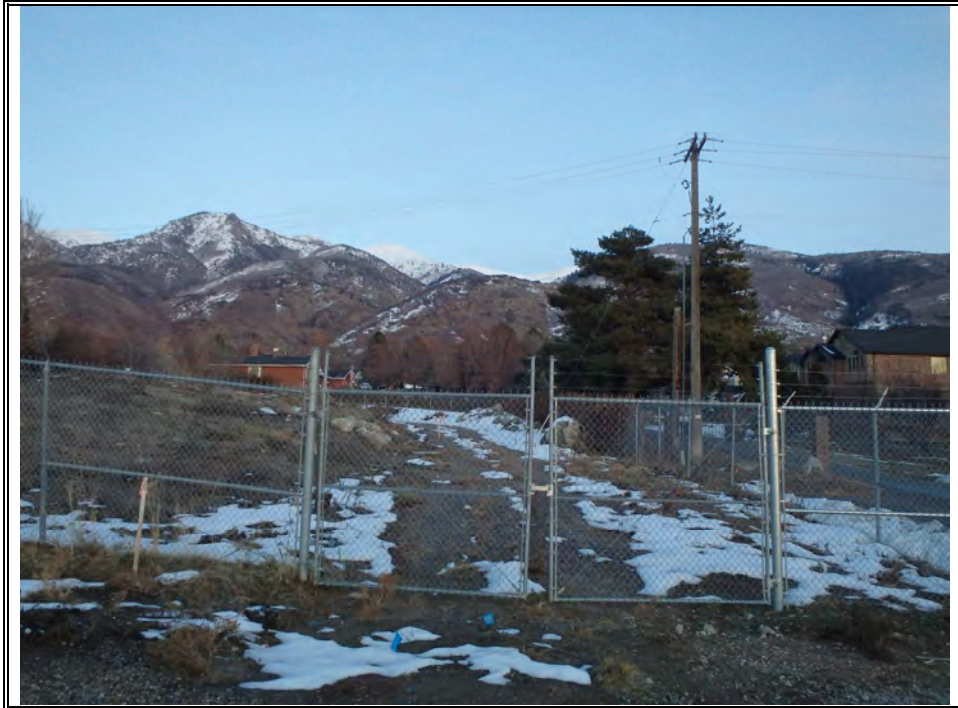
Subject Photographs



View of Subject Looking NE From Near SWC



View of Acquisition Looking North



View of Subject Looking East From Highway 89



View of Subject Looking SE From Near NWC



View Looking East From Near NWC



View of Subject Parcel Looking SE From Highway 89



View of Acquisition Looking South



East Frontage Road / Highway 89 Intersection



Introduction

CLIENT:

Horrocks Engineers
Attn: Ms. Shannon Wixom
Right-Of-Way Lead Agent
4905 South 1500 West, Suite 100
Riverdale, Utah 84405

On behalf of:
The Utah Department of Transportation

APPRAISERS:

Eric Van Drimmelen, MAI
Certified General Appraiser
Van Drimmelen & Associates, Inc.
774 East 2100 South
Salt Lake City, Utah 84106

SUBJECT:

A partial fee acquisition within Davis County
Assessor's Parcel Number 11-036-0017, 11-036-0018
& 11-036-0043.

Scope of Work

The purpose of the appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The property is improved with two buried water tanks. The acquisition extends along the frontage of the property and appears to impact the west water tank, as well as chain-link security fencing along the perimeter of the property. The water tanks are special use items used for municipal purposes and it is assumed that the market value of the water tanks is similar to the depreciated replacement cost. The valuation of the water tanks is outside the scope of this appraisal and they are not included in the valuation. The tanks and other work on the property is being taken care of through an agreement between UDOT and the City. As such, the concluded market value of the larger parcel is for underlying land value only.

The Sales Comparison Approach is typically used to value vacant land or land that is being considered as though vacant for appraisal purposes. "Sales comparison is the most common technique for valuing land, and it is the preferred method when comparable

sales are available. To apply this method, data on sales of similar parcels of land is collected, analyzed, compared, and adjusted to provide a value indication for the site being appraised. In the comparison process, the similarity or dissimilarity of the parcels is considered.”¹ Other potential methods to value land include Market Extraction; Allocation; Direct Capitalization: Land Residual Method; Direct Capitalization: Ground Rent Capitalization; and Yield Capitalization: Subdivision Development Method (Discounted Cash Flow Analysis). As adequate land sales are available, only the Sales Comparison Approach is developed herein to estimate market value of the land. No other approaches to value land are considered applicable to appraise the land and are not developed herein.

The residential dwelling is appraised on a Uniform Residential Appraisal Report (URAR) form, which form report is inserted in the addendum of the report. Only the Sales Comparison Approach is an applicable method of valuation for the residential house.

The Cost Approach to value was considered in the present valuation analysis of the subject as improved but was not employed due to the age of the improvements and subjectivity associated with estimating accrued depreciation. Furthermore, market participants do not typically use the Cost Approach in arriving at purchase/sale considerations for similar properties.

The Income Approach to value was also considered in the present valuation analysis in estimating the market value of the subject as improved but was not employed as market participants do not typically use the Income Approach in arriving at purchase/sale considerations for similar properties. Furthermore, insufficient market data is available with respect to gross rent multipliers (GRM's) to complete an income approach on the subject. For the aforementioned reasons, the Income Approach is omitted. The exclusion of the Cost and Income Approaches from the Scope of Work is consistent with accepted

¹ The Appraisal of Real Estate, 14th Edition, Appraisal Institute 2013, page 364.

appraisal peer practice for the subject property type and does not affect the credibility of the concluded market value estimate.

During the on-site inspection of the subject, numerous items that were readily visible were noted that would be considered personal property. A detailed, yet likely not exhaustive, list of noted personal property items is attached in the URAR. As the attached list is likely not exhaustive/complete, retention of a relocation specialist specializing in the inventorying of furniture, fixtures, and equipment (FF&E), and/or personal property by the client is recommended. Items considered personal property are expressly excluded from the scope of the appraisal and have not been appraised.

In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood, site, and site improvements;
- gathered information on comparable land sales, and site improvement costs;
- confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value before the acquisition;
- confirmed and analyzed the data and applied the Sales Comparison Approach in estimating the value of the residential house on a URAR form (Cost Approach and Income Approach are not applicable approaches); and
- reconciled the market values of the partial fee acquisition.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.² This appraisal report conforms with and is subject to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, and applicable Uniform Appraisal Standards for Federal Land Acquisitions. It has been necessary, however, to invoke USPAP's Jurisdictional Exception Rule in certain instances, to conform these Standards with

²Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2018-2019 Edition.

overriding federal law relating to the valuation of real estate for government acquisition purposes.

This Appraisal Report is a recapitulation of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's file. Jennifer Adams provided professional appraisal assistance including interior/exterior inspection, factual data research, report writing compilation, and reconciliation.

Meeting With Property Owner(s)

The current owner of record is Kaysville City Corporation. A message was left for the Kaysville City Manager, Mr. Shayne Scott at the beginning of this assignment. Mr. Scott forwarded my message to Mr. Cole Stephens (801-430-2869), who is the Parks and Recreation Director for Kaysville City. Mr. Stephens contacted me by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was last inspected on December 10, 2019, which is the effective date of valuation. No concerns regarding the project or appraisal process were expressed by the owner representative.

Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project as of the effective valuation date. The definition for market value as defined by Utah State Code is used for analysis purposes. As this appraisal assignment involves an acquisition of the "bundle of rights" associated with the larger parcel, an opinion of the market value of the subject

property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The “State Rule” is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

INTENDED USERS: The intended users of this report are Horrocks Engineers on behalf of the Utah Department of Transportation (UDOT), their agents and/or assignees. Both UDOT and Horrocks Engineers are named as intended users of the report. It is acknowledged that the client may provide the property owner(s) with a copy of the report for courtesy review purposes only. The property owner is not the client. Use of this appraisal by the property owners or any other persons not named in the report for mortgage lending/collateral, refinancing, selling/listing, internal partnership allocation or pending contract renegotiation purposes is strictly prohibited, as defined by State and Federal law. This appraisal report cannot be re-addressed to or relied upon by other parties not named as the defined client(s) herein.

INTENDED USE OF THE REPORT: The intended use of this report is to assist the client and intended users in the acquisition of the appraised property through negotiation proceedings incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, detached fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on December 10, 2019, which is the effective valuation date for the subject “As Is”. The date of the report is December 16, 2019.

SUBJECT STATUS APPRAISED: As per the client's request, the subject is valued in its "as is" condition as of the date of inspection. This and other pertinent definitions that may be used in the report are defined below.

DEFINITIONS:

- Definition of Value "As Is"

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.³

- DEFINITION OF LARGER PARCEL

The larger parcel is defined as that tract, or those tracts, of land, which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.⁴

- DEFINITION OF HIGHEST AND BEST USE

"The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future...."⁵

- DEFINITION OF EXTRAORDINARY ASSUMPTION

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.⁶

- DEFINITION OF HYPOTHETICAL CONDITION

3 The Dictionary of Real Estate Appraisal, (Sixth Edition) The Appraisal Institute, Chicago, Illinois, 2015.

4 Definition of Larger Parcel; Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

5 Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

6 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in the analysis.⁷

- DEFINITION OF JURISDICTIONAL EXCEPTION

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with part of USPAP.⁸

Factual Data – Before Acquisition

IDENTIFICATION OF PROPERTY:

ADDRESS:	1156 North Highway 89, Kaysville, Utah
LOCATION:	Minor corner parcel located on the northeast corner of East Frontage Road and Highway 89.
PARCEL NUMBER(S):	11-036-0017, 11-036-0018 & 11-036-0043
OWNER(S) OF RECORD:	Kaysville City Corporation
LEGAL DESCRIPTION:	The legal description used in this report was obtained from instruments prepared by UDOT. Additionally, a legal description was obtained from the Davis County Recorder's Office. For the purpose of this report, the

7 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

8 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

information and legal descriptions provided by UDOT are used in the analysis and are assumed to be correct. No responsibility is assumed for any inaccuracies that may exist. A copy of both legal descriptions are contained in the addendum of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

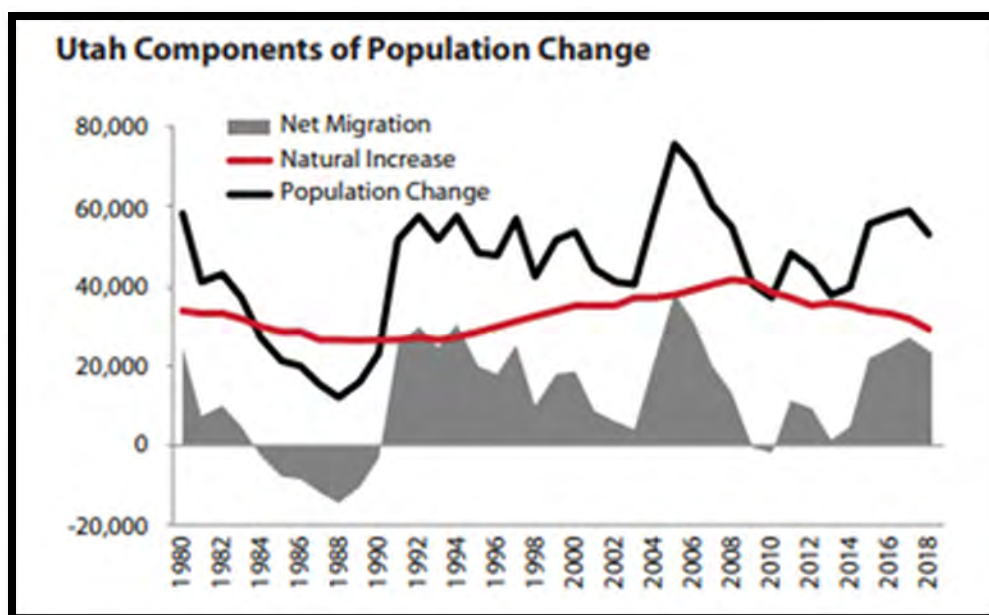
SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this of this report. The main focus of this section of the analysis is in regard to the overall economic condition of the state of Utah and the Wasatch Front, including population trends/demographics; employment; wages, taxable sales; construction and tourism. A more specific analysis of the subject neighborhood of Kaysville/Kaysville and surrounding communities in Davis County will follow in the summary of neighborhood information section.

- **Population Trends/Demographics:**

The 2019 Economic Report to the Governor (ERG) states that Utah's population grew by 52,664 persons and reached 3,166,647 by July 1, 2018, according to estimates prepared by the Utah Population Committee (UPC). Net migration (in-migration minus out-migration) plateaued in 2018, contributing 23,248 new residents or 44 percent of growth. Natural increase declined slightly from 2017, and still contributed more than half of the new growth (56 percent or 29,416 persons).

Utah's rate of natural increase remains the highest among all states, at 10.5 per 1,000 population between 2017 and 2018. This high rate of natural increase has occurred even as Utah's fertility rate has continued in decline over the past decade. While Utah's total fertility rate has long been the highest in the nation, the slow decline in 2017 resulted in Utah continuing with the second highest rate behind South Dakota. While lower than in the past, Utah's total fertility rate remained above the national average in 2017 (2.12 compared to 1.77).



Source: 2019 Utah Economic Report to the Governor

The Utah Population Committee (UPC) estimates indicate Utah County experienced the largest population growth between 2017 and 2018, with 15,847 new residents. This was a shift from the previous year, in which Salt Lake County saw higher absolute growth. Salt Lake County realized significant growth, with the addition of 13,806 people. The Wasatch Front (Davis, Salt Lake, Utah, and Weber) still comprises a majority of the state's population (2,341,480 residents or 75.3 percent). Salt Lake County maintains its position as the largest county (1,142,077 residents).

Iron County had the highest rate of growth (3.6 percent), followed by Piute (3.5 percent), and Washington (3.3 percent), according to the UPC estimates. Additionally, ring counties (counties that neighbor the urban core like Tooele and Juab) continue to experience solid population growth. Only two counties are estimated to have lost population: Emery (-0.04 percent) and Garfield (-0.19 percent).

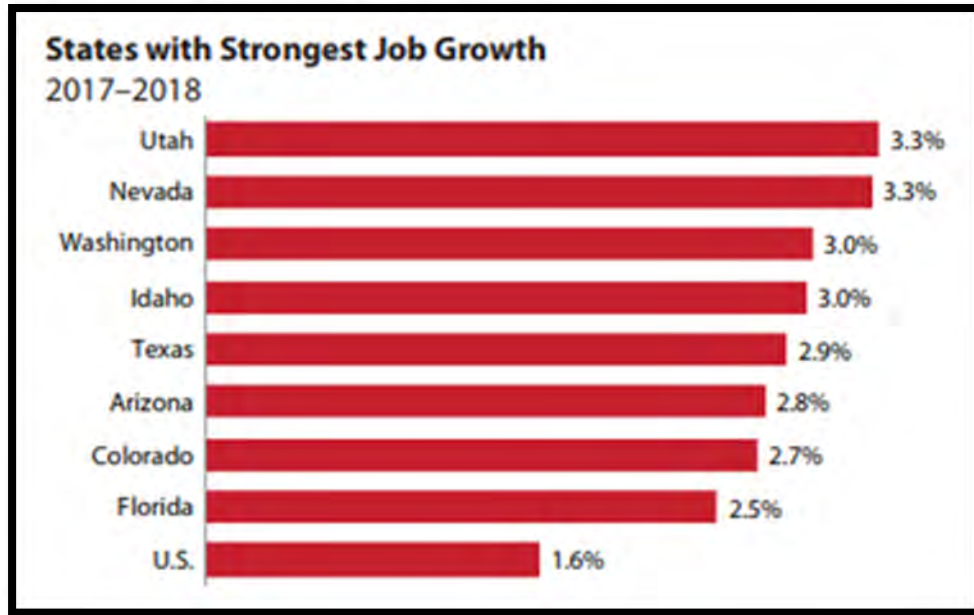
The 2019 Economic Report to the Governor (ERG) projects that Utah will continue to experience population growth at a moderate 1.7 percent pace to reach 3,219,116 by July 2019 on account of in-migration and a slightly higher natural increase.

- **Employment:**

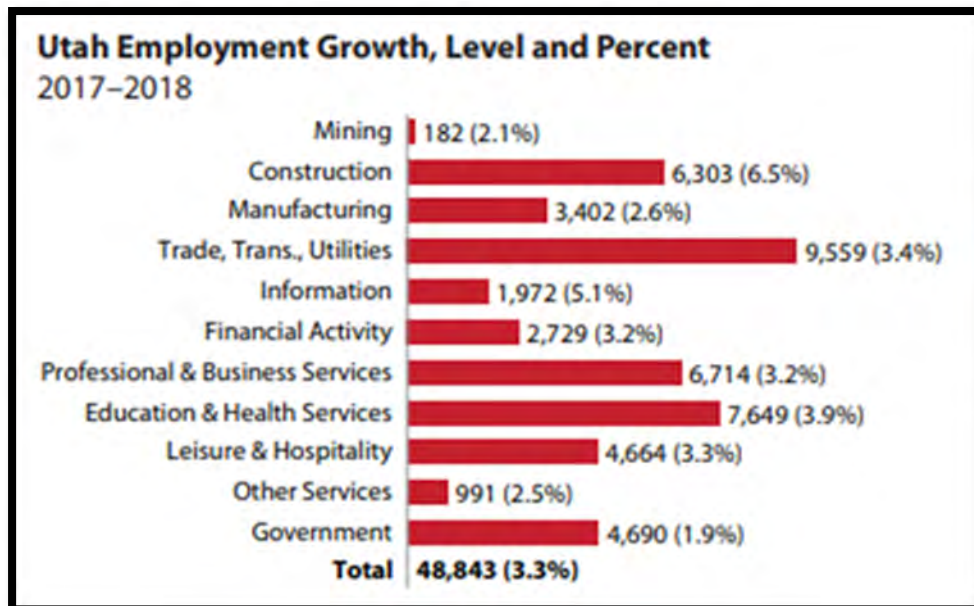
The 2019 ERG states “The state’s labor force grew by roughly 2.8 percent over the year, stretching its ranks to over 1.6 million in order to meet the growing demands of Utah’s employers. Prime economic conditions drew new entrants to the labor force but did not raise the rate at which adults in the state participated in the labor market. Labor force participation remained unchanged from last year at 69.4 percent and still below the state’s pre-Great Recession rate of 72.1 percent. Given that 2017 saw a small surge in the participation rate, it was anticipated that the acceleration would continue through 2018.”

According to the 2019 ERG report, “As expected with a growing economy, the unemployment rate remained low throughout the year, ending at an average of 3.1 percent which equates to fewer than 50,000 unemployed individuals per month throughout the year. Demand for skilled workers was especially high. Utahns with a Bachelor’s degree or higher experienced an unemployment rate well under 2.0 percent in 2018.”

2018 Federal tax changes also impacted Utah. *The 2019 Economic Report to the Governor* concluded: “Changes to federal tax policy appear to have had a positive effect on workers’ paychecks. The average annual wage for payroll employees in the state was \$47,441, a \$1,715 increase from the prior year and a full percentage point higher than the prior year’s increase.”



Source: 2019 Utah Economic Report to the Governor



Source: 2019 Utah Economic Report to the Governor

The 2019 ERG report projects the following outlook for employment in Utah; “Lack of labor supply will continue as a point of concern in 2019 and may likely cause job growth to slow unless labor force participation is stimulated or population in migration increases. Housing affordability could influence both but in dissimilar ways. The need to increase household income to afford the purchase of a home could draw more individuals into the

labor market. In migration, on the other hand, could put more upward pressure on housing prices, eventually making further in-migration a costly trend. Wages should further rise as employers continue to struggle filling positions, although 2019 should not be as strong as 2018 which was stimulated by federal tax cuts.”

Additionally, the report states “Policy decisions at the national level will continue to be a significant, yet unknown factor in predicting the economic trajectory for Utah in 2019. Trade policy is in flux, with tariffs now an emerging tool for shaping relationships between the United States and our trade partners.”

- **Personal Income:**

Utah’s total personal income in 2018 was an estimated \$143.1 billion, a 6.1 percent increase from \$134.8 billion in 2017. Utah’s estimated 2018 per capita income was \$45,174, up 3.9 percent from \$43,459 in 2017. Both measures of personal income growth in Utah were higher in 2018 than in 2017, in which total personal income grew by 5.0 percent and per capita income grew by 3.0 percent. Utah’s 2018 growth in personal income and per capita income were higher than national averages.

- **Taxable Sales:**

The 2019 Economic Report to the Governor (ERG) states in 2019, total taxable sales in Utah increased by approximately 6.9 percent to an estimated \$65.2 billion. A labor market that is among the best in the nation and solid gains in wages and personal income were among the primary drivers of growth. High levels of both consumer and business confidence and a strong tourism industry were also factors propelling the economy. Each major component of Utah taxable sales increased in 2018. Business investment increased the most at 9.8 percent, followed by retail sales at 6.0 percent and taxable services at 5.2 percent.

The 2019 ERG report indicates, “retail sales, buoyed by strong consumer spending, increased 6.0 percent to an estimated \$33.7 billion. This growth outpaced the estimated 5.3 percent increase in U.S nontaxable and taxable retail sales in 2018. Factors that affect the health of the consumer balance sheets, such as employment and personal income, posted solid gains in 2018, which in turn led to strong growth in retail sales. Trends in the

sector are particularly important as retail sales account for over half of all taxable sales (51.7 percent in 2018)."

According to ERG, "For the second consecutive year, business investment purchases posted significant increases over the prior year. In 2018, business investment purchases increased by 9.8 percent to an estimated \$10.0 billion. The largest increases in business investment purchases were from the construction, manufacturing, and wholesale trade industries." The ERG report states, "Utah's strong labor economy should drive another year of solid growth in Utah taxable sales. Total taxable sales are forecasted to increase by 6.0 percent to \$69.1 billion in 2019. However, given that we are late in the business cycle, the likelihood of a slowdown or downturn is increasing. The slowing in the rate of growth for total taxable sales from 6.9 percent in 2018 to 6.0 percent in 2019 communicates this potential risk." The 2019 ERG report concludes, "New Utah legislation passed in 2018 will significantly affect taxable sales in 2019. Beginning January 1, 2019, remote sellers without physical nexus in the state are required to remit sales tax to the state. The forecasted increase in retail sales of 9.2 percent in 2019 includes the increase in taxable sales expected from this legislative change." The legislative changes are expected to have an impact on taxable business investment purchases as well "with a forecasted decline by 6.4 percent in 2019." "Robust economic conditions in 2018 led to significant growth in taxable sales. Although business cycle and other risks to the projections exist, the outlook for 2019 is positive with steady growth in Utah taxable sales expected to continue in 2019."

- **Construction:**

The value of permit-authorized construction in 2018 in Utah was \$8.0 billion, the third highest year ever in current dollars and the sixth highest year in inflation-adjusted dollars. The peak construction value was in 2006, in the run-up to the Great Recession, when permit-authorized construction inflation-adjusted value totaled \$9.2 billion. The 2018 estimate includes the value of residential and nonresidential construction and additions, alterations and repairs.

Residential construction is the largest sector in the construction industry accounting for 58.6 percent of total construction value. In 2018, the value of residential construction was \$4.7 Billion, 0.5 percent higher than in 2017. The number of residential units receiving building permits increased from 22,292 in 2017 to 24,000 in 2018, a 4.7 percent

increase. Single-family construction increased to 12,960 units from 12,052 units in 2017 while the number of multifamily units increased from 10,553 in 2017 to 10,800 in 2018. Product shifts in the multifamily market are driving the growth as the share of condominium and townhomes increased, for the first time, to more than 50.0 percent of multifamily units.

While Utah's housing market continues to be strong, it has many challenges regarding affordability and availability. Particularly, the increase in median sale prices is drastically outpacing the increase in median household incomes. While the median sales price increased by 44.0 percent between 2013 to 2018, household incomes grew by only 20.8 percent during this same time period.

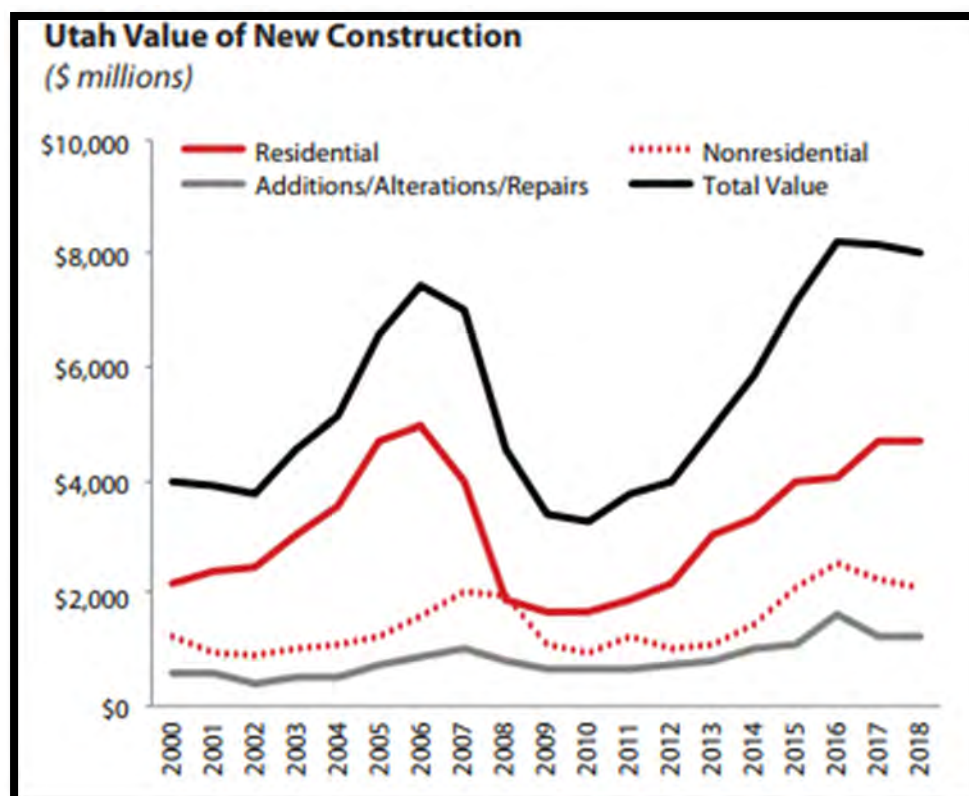
Additionally, *The 2019 Economic Report to the Governor* (ERG) includes the impact of housing affordability and a housing shortage, "at 4.5 percent the 30-year mortgage rate for 2018 is the highest since 2010, when it was 4.7 percent. The combination of rising prices and interest rates has increased the median mortgage payment from \$1,343 in 2013 to \$1,965 in 2018, an increase of 46.0 percent. To keep the mortgage payment at 30.0 percent of household income, a \$1,343 monthly mortgage payment requires an annual household income of \$53,717, while a monthly mortgage payment of \$1,965 requires an annual income of \$78,637."

"Historically, the number of new housing units exceeds the increase in households by about ten percent due to vacancies and second home construction. This has been the case over the past forty years. However, in the last few years the increase in households has been greater than the increase in housing units, which explains, at least in part, the tight housing market. A market characterized by very low apartment vacancy rates and rising rental rates as well as a limited number of "for sale" listings of existing homes. Homebuilders also complain that labor shortages, land availability, and municipal regulations are creating bottlenecks that are reducing the supply of new homes. These market conditions strongly suggest that Utah may have a housing shortage, which limits housing opportunities for both renters and homebuyers."

"The value of Utah's permit authorized nonresidential construction in Utah in 2018 was \$2.1 billion, the seventh highest year on record (inflation adjusted). Utah nonresidential construction sector, while down just slightly from record setting 2016, was led by office and industrial construction. The industrial sector grew approximately 4.0 percent in 2018

driven by several large manufacturing projects, along with permits associated with the Salt Lake City International Airport expansion.”

“In summary the \$8.0 billion in permit authorized construction activity in 2018 includes \$4.7 billion of residential construction, \$2.1 billion of nonresidential construction and \$1.2 billion of additions, alterations and repairs.”



Source: 2019 Utah Economic Report to the Governor

- **Tourism:**

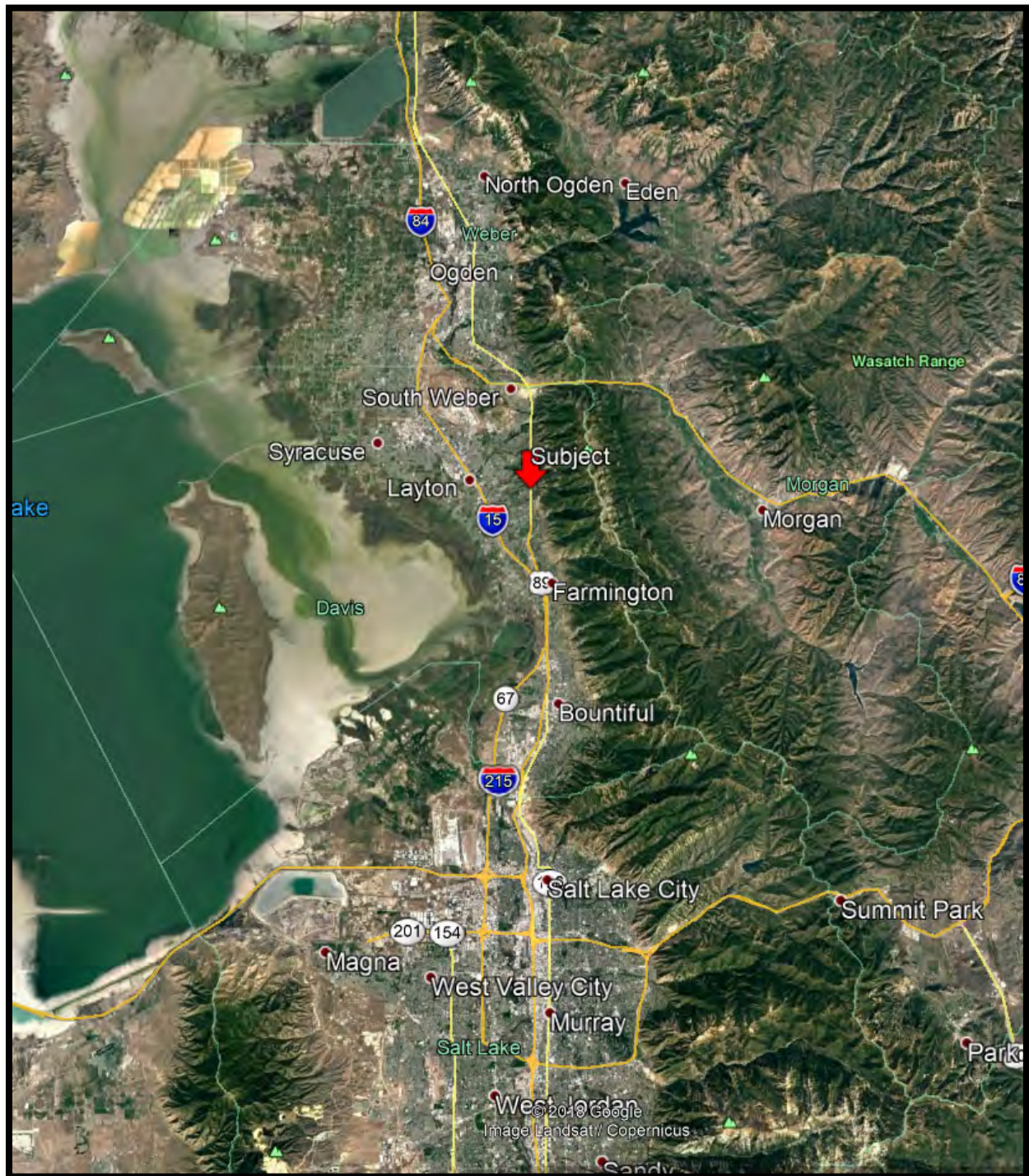
Tourism economic data gleaned from the 2019 ERG report states, “Utah’s tourism and travel sector experienced continued economic growth in 2018, including record-level visitor spending, jobs and wages, state and local tax revenue, and park visits... year-to-date travel-related sales tax revenues, such as transient room, restaurant, and resort communities’ sales, were trending 5.0 percent higher than 2017 revenues. During the first three quarters of 2018, 26 of Utah’s 29 counties experienced year-over-year increases in transient room tax revenue. Additionally, total taxable sales in the leisure and hospitality sector increased 7.0 percent during the first half of 2018, while gas station, grocery store,

and other travel-related retail sales increased around 6.0 percent...first-half of 2018, travel-related jobs in Utah's private leisure and hospitality sector experienced a 3.5 percent year-over-year increase (slightly lower than all other sectors combined) and wages increased 6.8 percent (compared to 8.9 percent for all other sectors)."

- **Conclusion and Outlook:**

The economy of Utah in 2018 was healthy and continued to show signs of growth in most sectors of the market. Strong job growth, low unemployment and rising population all led to a robust economy in 2018. 2019 is expected to show continued growth at a slower pace with anticipated business cycle downward shifts in some Utah industries. Because of Utah's diverse mix of industries, the state economy is expected to weather economic fluctuations better than the national economy with industries such as construction, durable manufacturing, retail, and finance representing a slightly heavier footprint in Utah than in the national landscape. According to the 2019 ERG report, Utah's potential for continued growth is sustainable given that Utah leads the nation as the most diverse economy with a Hachman Economic Diversity Index score of 96.9 ahead of Arizona (95.7) and Colorado (93.6). Utah continues to attract organizations from across the country and globe, a trend which is expected to continue in 2019. It is important to note that the 2019 ERG report indicates that much of the potential growth for 2019 and continued years will, however, hinge on potential changes in national economic and political factors that would affect macro-economic policy or macro-economic climate.

Area Map



NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity

The subject property is an minor corner parcel located on the northeast corner of East Frontage Road and Highway 89 within the jurisdiction of Kaysville in Davis County. Layton is north of Kaysville, with Fruit Heights and Farmington to the south and the Wasatch Mountains to the east. Kaysville is located approximately 15-20 miles north of the Salt Lake City's central business district (CBD).

Boundaries and Accessibility

The boundaries of the neighborhood are best delineated by streets or geographical features. The boundaries are given as follows:

North	I-84
South	400 North in Centerville
West	I-15
East	Wasatch Mountains

Interstate 15 is the major north-south freeway for the state and provides linkage to all the major population areas along the Wasatch Front. I-15 is west of Kaysville with numerous interchanges located in Layton, Kaysville, and Farmington. Highway 89 is a major highway through the State of Utah and Highway 89 runs in a north/south direction through the center of Kaysville. Traffic counts are $\pm 37,000$ AADT on Highway 89. Other major traffic arteries in the subject neighborhood include 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville), Crestwood Lane (Kaysville), Mutton Hollow Road (Kaysville) Oak Hills Drive (Layton) and Gentile Street (Layton). All roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average to good.

Jurisdiction

The neighborhood is within the jurisdiction of Kaysville and the other surrounding municipalities previously named, as well as Davis County. The cities and county within the neighborhood provide all major services and control development within their respective borders.

Neighborhood Life Stage

According to the *Appraisal of Real Estate*, neighborhood typically evolve through four states as described below:

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability – A period of equilibrium without gains or losses.
3. Decline – A period of diminishing demand.
4. Revitalization – A period of renewal, development, modernization and increasing demand.

The immediate subject neighborhood is in a growth/stability stage.

Land Use Characteristics

Development within the defined boundaries comprises a mixture of residential, agricultural, commercial, industrial and retail uses. Commercial uses are primarily located along major roadways previously mentioned and interstate/interchange frontage. Residential uses are interspersed throughout the subject neighborhood, primarily along secondary transportation routes. Residential developments are comprised mainly of multi-family units, including condominiums and apartments. Some single-family uses are present on secondary roadways. Agricultural uses are primarily located near the peripheries of development.

The subject fronts to Highway US-89 in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and other multi-

family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are within the city center of Kaysville and south within Farmington in and around Farmington Station.

Kaysville and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Adjacent Properties

Adjacent properties are generally compatible with the subject as follows:

North	Single-family residential
South	Single-family residential
East	Single-family residential
West	Highway 89/Single-family residential

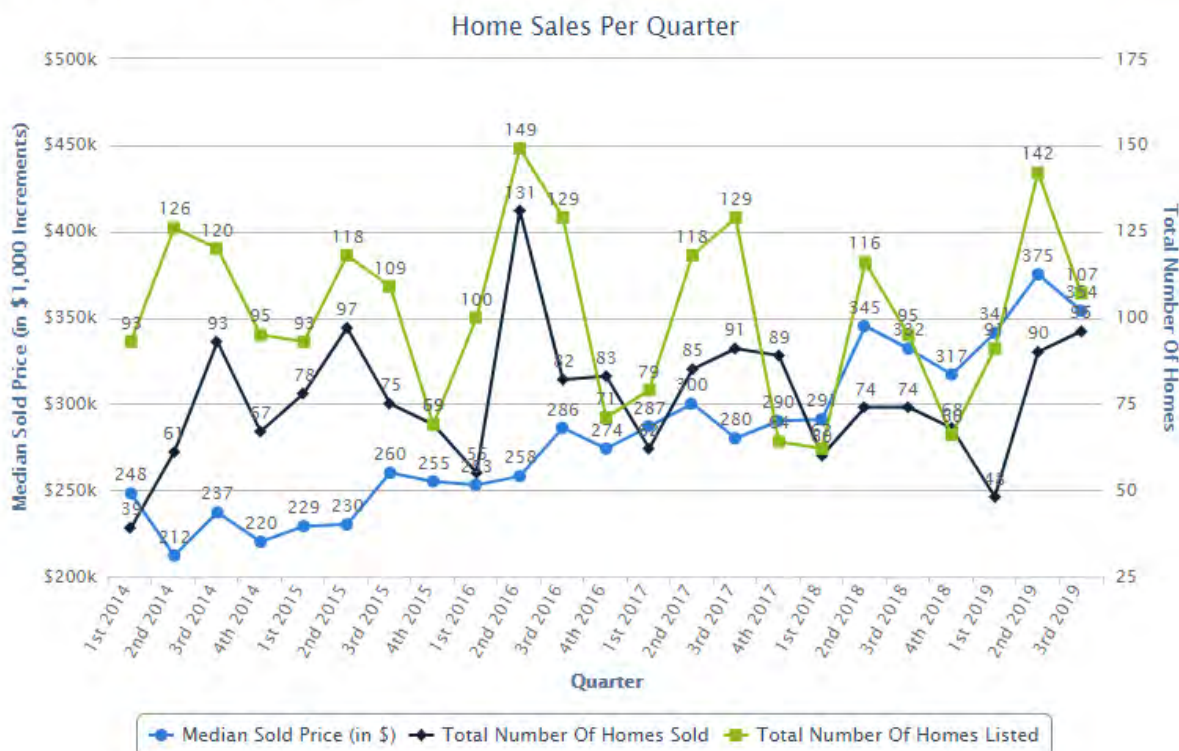
Neighborhood Real Estate Overview - Residential

The subject is positively influenced by its location and the demand for new housing, which also drives commercial development in the area. In examining home sales in the neighborhood, it appears that values “bottomed out” in 2011 after recessionary market conditions. Since 1st Quarter 2012, the median house price has continued to increase overall with an overall upward trend in values. The overall demand trends indicate that demand has continued to improve over the past several years, with the most notable appreciation over the past two years. This is illustrated on the following graph obtained from the Wasatch Front Regional Multiple Listing Service for the subject neighborhood, which includes the eastern portions of Layton, Kaysville, Fruit Heights and Farmington. The data is effective to 3Q of 2019.

Search Criteria: State is Utah, County is Davis, City is Layton or Kaysville or Fruit Heights or Farmington, Property Type is Single Family, Post-directional is East

Select Graph Type Line ▼

Click and drag area inside of graph to zoom.



As shown in the graph above, the median sale price of a single-family residence within the subject's neighborhood has steadily increased over the last two (2) years, with a downward adjustment in the 3rd and 4th quarters after increases in the 1st and 2nd quarters. The median sales price as of 2nd quarter 2019 was \$375,000, which is up 8.7 percent from 2nd quarter 2018. However, there was an adjustment in 3rd quarter 2019 to \$354,000, indicating a downward adjustment of 5.6% from 2nd to 3rd quarter 2019. From 3rd quarter 2018 to 3rd quarter 2019, the median price has increased from \$332,000 to \$354,000, or an appreciation rate of 6.6 percent.

The trendline for the number of sold homes has been relatively stable over the last three years, with the figure of 131 (2Q 2016) at the high and 48 (1Q 2019) at the low end of the range. The number of closed transactions over the last year has ranged from 48 to 95. The high was 3rd quarter 2019. The number of active listings has fluctuated dramatically and generally follows seasonal trends. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The upward trends in the residential market area also influencing trends in commercial real estate. Commercial development within Davis County and along the Wasatch Front in general for retail, office and industrial developments has been strong over the last two to three years. Vacancy rates for all commercial subtypes (i.e. office, retail, etc.) have declined, and asking lease rates have generally risen and/or remained stable. Speculative and build to suit construction numbers are strong, and multiple projects are ongoing. The continued increasing population, new development and increase in job growth in the area are positive demand factors for new retail development in the area.

Influences

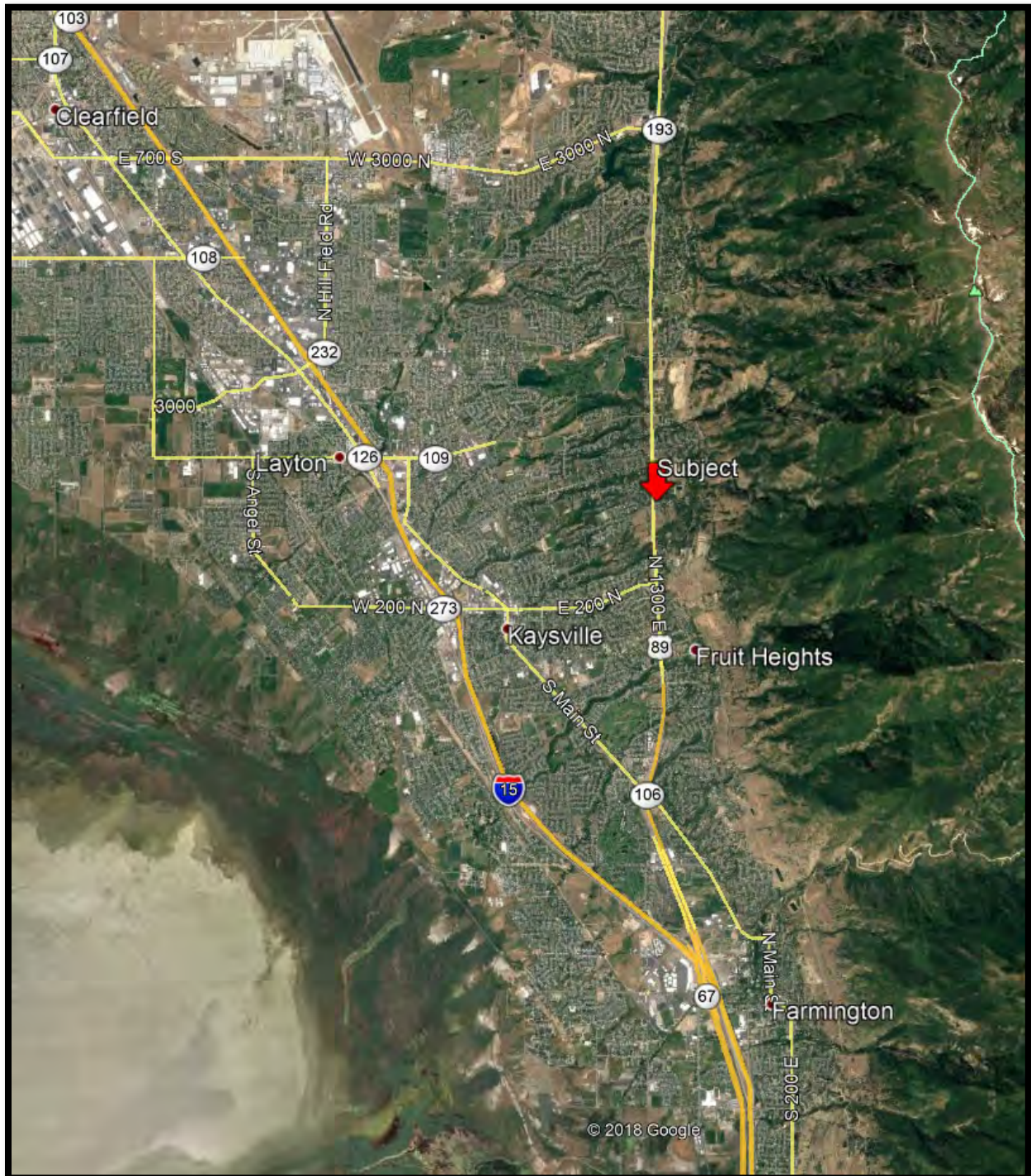
Positive influences stem primarily from the relative strong growth of the Wasatch Front area in general with respect to strong job formation and population growth over the past several years and projections for continued population growth in the state. Other positive

influences include the relatively stable demand in the real estate market sector. In general, market conditions and real estate activity has been consistently strong over the last 5-7 years. There are no major negative influences in the subject neighborhood.

Conclusion

In summary, the subject is located in Kaysville adjacent to the Highway 89 corridor and north of the I-15/Highway interchange in Farmington to the south. The immediate neighborhood is well established and surrounding development is almost exclusively single-family residential in nature. Linkages/access into the immediate area are average and sufficient, as is proximity to commercial support services. The long-term outlook is for a relatively stable growth pattern with stabilizing/improving property values.

Neighborhood Map



Larger Parcel Determination

In typical right-of-way appraisal assignments, it is necessary to determine and clearly define the larger parcel of which the acquisition(s)/easement(s) are a part. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, sixth edition (2015) is as follows:

- Larger Parcel

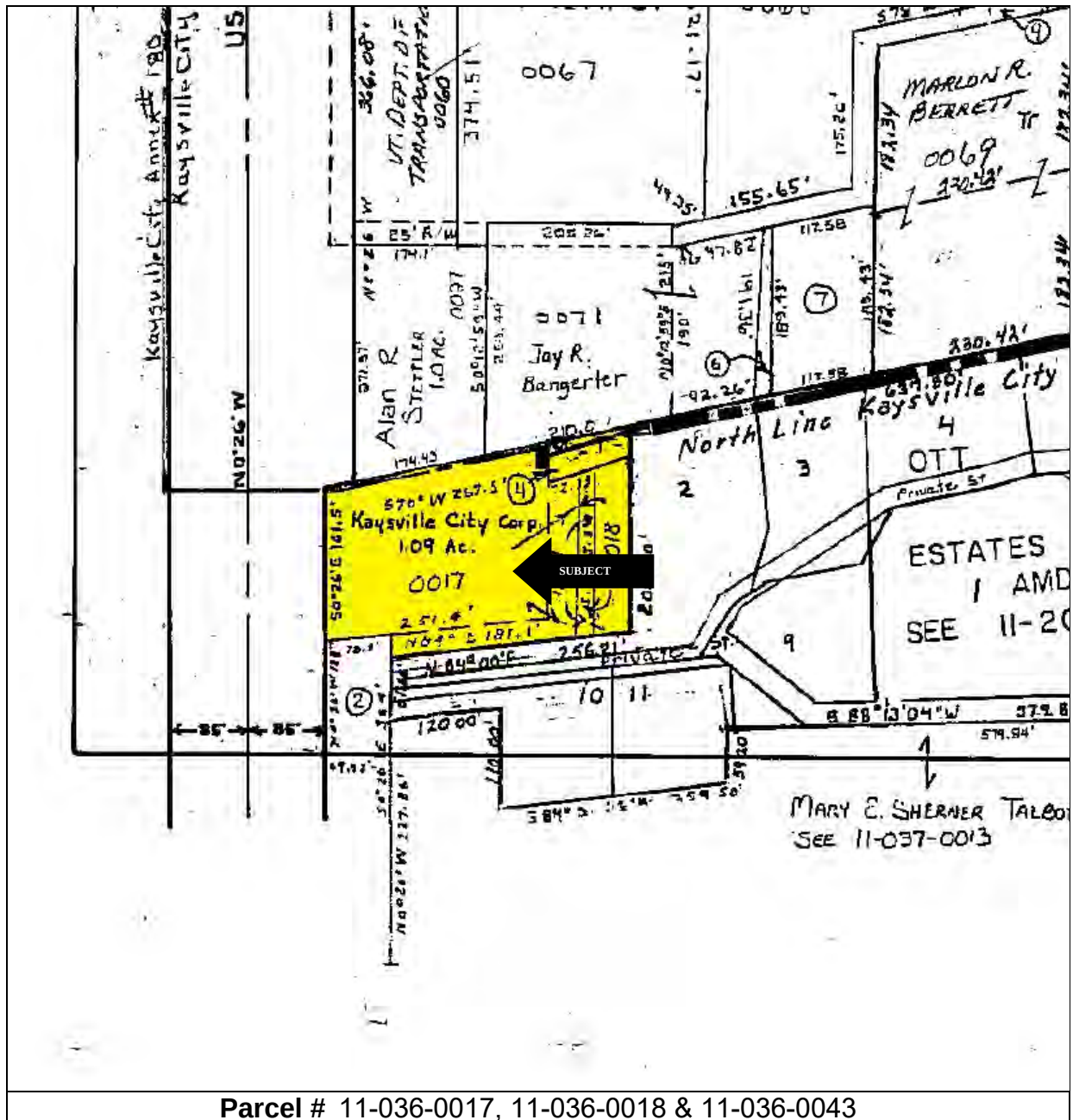
1. *In condemnation, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*
2. *In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.*

The three main tests in determination of the larger parcel include contiguity, unity of ownership, and unity of use (highest and best use). In the case of the subject, the acquisition(s) is wholly contained within Davis County parcel number(s) 11-036-0017, 11-036-0018 & 11-036-0043, currently under the recorded ownership of Kaysville City Corporation. This parcel contains a calculated land size of ±67,233 square feet, or 1.543 acres, and is adequately sized and shaped to accommodate stand-alone development. No other abutting parcels under the same recorded ownership that would share in unity of use are apparent.

Thus, the defined larger parcel referred to herein comprises all of Davis County parcel number(s) 11-036-0017, 11-036-0018 & 11-036-0043, which contains ±67,233 square feet, or 1.543 acres, and is under the recorded ownership of Kaysville City Corporation. Please refer to the highest and best use, plat map and zoning map contained herein for further clarification.

COUNTY AERIAL PARCEL MAP**Parcel # 11-036-0017, 11-036-0018 & 11-036-0043**

COUNTY PLAT MAP



Description of Larger Parcel

Deeds/ownership records provided by the client indicate the subject site comprises a single tax parcel containing $\pm 67,233$ square feet, or 1.543 acres. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

<i>-Land Area</i>	$\pm 67,233$ square feet, or 1.543 acres
<i>-County Parcel No(s).</i>	11-036-0017, 11-036-0018 & 11-036-0043
<i>-Street Orientation</i>	Minor corner.
<i>-Shape</i>	Rectangular.
<i>-Frontage</i>	± 141.5 linear feet on Highway 89.
<i>-Access</i>	The subject has adequate frontage on Highway 89 and direct access from East Frontage Road. Legal access to the entire larger parcel is assumed in this analysis that would be sufficient for development to the concluded highest and best use.
<i>-Depth</i>	Maximum depth is ± 475 linear feet.
<i>-Topography</i>	Level/slope; The site egress is generally at street grade with East Frontage Road.
<i>-Drainage</i>	Natural drainage is westerly.

<i>-Soil</i>	Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.								
<i>-Wetland Areas</i>	A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. Determination of wetlands is beyond my area of expertise. No obvious signs of wetlands or other wet areas were readily observable during the property inspection. This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.								
<i>-Adjacent Properties</i>	Adjacent properties are as follows: <table> <tr> <td><i>North:</i></td><td>Single-family residential</td></tr> <tr> <td><i>South:</i></td><td>Single-family residential</td></tr> <tr> <td><i>East:</i></td><td>Single-family residential</td></tr> <tr> <td><i>West:</i></td><td>Highway 89/Single-family residential</td></tr> </table>	<i>North:</i>	Single-family residential	<i>South:</i>	Single-family residential	<i>East:</i>	Single-family residential	<i>West:</i>	Highway 89/Single-family residential
<i>North:</i>	Single-family residential								
<i>South:</i>	Single-family residential								
<i>East:</i>	Single-family residential								
<i>West:</i>	Highway 89/Single-family residential								
<i>-Street Improvements</i>	East Frontage Road is a two lane asphalt paved street. Highway 89 is a four lane asphalt paved highway. Neither street is improved with sidewalk, curb, or gutter..								
<i>-Traffic Counts</i>	The nearest Annual Average Daily Traffic (AADT) is ±37,000 AADT on Highway 89 according to a 2016 UDOT traffic count study.								
<i>-Utilities</i>	Utilities are provided to the immediate subject area and/or site and are adequate to support development.								
<i>-Abutting Rights-of-Way</i>	East Frontage Road & Highway 89.								

*-Easements, Restrictions
and Encroachments*

A title policy was not provided for review in conjunction with this report. There is an overhead power line easement extending along the subject's west property line. No other unusual easements, restrictions, and/or encroachments are indicated in the legal description for the subject parcel. No other unusual encumbrances or encroachments were noted during inspection. It is assumed that typical public utility, street, and drainage easements and/or any other undisclosed easements and/or rights-of-way would not adversely impact the development potential of the subject site.

-Special Hazards

Flood Zone:

Zone X (outside 100-year flood zone). Community Panel #49011C0241E; dated June 18, 2007. A copy of the applicable section of the flood zone map is attached in the addenda.

Environmental:

There is no direct current evidence of environmental problems associated with the subject. The client has not provided Phase I or Phase II Environmental Site Assessments relative to the subject. Without Phase I and Phase II Environmental Site Assessments, this analysis assumes that no environmental hazards/contamination exists on the subject premises. Should a Phase I or II Environmental Site Assessment be provided indicating the existence of environmental contamination/hazards and detailing remediation costs associated with the contamination, the value estimate conclusions contained herein may need to be reevaluated and would likely be lowered. Review of a complete Phase I Environmental Site Assessment specific to

the subject property, performed by a qualified engineer/firm is strongly recommended.

Earthquake Zone:

The subject is located in a moderate liquefaction potential zone. This is a typical classification for properties located in the immediate subject neighborhood.

-Zoning

The subject is zoned R-1-10 (Single-family residential; 10,000 SF minimum lot size). The purpose of the R-1-10 zone as per the Kaysville City zoning ordinance is reproduced below:

17-12-1 Purpose

To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

As outlined above, the R-1-10 zone is a medium density, single-family residential zone that permits single-family residential development with a minimum lot size of 10,000 square feet. The minimum lot width is 80 feet. Setbacks are 30 feet for front yards, 8/16 feet (side/total) for side yards and 15 feet for rear yards for typical interior lots. The subject is compliant from a lot size and setback standpoint.

The master plan remains for similar residential uses. Select pages of the R-1-10 zoning ordinance are retained in the appraisal work file. A full copy can be accessed on the Kaysville website.

-Site Utility

The subject represents a larger sized, rectangular shaped, minor corner parcel. Access is available via East Frontage Road. The site egress is level/slope and at street grade with East Frontage Road. The site and/or immediate area are served by all necessary utilities. It is of sufficient size to accommodate a variety of uses and has apparent adequate load bearing capacity. Overall, utility of the site is rated average.

IMPROVEMENT DESCRIPTION

The property is improved with two buried water tanks. The acquisition extends along the frontage of the property and appears to impact the west water tank, as well as chain-link security fencing along the perimeter of the property. The water tanks are special use items used for municipal purposes and it is assumed that the market value of the water tanks is similar to the depreciated replacement cost. The valuation of the water tanks is outside the scope of this appraisal and they are not included in the valuation. The tanks and other work on the property is being taken care of through an agreement between UDOT and the City. As such, the concluded market value of the larger parcel is for underlying land value only.

RECENT HISTORY OF THE PROPERTY: USPAP requires a three (3) year reporting history for the appraised property, while UDOT right-of-way appraisal guidelines dictate a five (5) year reporting history requirement.

The current owners of record are Kaysville City Corporation, represented by Mr. Cole Stephens. The current owners have owned the property for over 40 years. The owner reports that there have been no sales, listings or offers within the past five years. A search of the Wasatch Front MLS and LoopNet did not reveal any sales or listings within the last five (5) years. Thus, no sales, listings or unsolicited offers are known within the last five (5) years.

REAL ESTATE TAXES & ASSESSMENTS: Real estate tax information for the subject for 2019 is shown in the following table.⁶

Current Assessment and Tax Information: FY 2019						
Parcel	Total	Total Taxable	Tax rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
11-036-0017, 11-036-0018 & 11-036-0043	\$313,126	\$313,126	0.012819	\$0	\$0	\$0
¹ Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded.						
² Special assessments include bond payments and/or other taxes that do not vary according to assessed value.						

Source: Davis County

The above assessment is for 2019. No delinquencies are reported by Davis County. The current assessed value of the land (\$313,126) equates to \$4.66 per square foot and is lower in comparison to the appraised market value outlined herein. This appraisal analyzes current market data and makes specific adjustments to each sale in order to derive an indication of market value for the subject. The assessed value is typically computer generated and is not specific in adjustments. Thus, no weight is placed on the assessed value as a market value indicator.

⁶ Taxes in Utah are calculated by applying a tax rate to taxable value. Taxable value is a percentage of the assessor's estimate of market value. The percentage is 100 percent for commercial properties and about 67 percent for residential properties. The tax rate varies depending on a given county's budget.

Data Analysis and Conclusions – Before Acquisition

ANALYSIS OF HIGHEST AND BEST USE:

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of any existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The subject is a minor corner parcel located on the northeast corner of East Frontage Road and Highway 89 in Kaysville, Utah. The total area of the subject land is $\pm 67,233$ square feet, or 1.543 acres. The site is rectangular in shape and the topography is level/slope. Natural drainage appears to be westerly. The total frontage is ± 141.5 linear feet on Highway 89. Access is via East Frontage Road. East Frontage Road is a two lane asphalt paved street. Highway 89 is a four lane asphalt paved highway. Neither street is improved with sidewalk, curb, or gutter. The nearest available traffic counts are $\pm 37,000$ AADT on Highway 89 near the subject.

The size and shape of the subject, at approximately $\pm 67,233$ square feet, or 1.543 acres, could physically accommodate a variety of developments. The subject area of the parcel is generally level with a gradual slope from east to west. No major physical detriments are apparent.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit

both the type and size of development constructed on a site. No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

As noted previously, the subject property is under the jurisdiction of Kaysville and is currently zoned R-1-10 (Single-family residential; 10,000 SF minimum lot size), which is a low density, single-family residential zone. Permitted uses are generally limited to single-family residential uses, and no multi-family or commercial uses other than home office are permitted. The master plan zoning designation is for similar residential uses. The title legal description includes a future road designation for the west portion of the subject. The subject is a legal lot of record and appears to conform to zoning requirements as outlined under the R-1-10 zone.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Currently, market conditions are positive and have been strong for the last 5-7 years since the significant market turndown/recession experienced from 2008-2012. Real estate construction and investment has been strong since this time, with continued and sustained appreciation for all submarkets (i.e. residential, commercial, multi-family, industrial, etc.) noted

Location is a significant determinant and plays a large role in the highest and best use conclusion. The subject fronts to Highway US-89 in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and

other multi-family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are within the city center of Kaysville and south within Farmington in and around Farmington Station.

Kaysville and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Traffic counts are $\pm 37,000$ AADT on Highway 89. Linkages are rated as average with 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville), Crestwood Lane (Kaysville), Mutton Hollow Road (Kaysville) Oak Hills Drive (Layton) and Gentile Street (Layton) all located nearby. Given the desirable east bench location, quality of surrounding residential development, and reasonable commuting distance to the Salt Lake City metro area, residential development is most probable. The subject would have wide market appeal and would likely sell within a typical timeframe, if it became available on the open market.

Maximally Productive Use and Conclusion (As Vacant)

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be for a single-family residential development. The subject could be considered for subdivision based on current zoning and minimum lot requirements, but could also remain a larger estate lot. The most probable buyer would be a local/regional developer/investor or local end user. Given the location and strong current market conditions, the timing for development is likely immediate.

Highest and Best Use of the Site As Improved

N/A. The existing improvements represent a municipal use, or special use, that are not included in the appraisal.

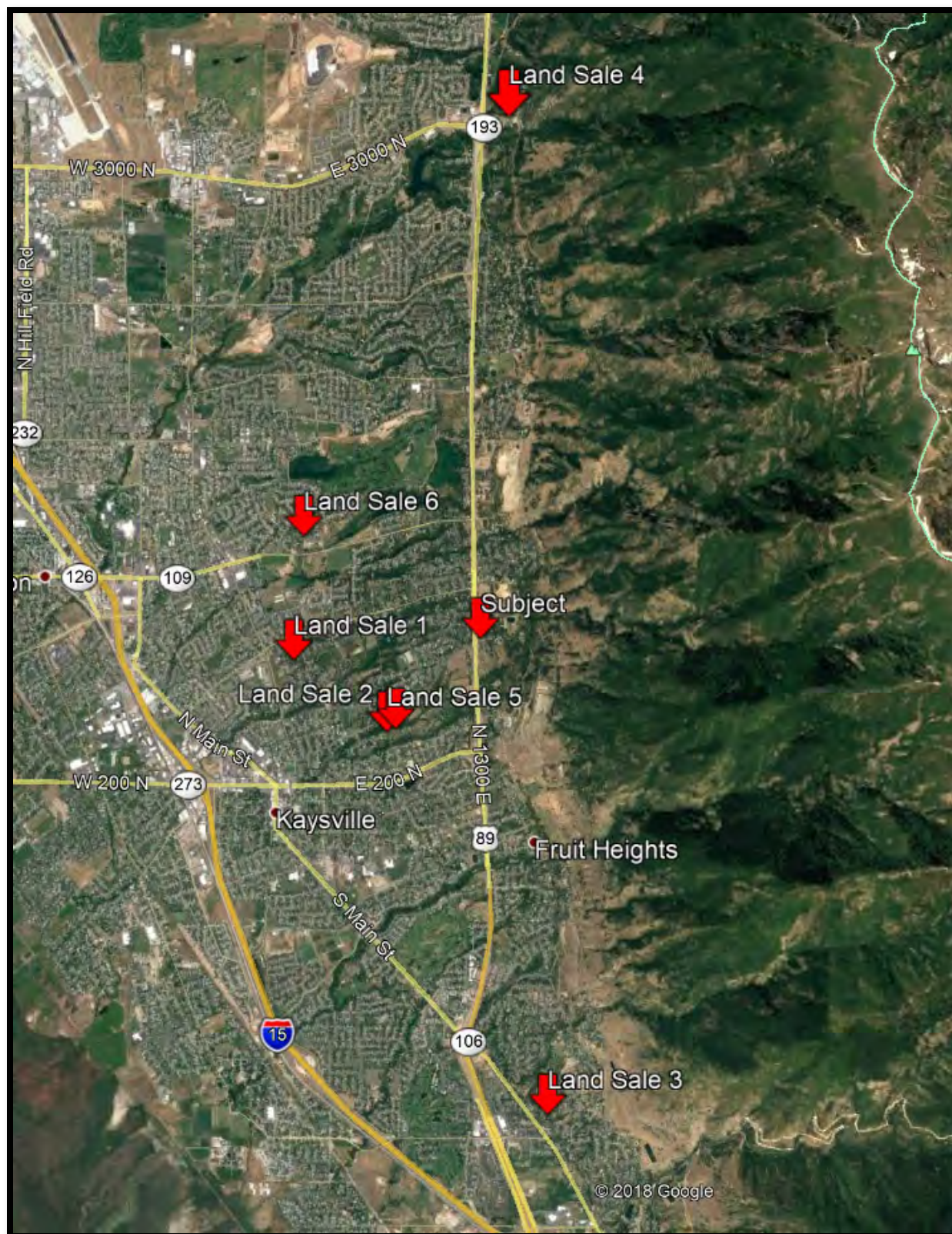
LAND VALUATION

The method used to assist in formulating the appropriate market land value is based on the traditional approach to land value, namely the Sales Comparison Approach. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The concluded highest and best use is for single-family residential development. The site would appeal mainly to individual investors/developers or end-users for single “estate” lot use. Similar size residential lot sales in Kaysville and the surrounding communities along the Highway 89 corridor of Davis County were researched. All sales are relatively recent and are in the immediate neighborhood of Kaysville and surrounding east bench areas of Davis County. The following table is a summary of the land sales used in this report. The complete data sheets with plat maps and additional information are contained within the addenda of the report. Further information is retained in the appraisal work file.

SUMMARY OF COMPARABLE LAND SALES (BEFORE ADJUSTMENTS)							
ID	Subject	1	2	3	4	5	6
Address	1156 North Highway 89	122 E 1050 N	737 E Ice Pond Road	594 W 1300 N	3174 E. Layton Ridge Drive	713 E Ice Pond Road	1597 E. 275 N.
City/Utah	Kaysville	Kaysville	Kaysville	Farmington	Layton	Kaysville	Layton
Parcel #	11-036-0017, 11-036-0018 & 11-036-0043	11-495-0202	11-698-0202	08-447-0311	09-332-0005	11-698-0201	11-015-0033
Land Size (Acres)	1.54	0.50	1.80	0.47	0.52	1.68	0.44
Land Size (Sq.Ft.)-Est.	67,233	21,780	78,408	20,473	22,651	73,181	19,166
Shape	Rectangular	Rectangular	Mostly rectangular	Mostly Rectangular	Mostly rectangular	Mostly rectangular	Mostly rectangular
Street Orientation	Minor Corner	Interior/Dead end	Cul-de-sac	Interior	Interior	Cul-de-sac	Corner/Interior
Topography	Level/Minor Slope	Level	Level	Level/Slope	Level/Slope	Level	Level
Utilities	All Available	All Available	All Available	All Available	All Available	All Available	All Available
Street Imp.	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Zoning	Single-family residential (SFR)	SFR	SFR	SFR	SFR	SFR	SFR
Date of Sale	N/A	Oct-19	Jun-19	Jun-19	Jun-19	Jun-19	May-19
Sales Price	N/A	\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Sale Price/Lot	N/A	\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Sales Price/Sq.Ft.	N/A	\$13.91	\$7.65	\$8.06	\$9.71	\$7.04	\$11.84

COMPARABLE SALES MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. Each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot. This unit of comparison is chosen for consistency purposes due to the square foot unit as indicated on the right-of-way documents for the acquisitions.

If needed, dollar adjustments are made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments are then made to account for market conditions that change over time. Thereafter, additive percentage adjustments are made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. No adjustments are necessary.

CONDITIONS OF THE SALE: All of the comparable sales were reportedly arms-length transactions with no unusual conditions of sale reported. No adjustment is necessary.

EXPENDITURES IMMEDIATELY AFTER SALE: All of the comparables were vacant lots ready for vertical construction and no unusual or atypical expenditures after purchase are reported. No adjustment is necessary.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Market conditions along the Wasatch Front and State of Utah in general were below average and declining during 2007 through 2011 and into early 2012. As indicated in the neighborhood overview section of the report, market conditions have dramatically improved and sustained appreciation for residential improvements throughout the Wasatch Front over the last several years is apparent. As outlined previously in the market overview section of the report, the median sale price of a single-family residence within the subject's neighborhood has steadily increased over the last two (2) years, with a downward adjustment in the 3rd and 4th quarters after increases in the 1st and 2nd quarters. The median sales price as of 2nd quarter 2019 was \$375,000, which is up 8.7 percent from 2nd quarter 2018. However, there was an adjustment in 3rd quarter 2019 to \$354,000, indicating a downward adjustment of 5.6% from 2nd to 3rd quarter 2019. From 3rd quarter 2018 to 3rd quarter 2019, the median price has increased from \$332,000 to \$354,000, or an appreciation rate of 6.6 percent.

The trendline for the number of sold homes has been relatively stable over the last three years, with the figure of 131 (2Q 2016) at the high and 48 (1Q 2019) at the low end of the range. The number of closed transactions over the last year has ranged from 48 to 95. The high was 3rd quarter 2019. The number of active listings has fluctuated dramatically and generally follows seasonal trends. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The sales are all fairly recent and have occurred from May to October 2019. No market condition adjustment is necessary.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. The subject fronts to Highway US-89 in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and other multi-family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are within the city center of Kaysville and south within Farmington in and around Farmington Station.

Kaysville and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

All of the comparable sales represent single-family residential lots in the immediate subject neighborhood. The subject's location close to Highway 89 would be recognized and discounted accordingly by the market, and adjustment for location does include and

considers the existing Highway 89 influence for the subject. Residential lots on the east side of Highway 89 typically sell for more than lots on the west side of the Highway. The lots east of Highway 89 are more in the foothills of the Wasatch Mountains and generally have an elevated view amenity that is superior to locations west of the highway. Additionally, surrounding development east of Highway 89 is generally newer and also superior. Sales 3 and 4 are east bench locations east of Highway 89 further from Highway 89 and are superior. These two sales are adjusted down.

Sales 1, 2, 5 and 6 are in central locations in Kaysville and Layton, west of Highway 89. The subject is a view lot, although located adjacent to Highway 89. Negating factors are considered and no location adjustments are made for sales 1, 2, 5 and 6.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. In addition, the period for construction generally increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land.

The subject has a land size of ±67,233 square feet, or 1.543 acres. The comparables range in size from 0.44 to 1.80 acres. Sales 1, 3, 4 and 6 are smaller and adjusted downward. Sales 2 and 5 are close enough in size that no adjustment is necessary.

Shape: Shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to

maximize the potential development of the land with the least amount of wasted or excess land.

The subject has a slightly rectangular shape, but is overall a buildable lot and no adjustments are necessary.

Street Orientation: Street orientation is another factor that can influence the price a buyer is willing to pay for residential lots. Most residential lots are interior lots, which is considered typical for the market. The market generally views corner lots as a detriment due to increased noise and traffic and decreased privacy. Conversely, the market views cul-de-sac lots positively due to the reduced traffic and increased privacy. Thus, cul-de-sac lots are superior to corner and interior lots, while corner lots are inferior to both interior and cul-de-sac lots.

The subject is a minor corner parcel located on the northeast corner of East Frontage Road and Highway 89. The subject's street orientation is similar to an interior lot as it is a minor corner. Sales 1, 2 and 5 are superior as these three are on dead-end or cul-de-sac lots. These three sales are adjusted down. No further adjustments are necessary.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill.

The topography of the subject is level to sloping (level/slope), although the sloping is minor and would not be impacted. Sales 3 and 4 have more steep slopes and are both adjusted upward.

Utilities: The subject property has all utilities available and stubbed. All of the sales are similar and are not adjusted.

Street Improvements: The subject and all sales have typical street improvements and no adjustments are made in this area of adjustment.

Zoning: All of the sales are within single-family residential zones and represent single lots that cannot be further subdivided. No adjustment is necessary for zoning differences.

Other: In all other areas, the comparables appear to be similar to the subject and no further adjustments are necessary. An adjustment grid is presented on the following page that outlines each of the adjustments made:

LAND ADJUSTMENT GRID							
	Subject	COMPARABLES SALES					
		1	2	3	4	5	6
Address	1156 North Highway 89	122 E 1050 N	737 E Ice Pond Road	594 W 1300 N	3174 E. Layton Ridge Drive	713 E Ice Pond Road	1597 E. 275 N.
City/Utah	Kaysville	Kaysville	Kaysville	Farmington	Layton	Kaysville	Layton
Sales Price		\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Adjustments:							
Property Rights		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Financing Terms		\$0	\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Date of Sale		Oct-19	Jun-19	Jun-19	Jun-19	Jun-19	May-19
Market Conditions		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price		\$303,000	\$600,000	\$165,000	\$220,000	\$515,000	\$227,000
Unit of Comparison							
Square Feet	67,233	21,780	78,408	20,473	22,651	73,181	19,166
Price Per Sq.Ft.		\$13.91	\$7.65	\$8.06	\$9.71	\$7.04	\$11.84
Other Adjustments:							
Location		0%	0%	-5%	-5%	0%	0%
Physical Characteristics							
Size		-20%	0%	-20%	-20%	0%	-20%
	67,233	21,780	78,408	20,473	22,651	73,181	19,166
Shape		0%	0%	0%	0%	0%	0%
	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Street Orientation		-5%	-5%	0%	0%	-5%	0%
	Minor Corner	Interior/Dead end	Cul-de-sac	Interior	Interior	Cul-de-sac	Corner/Interior
Topography		0%	0%	5%	5%	0%	0%
	Level/Minor Slope	Level	Level	Level/Slope	Level/Slope	Level	Level
Utilities Available		0%	0%	0%	0%	0%	0%
	All Available	All Available	All Available	All Available	All Available	All Available	All Available
Street Improvements		0%	0%	0%	0%	0%	0%
	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Zoning		0%	0%	0%	0%	0%	0%
	Single-family residential (SFR)	SFR	SFR	SFR	SFR	SFR	SFR
Other		0%	0%	0%	0%	0%	0%
Adjusted Price Per SF		\$10.43	\$7.27	\$6.45	\$7.77	\$6.69	\$9.47
Net % Change		-25%	-5%	-20%	-20%	-5%	-20%
Gross % Change		25%	5%	30%	30%	5%	20%
Summary of Adjusted Values							
Adjusted Value Range	Low	High	Median	Mean			
	\$6.45	\$10.43	\$7.52	\$8.01			

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

After making adjustments, the adjusted sales indicate a tighter range from \$6.45 to \$10.43 per square foot. The median is \$7.52 and the mean is \$8.01 per square foot.

Sales 2 and 5 have the least amount of adjustment and indicate a market value range of \$7.27 and \$6.69 per square foot, or a value below the adjusted mean. However, consideration is given to all of the sales and a concluded value near the adjusted mean is concluded. After reviewing characteristics of the subject and the comparable sales, the concluded market value is \$8.00 per square foot. The concluded per unit value appears to be reasonable and is market-supported.

Subject Land -- 67,233 SF x \$8.00 per square foot = \$537,864

MARKET VALUE OF WHOLE – BEFORE ACQUISITION

The total indicated value of the land is \$537,864. The water tank improvements are not appraised.

Subject Land – ±67,233 square feet x \$8.00 per square foot =	\$ 537,864
Contributory Value of the improvements (Not Appraised) =	\$ <u>0</u> *
Total Market Value – Before Acquisition =	\$ 537,864

* The improvements are not appraised.

Proposed Project

DESCRIPTION OF PROPOSED PROJECT: The proposed project consists of the widening of existing SR-89, known as Project No. S-0089(406)398. Significant improvements will be made to Highway 89, including the addition of extra travel lanes, wider shoulders and the installation of sound walls in some select locations. Several of the existing intersections will be converted to interchanges, and numerous bridges and/or tunnels will be constructed. Street improvements including curb, gutter and sidewalk will be installed in select locations. Construction is anticipated to begin in early 2020. A large number of properties along this corridor will be impacted.

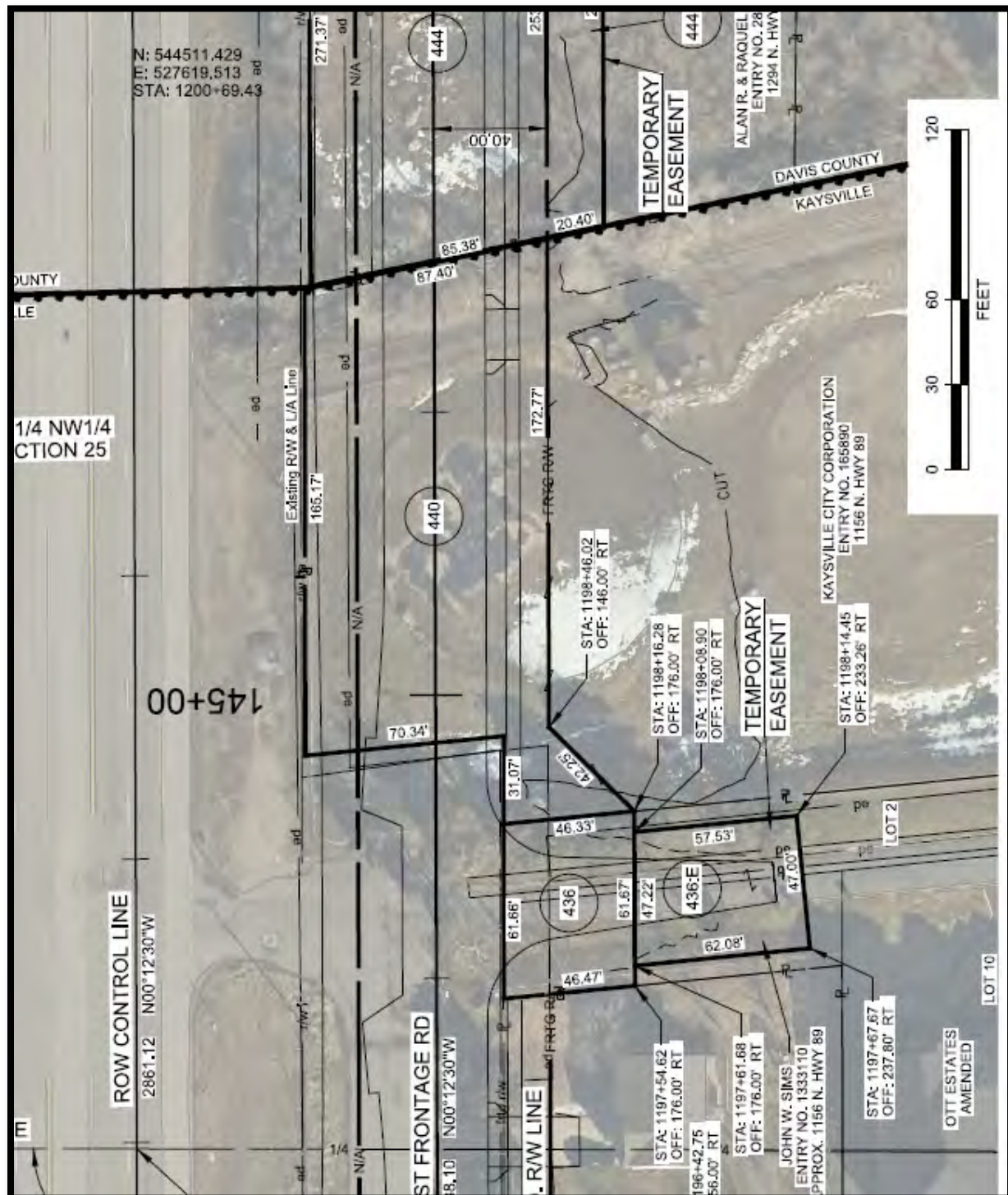
DESCRIPTION OF ACQUISITION(S):

- **PARTIAL FEE ACQUISITION(S)**

The partial fee acquisition is identified as Project Parcel No. 440 and is located along the west portion of the property along the west property line. The depth of the acquisition is approximately 87.4 feet on the north property line. It widens slightly at the south property line to a total depth of 116.67 feet. According to the legal description provided by the client, Project Parcel No.: 440 contains 15,561 square feet, or 0.357 acre.

The following shows the project map with the subject (Project parcel 0089:440) and proposed location of the partial fee acquisition. Legal descriptions are located in the addenda.

Project Map



SUBJECT IS PROJECT PARCEL NO.: 0089:440

DESCRIPTION OF PROPERTY – AFTER ACQUISITION: This area of analysis describes and considers the physical aspects of the remainder. Any item not discussed below is assumed to remain unchanged in comparison to the before condition.

LOT AREA: Before the acquisition, the larger parcel contains $\pm 67,233$ square feet, or 1.543 acres. The area of the acquisition is 15,561 square feet, or 0.357 acre, leaving an area of the entire remainder of approximately 51,672 square feet, or 1.186 acres. The size of the remainder is reduced by $\pm 23\%$. The remainder will be adequately sized and shaped to accommodate continued residential uses based on the highest and best use as previously explained.

A new frontage road will be constructed directly west of the parcel and function as a collector street. This will provide similar to improved access in the after condition.

SHAPE: The shape of the remainder will be rectangular and is relatively unchanged from the before condition.

TOPOGRAPHY: The topography will remain similar.

ACCESS: Access to the subject will remain adequate. It is noted that a new north/south street will be constructed abutting the subject parcel on the west property line functioning as a collector street. The subject will have adequate access for continued single-family residential use.

STREET IMPROVEMENTS: The acquisition is along the west property line and street improvements on the new frontage street will be included in the project, which will include concrete curb, gutter and sidewalk improvements.

HIGHEST AND BEST USE – AFTER ACQUISITION: This section of the report addresses any changes to the highest and best use after the acquisition from the highest and best use before the acquisition. Any physical differences are outlined above. The size, shape and all other physical aspects of the remainder are similar in comparison to the before condition. No major detrimental physical changes are noted, and the remainder will have similar utility in comparison to the before condition. The highest and best use as vacant remains for single-family residential development and is unchanged from the before condition.

Data Analysis and Conclusions – After Acquisition

VALUATION OF THE PARTIAL FEE ACQUISITION: The location of the partial fee acquisition has been previously outlined and contains 15,561 square feet, or 0.357 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. The land value of the subject as a whole is estimated at \$8.00 per square foot. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The total value of the partial fee acquisition is calculated as follows:

- **Parcel No. 440**
 - 15,561 SF x \$8.00 per square foot = \$124,488

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As per Federal and State right-of-way appraisal requirements, the contributory value of all landscaping and site improvements within the acquisitions is to be included in the compensation. Contributory value is a real estate term that refers to the contribution that a particular component (i.e. fences, landscaping, trees, etc.) has to the overall value of the whole property. Contributory value takes into consideration the degree of depreciation for a particular site improvement item/component as well as the added value of that component to the value of the overall site and differs from replacement cost new. This area of

consideration focuses on those site/landscaping improvements that do not need to be replaced or cannot reasonably be replaced. Deduction for depreciation is necessary when considering site improvement acquired items.

Generally, most items within the partial fee acquisition are included herein as site improvement items with some exceptions. Fencing that can be relocated is included as a cost to cure.

As mentioned, the subject comprises residential land that is improved with a two buried water tanks and perimeter security chain-link fencing. The fencing is impacted by the project. The west water tank is also impacted by the project but is not included in the scope of work herein. The fencing perpendicular to the west property line, or Highway 89 is included as a site improvement acquired. The fencing parallel to the road that can be replaced is included as a cost to cure item.

Several sources have been used to estimate the contributory market value of the fencing improvements impacted. These sources include the landscapers; general contractors; nurseries; home improvement retailers, bids/cost estimates on proposed properties appraised in our office; and the Marshall-Swift Valuation Service. Historical and current data have been reviewed and estimates for each individual component has been made as shown below. The final estimate is based on a composite of all estimates and information obtained and considers the depreciation of each item. A few of the contractors and suppliers include:

- Ben Wilkens, Wasatch Front Lawncare, LLC;
- Craig Newbold with Fullmer Brothers Landscape Maintenance Inc.;
- Brent Osbourne, General Contractor with Extreme Custom Homes;
- Justin Sampson with Sampson Landscaping;
- Shawn Beal with Bland Brothers Nursery;
- All State Landscaping & Property Maintenance;
- Ryan McDonigal with Big Stack Masonry;
- Custom Fencing;
- Millcreek Gardens Nursery;
- Wasatch Shadows;

- Glover Nursery in Orem;
- Jeremy Christiansen with Wrightway Landscaping and Property Management
- Home Depot;
- Lowe's Home Improvement; and the
- Marshall-Swift Valuation Service; a national subscription cost index.

Based on information derived during the property inspection and the cost sources outlined above, site improvements acquired is estimated at \$4,315 as outlined in the grid below.

SITE IMPROVEMENTS ACQUIRED						
Improvements Acquired	Quantity	Unit	Unit Price	% Deprec	Adj. Unit Price	Totals
6' Chain-Link Security Fencing	204	LF	\$23.50	10%	\$21.15	\$4,315

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the value of the partial fee acquisition. As the improvements are not appraised, this represents a land value only. The site improvements impacted are not included in the calculation below.

Market Value of the Subject as a Whole	=	\$ 537,864
Less: Value of Partial Fee Acquisition	=	(\$ 124,488)
Market Value of the Remainder as Part of the Whole =		\$ 413,376
% Reduction in Value from Whole to Remainder as part of the whole =		-23.14%

DAMAGES TO THE REMAINDER: In cases involving a partial fee or other acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages. The International Right of Way Association defines damages as: "In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder

after the taking is the measure of value of the part taken and the damages to the remainder.”⁹ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

- Consequential Damages:

Consequential damages are defined as a “loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement.”¹⁰

- Severance Damages:

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹¹

The size of the remainder parcel is 51,672 square feet, or 1.186 acres and is reduced by ±23%. The remainder will be large enough to meet zoning requirements and will remain fully developable. The subject in the after condition will remain an rectangular shaped parcel with assumed adequate and legal access from East Frontage Road. Adequate width and depth will remain to accommodate typical residential users as outlined in the highest and best use section of the report, and the remainder will have wide market appeal, if it were to be vacant and became available on the open market. After considering the above, no damages are concluded (\$0).

⁹ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.208

¹⁰ IBID, pg.207

¹¹ IBID, pg.216, 222

COST TO CURE:

Cost to cure considers the replacement cost for any items that will need to be reset, reconfigured or replaced once project construction is complete. As previously indicated, the 6 foot chain-link security fencing will need to be reestablished along the new west property line. This includes a gate. The cost to cure the fencing and gate is included herein. Using the same cost sources previously quoted, cost to cure is estimated at \$5,143 as outlined in the grid below.

COST-TO-CURE						
Cost-to-Cure	Quantity	Unit	Unit Price	Adj. Factor	Adj. Unit Price	Totals
Gate	1	Each	\$1,500	1.00	\$1,500	\$1,500
6' Chain-Link Security Fencing	155	LF	\$23.50	1.00	\$23.50	\$3,643
TOTAL						\$5,143

SPECIAL BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹²

After reviewing the subject in the after condition, severance damages have not been concluded and no special benefits are noted. Thus, benefits are shown as \$0 herein.

¹² Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values

A.) VALUE OF THE SUBJECT AS A WHOLE PROPERTY (LAND ONLY)	
Subject Land -- 67,233 SF x \$8.00 per square foot =	\$ 537,864
Subject Improvements (Not Appraised) =	<u>\$ 0</u>
Total	\$ 537,864
B.) VALUE OF THE ACQUISITIONS:	
<i>Partial Fee Acquisition:</i>	
Parcel No: 440 = 15,561 SF x \$8.00 per square foot =	\$ 124,488
Site Improvements Acquired:	<u>\$ 4,315</u>
Total	\$ 128,803
C.) VALUE OF THE REMAINDER AS PART OF THE WHOLE (LAND ONLY)	
Land: 67,233 SF – 15,561 SF = 51,672 SF @ \$8.00/SF =	\$ 413,376
Improvements (N/A) =	<u>\$ 0</u>
Total	\$ 413,376
D.) VALUE OF THE REMAINDER AFTER THE ACQUISITION (LAND ONLY)	
Remainder as part of the whole =	\$ 413,376
Less: Damages =	<u>(\$ 0)</u>
Value of Remainder Parcel =	\$ 413,376
E.) DAMAGES (C-D+F)	
<i>Incurable Severance Damages:</i>	\$ 0
<i>Cost To Cure:</i>	<u>\$ 5,143</u>
Total	\$ 5,143
F.) SPECIAL BENEFITS	
<i>Special Benefits:</i> =	<u>\$ 0</u>
G.) TOTAL AWARD	
Partial Fee Acquisition	\$ 124,488
Improvements Acquired	\$ 4,315
Severance Damages	\$ 0
Less: Special Benefits	(\$ 0)
Cost To Cure	<u>\$ 5,143</u>
Total Award	\$ 133,946
Rounded to	\$ 134,000

Reconciliation and Final Estimate of Value

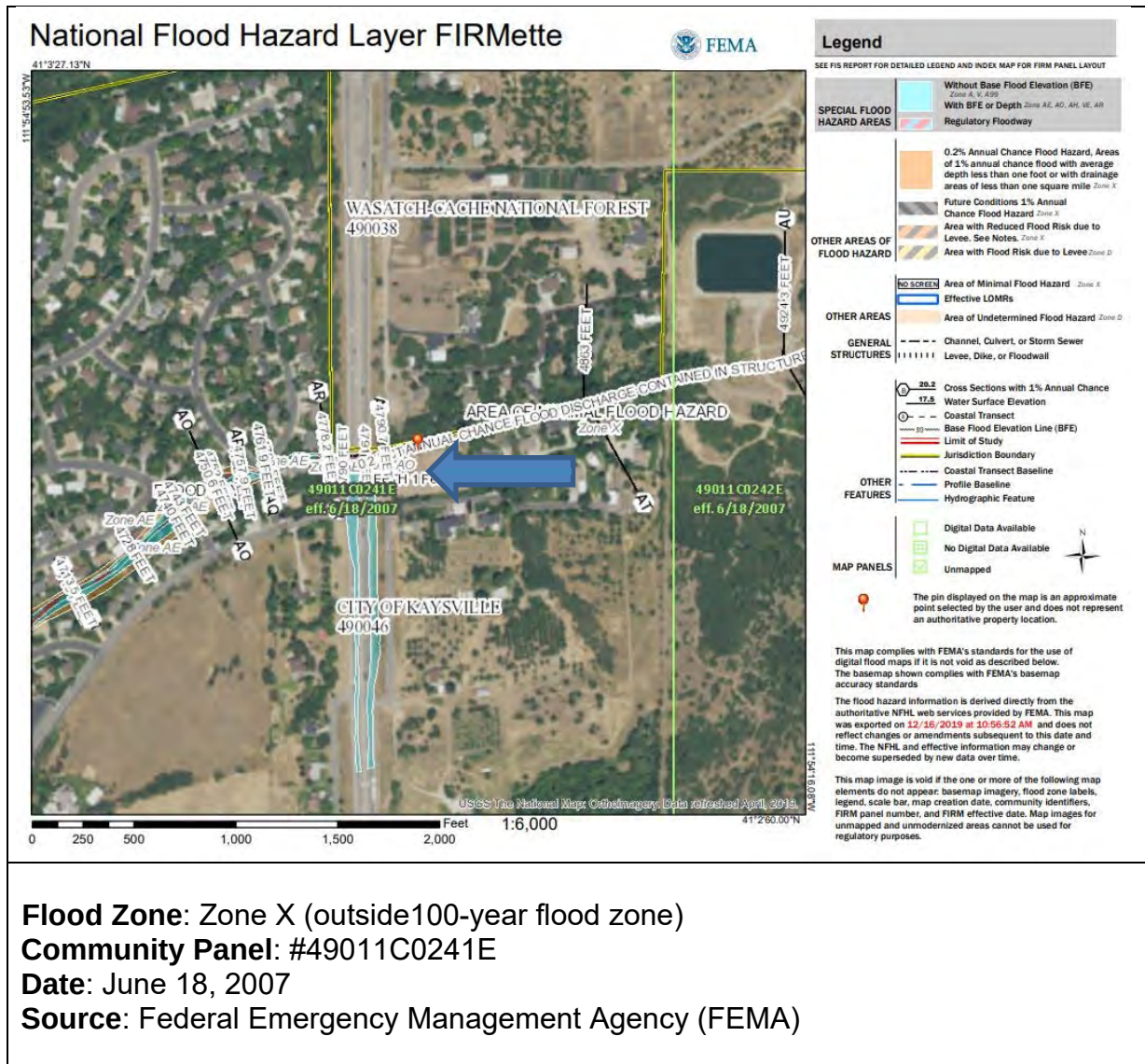
In order to value the proposed acquisition(s), the Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition, including any necessary site improvements acquired, cost to cure, severance damages and/or special benefits, as of December 10, 2019, is:

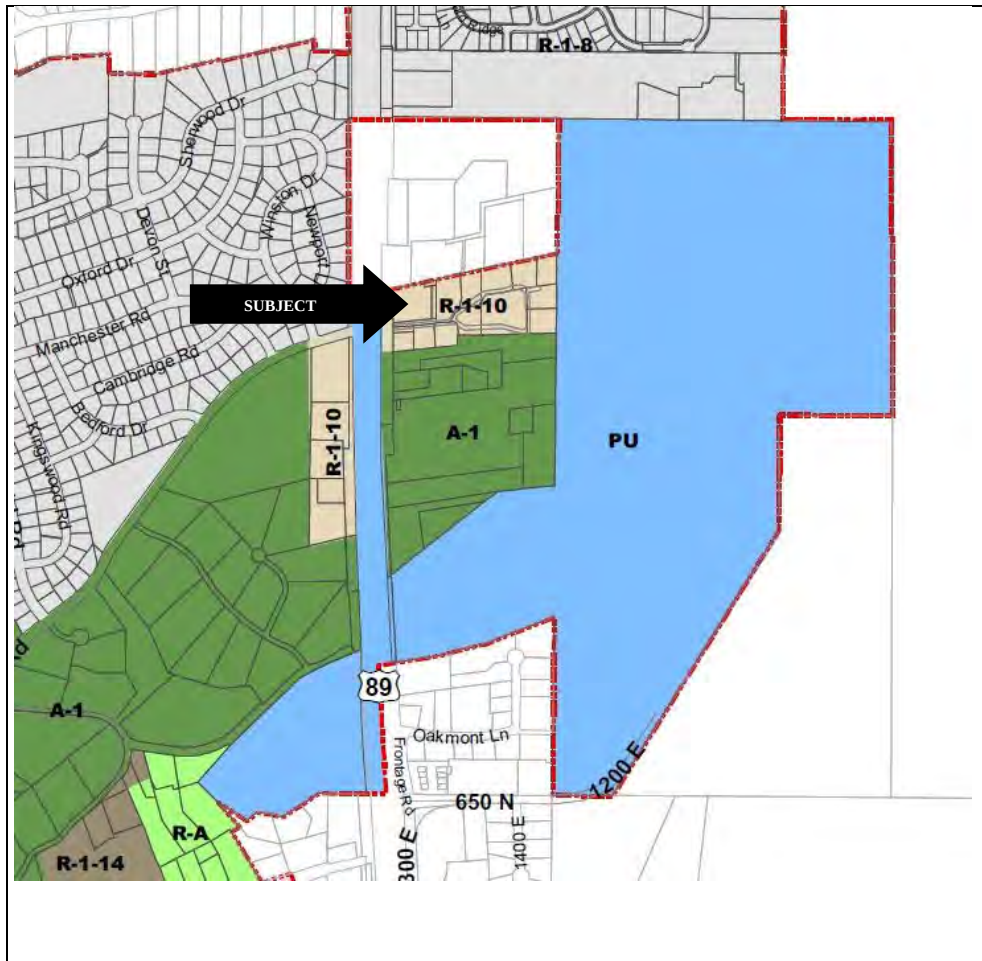
ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS (\$134,000)

Exhibits & Addenda

FEMA FLOOD MAP



CURRENT ZONING MAP



Comparable Land Sales

Land Sale #1

Identification:

Location	122 E 1050 N
City/State	Kaysville, Utah
Subdivision	Vallee Villa
Parcel #	11-495-0202



Land Description:

Land Size	±0.50 acres, or ±21,780 square feet
Shape	Mostly rectangular
Street Orientation	Interior/Dead end street
Topography	Level
Utilities	All available
Zoning	SFR

Transaction:

Date of Sale	October 7, 2019
Conditions	Arms-Length
Sales Price	\$303,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$303,000
Listing Price	\$303,000
Days on Market (DOM)	6 DOM
Grantor	Ned and Linda Iverson
Grantee	Michael and Jennette Ipson
Verification	Damon Bocchino; listing agent via WFMLS County records WFMLS#1628651

Unit of Comparison:

Sales Price/Sq.Ft.	\$13.91
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Remarks:

This is a level lot in an established neighborhood.

Land Sale #2**Identification:**

Location	737 E Ice Pond Road
City/State	Kaysville, Utah
Subdivision	East Crestwood
Parcel #	11-698-0202

**Land Description:**

Land Size	±1.80 acres, or ±78,408 square feet
Shape	Mostly rectangular
Street Orientation	Cul-de-sac
Topography	Mostly level
Utilities	All available
Zoning	SFR

Transaction:

Date of Sale	June 17, 2019
Conditions	Arms-Length
Sales Price	\$600,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$600,000
Listing Price	\$600,000
Days on Market (DOM)	2 DOM
Grantor	Glen L & Elizabeth W. Gerner Trust
Grantee	Alexander Ramirez & Lori Kuuipo
Verification	Kent Phippen; listing agent via WFMLS County records #1597427

Unit of Comparison:

Sales Price/Sq.Ft.	\$7.65
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Remarks:

This is a level lot in a newer subdivision known as East Crestwood Subdivision, located south of Crestwood Lane and about ½ mile west of Highway 89. It was purchased for single-family residential development.

Land Sale #3**Identification:**

Location	594 West 1300 North
City/State	Farmington, Utah
Subdivision	Hidden Meadow
Parcel #	08-447-0311

**Land Description:**

Land Size	±0.47 acre, or ±20,473 square feet
Shape	Mostly rectangular
Street Orientation	Interior
Topography	Level/Sloping
Utilities	All available
Zoning	SFR

Transaction:

Date of Sale	June 10, 2019
Conditions	Arms-Length
Sales Price	\$165,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$165,000
Listing Price	\$199,900
Days on Market (DOM)	128 DOM
Grantor	Mark & Heidi Pehrson
Grantee	M. Craig & Carol A. Zollinger
Verification	Lance May; listing agent via WFMLS County records #1573544

Unit of Comparison:

Sales Price/Sq.Ft.	\$8.06
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Remarks:

This lot is located within the Hidden Meadow subdivision on the east bench in Farmington. It was purchased for single-family residential development.

Land Sale #4**Identification:**

Location	3174 E. Layton Ridge Drive
City/State	Layton, Utah
Subdivision	Layton Ridges
Parcel #	09-332-0005

**Land Description:**

Land Size	±0.51 acre, or ±22,346 square feet
Shape	Mostly rectangular
Street Orientation	Interior
Topography	Level/Sloping
Utilities	All available
Zoning	SFR

Transaction:

Date of Sale	June 7, 2019
Conditions	Arms-Length
Sales Price	\$220,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$220,000
Listing Price	\$239,900
Days on Market (DOM)	38 DOM
Grantor	Roger C. & Lyne B. Manning
Grantee	Michael Lee & Kanlayawan Bush
Verification	Damon Bocchino; Listing agent via WFMLS County records #1593731

Unit of Comparison:

Sales Price/Sq.Ft.	\$9.85
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Remarks:

This property is located in the Layton Ridges Subdivision on the east side of Highway 89. It was purchased for single-family residential development.

Land Sale #5**Identification:**

Location	713 E Ice Pond Road
City/State	Kaysville, Utah
Subdivision	East Crestwood
Parcel #	11-698-0201

**Land Description:**

Land Size	±1.68 acres, or ±73,181 square feet
Shape	Mostly rectangular
Street Orientation	Cul-de-sac
Topography	Mostly level
Utilities	All available
Zoning	SFR

Transaction:

Date of Sale	June 4, 2019
Conditions	Arms-Length
Sales Price	\$515,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$515,000
Listing Price	\$500,000
Days on Market (DOM)	8 DOM
Grantor	Glen L & Elizabeth W. Gerner Trust
Grantee	Alex J. & Jamie Nelson
Verification	Kent Phippen; listing agent via WFMLS County records #1597429

Unit of Comparison:

Sales Price/Sq.Ft.	\$7.04
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Remarks:

This is a level lot in a newer subdivision known as East Crestwood Subdivision, located south of Crestwood Lane and about ½ mile west of Highway 89. It was purchased for single-family residential development.

Land Sale #6**Identification:**

Location	1597 East 275 North
City/State	Layton, Utah
Subdivision	Morgan Farms
Parcel #	11-015-0033

Land Description:

Land Size	±0.44 acre, or ±19,166 square feet
Shape	Mostly Rectangular
Street Orientation	Interior
Topography	Mostly level
Utilities	All available
Zoning	SFR

**Transaction:**

Date of Sale	May 2019
Conditions	Arms-Length
Sales Price	\$227,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$227,000
Listing Price	\$230,000
Days on Market (DOM)	0 DOM
Grantor	Hosford
Grantee	Love
Verification	Jessalynn Dixon; listing agent, WFRLMS #1597195

Unit of Comparison:

Sales Price/Sq.Ft.	\$11.84
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Remarks:

This sale is within Layton, about a mile west of Highway 89 between Oak Hills Drive and Gentile Street. It is one of the last lots remaining in the Morgan Farms subdivision and was purchased for residential development.

County Information

Abstract- Serial Number: 11-036-0017

Parcel 440

Abstract	
Serial Number:	11-036-0017
Tax District:	81
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	KAYSVILLE CITY CORPORATI... KAYSVILLE KAYSVILLE, UT 8403700000
Situs Address:	null null null
Parcel Dates:	01/01/1981 to
Acres:	1.45

Dedication Plat	
Plat:	null

Parent / Child	
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Legal Description	
BEG AT A PT E 277.5 FT & S 2346.0 FT TO THE INTERSECTION OF TH E LN OF A HY &WEBB CREEK, & S 0^26'E 161.5 FT ALG TH E LN OF THE HY & N 84^E 70.3 FT TO E LN OF A FRONTAGE RD FR THE NW COR OF SEC 25T4N-R1W; & RUN TH N 84^E 181.1 FT; TH N 163.0 FT; TH N 72^51'E 52.33 FT; TH S 205.2 FT; TH S 84^W 231.14 FT TO THE E LN OF THE FRONTAGE RD; TH N 0^26'W 32.0 FT ALG SD ROAD TO THE POB. CONT. .36 ACRE---ALSO BEG AT THE INTER OF WEBB CREEK & THE E R/W LN OF US HY 89, WH PT IS ALSO E 277.5 FT & S 2346 FT FR THE NW COR OF SEC 25; TH ALG THE E R/W LN OF SD HY S 0^26' E 161.5 FT TO A FENCE WH BEARS N 84^E; TH ALG SD FEN N 84^E 251.4 FT; TH N 217.6 FT MOL, TO CENTERLN OF WEBB CREEK; TH S 70^W 267.5 FT MOL,, TO THE POB. CONT. 1.09 ACRES IN ALL 1.45 ACRES	

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
SECURITY TITLE COMPANY, VALLEY BANK & TRUST CO, Grantee: VALLEY BANK & TRUST CO, Grantor: OTT, STEPHEN LAYTON Grantor: OTT, JAN P	TRUST DEED	707491	1043-994	07/11/1985	07/16/1985 02:57	\$90,000.00		110360018	725045, 725046, 761732, 792581
SECURITY TITLE COMPANY, OTT, STEPHEN L Grantee: OTT, STEPHEN L Grantee: OTT, JAN P Grantor: OTT, BETTY J	WARRANTY DEED	707490	1043-992	07/11/1985	07/16/1985 02:57	\$10.00		110360018	

UDOT Legal Descriptions

OWNERSHIP RECORD

Title by: KJB

Date: May 2019

County: Davis

Parcel No.: 0089:440

Type Ownership: Corporation

Tax ID No.: 11-036-0017, 11-036-0018, & 11-036-0043

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owner: Kaysville City Corporation

Address: 23 East Center Street, Kaysville, UT 84037

Property Address: 1156 North Highway 89, Kaysville, UT 84037

Tax ID No. 11-036-0017

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
165890	122	476	Warranty Deed	08 March 1957	19 April 1957

Description:

Beginning at the Intersection of Webb Creek and East R/W line of U.S. Highway 89, which point is also East 277.5 feet and South 2346.0 feet from the NW corner of Section 25, T4N, R1W, SLB&M and running thence along the East R/W line of said highway S 0°26' E 161.5 feet to a fence which bears N 84° E; thence along said fence N 84° E 251.4 feet; thence North 217.6 feet more or less to the center line of Webb Creek; thence S 70° W 267.5 feet more or less to the point of beginning and containing 1.09 acres.

Grantor: Peter C. Sherner and Florence B. Sherner, his wife

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
366360	490	605	Warranty Deed	07 June 1972	122 June 1972

Beginning at a point East 277.5 feet and South 2346.0 feet to the intersection of the East line of a Highway and Webb Creek, and South 0°26' East 161.5 along the East line of the Highway and North 84° East 70.3 feet to the East line of a frontage road from the Northwest corner of Section 25, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence North 84° East 181.1 feet; thence North 163.0 feet; thence North 72°51' East 52.33 feet; thence South 205.2 feet; thence South 84° West 231.14 feet to the East line of the frontage road; thence North 0°26' West 32.0 feet along said road to the point of beginning, containing 0.36 acre

Grantor: Florence B. Sherner and Mary E. Sherner Talbot
 Grantee: Kaysville City Corporation

Tax ID No. 11-036-0018

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
437234	607	330	Warranty Deed	24 June 1976	01 July 1976

Description:

Beginning North 143.29 feet and East 612.32 feet from the West 1/4 corner of section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian: And running thence N 0°30' W 200.6 feet, thence S 74°33' W 33.20 feet, thence South 195.30 feet, thence N 84°00' E 34.0 feet to the point of beginning.
 Containing 6,398.96 sq. ft., or 0.147 Acre .

Grantor: Mary E. Sherner Talbot
 Grantee: Kaysville City Corporation

Tax ID No. 11-036-0043

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
0812167	1211	775	Quit Claim Deed	30 Dec 1987	30 Dec 1987

Description:

A part of the Northwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey including a portion of Lot 2 Ott Estates Cluster Subdivision.

Beginning at a point located North 143.29 feet, East 612.32 feet, and North 0°30' West 200.60 feet along the westerly boundary of Lot 2 Ott Estates Cluster Subdivision from the West one-quarter corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian: thence South 72°51' West 97.22 feet; thence North 0°10' West 26.14 feet; thence North 72°51' East 97.06 feet; thence South 0°30' East 26.09 feet to the point of beginning. Area - 0.0558 acre

Grantor: Stephen L. Ott and Jan P. Ott, husband and wife
 Grantee: Kaysville City, a municipal corporation

Calculated area: The above described tract of land contains 67,233 square feet or 1.543 acre.

(Note): The boundary for this parcel was determined by the Record of Survey dated July 30, 1990 as Map No. 002578 in the office of the Davis County Recorder.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)
Davis County

Tax ID No. 11-036-0017
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:440

Kaysville City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SW1/4 NW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the existing easterly right of way line of a frontage road, which point is 143.29 feet North and 612.32 Feet East and 256.21 feet S.84°00'00"W. from the West Quarter corner of said Section 25 (Basis of Bearing is N.00°11'10"E. between the West Quarter corner and the Northwest Corner of said Section 25); and running thence along said existing easterly frontage road right of way line the following two (2) courses and distances: (1) N.00°26'00"W. 31.07 feet (2) thence S.84°00'00"W. 70.34 feet to the existing easterly highway right of way line of US-89; thence N.00°26'00"W. 165.17 feet along said existing easterly highway right of way line to the northerly boundary line of said entire tract; thence N.78°00'00"E. (Record N.70°00'00"E.) 87.40 feet along said northerly boundary line to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1200+18.80; thence S.00°34'19"E. 172.77 feet, parallel with said right of way control line, to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project,

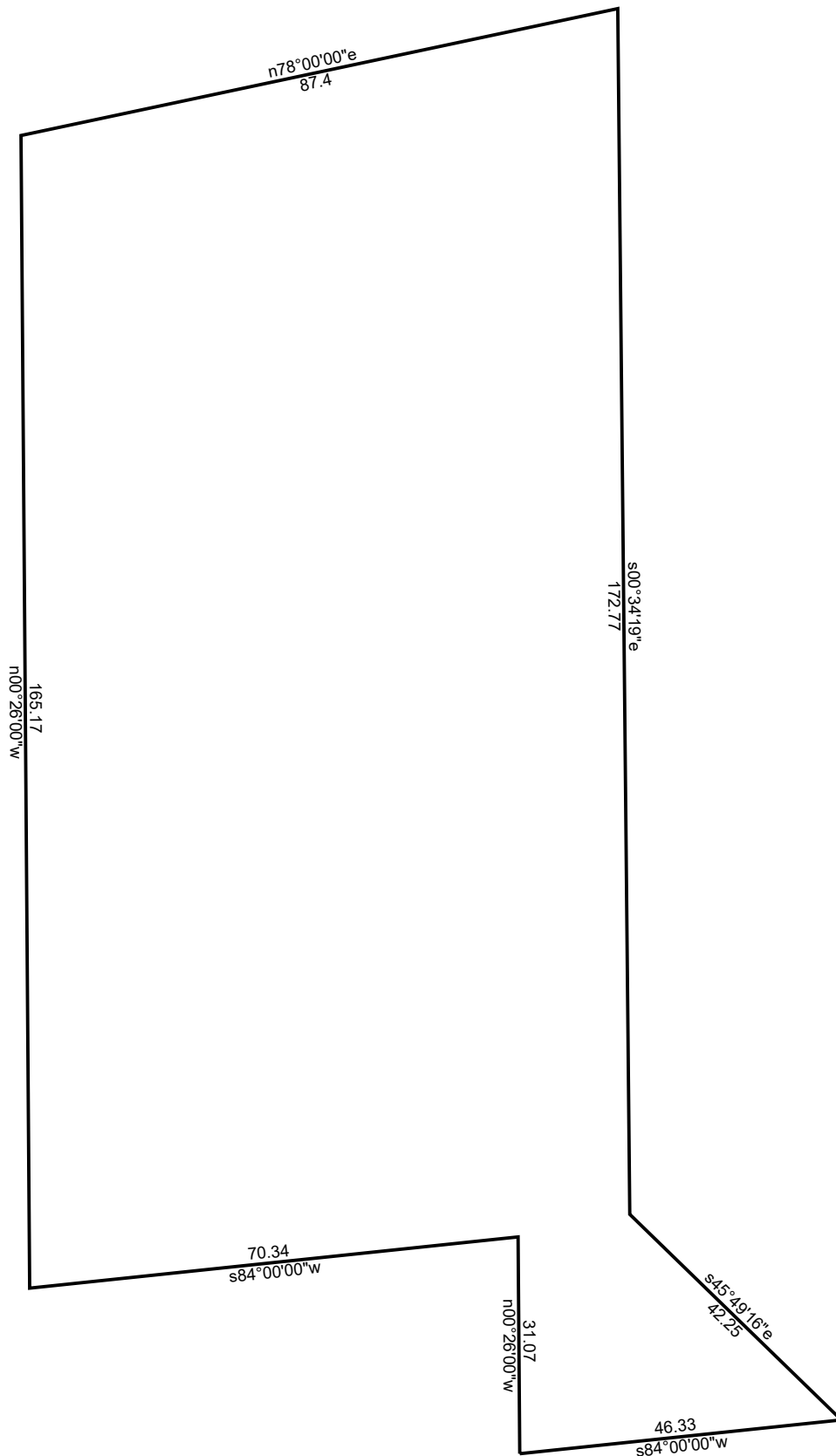
opposite approximate Engineers Station 1198+46.02; thence S.45°49'16"E. 42.25 feet to the southerly boundary line of said entire tract at a point 176.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1198+16.28; thence S.84°00'00"W. 46.33 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 15,561 square feet in area or 0.357 acre.

(Note: Rotate above bearings 00°21'49" clockwise to equal Highway bearings)

By _____

Notary Public



13821_S-0089(406)398_21P_440_DeedPlot

9/10/2019

Scale: 1 inch= 24 feet

File: 13821_S-0089(406)398_21P_440_DeedPlot.ndp

Tract 1: 0.3572 Acres (15561 Sq. Feet), Closure: s00.0214w 0.01 ft. (1/121147), Perimeter=615 ft.

01 n00.2600w 31.07
02 s84.0000w 70.34
03 n00.2600w 165.17
04 n78.0000e 87.4
05 s00.3419e 172.77
06 s45.4916e 42.25

07 s84.0000w 46.33

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The report is written in a full narrative format, but some supporting documentation concerning the data, reasoning, and analyses may be retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraisers assume no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraisers have personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
26. This analysis assumes no environmental hazards exist on site that would adversely affect the final value estimate. Review of a Phase I Environmental Site Assessment performed by a qualified engineer/firm is recommended.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

Referencing the 2018-2019 Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
2. An extraordinary assumption is made that the inventory of site improvements as indicated herein is correct.
3. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, "the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner." As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.

Qualifications of Appraiser

Qualifications of Eric J. Van Drimmelen, MAI

CONTACT INFORMATION:

Eric Van Drimmelen, MAI
 Van Drimmelen & Associates, Inc.
 Real Estate Appraisers / Consultants
 774 East 2100 South
 Salt Lake City, Utah 84106
 Ph: 801-483-3000 / Direct: 801-536-6468
 Mobile: 801-510-3318
 Fax: 801-487-0330
 E-Mail: eric@valueutah.com

EDUCATION BACKGROUND AND APPRAISAL TRAINING:

BS Degree, Finance	University of Utah, 8-98
Fundamental Appraisal	O'Brien Schools, 7-96
Appraising Residences	O'Brien Schools, 7-96
Standards of Professional Practice (USPAP)	O'Brien Schools, 7-96
Real Estate Principles	University of Utah, 3-98
Real Estate Law	University of Utah, 6-98
Advanced Income Capitalization, AI 510	Appraisal Institute, St. Paul, MN 7-99
Advanced Application, AI 550	Appraisal Institute, SLC, UT 10-99
Advanced Sales and Cost Approaches, AI 530	Appraisal Institute, Portland, OR 3-00
Highest and Best Use, AI 520	Appraisal Institute, Denver, CO 6-00
Report Writing, AI 540	Appraisal Institute, SLC, UT 10-00
USPAP, AI 410	Appraisal Institute, 4-01
USPAP, AI 420	Appraisal Institute, 5-01
Demonstration Report Writing	Appraisal Institute, 10-02
Separating Real and Personal Property from Intangible Business Assets, AI 800	Appraisal Institute, 2-03
Appraisal Institute Summer Seminar 2003, Growth Trends-Past, Present, Future; Data Management	Utah Chapter Appraisal Institute, 6-03
Environmental Concerns on Property Development	Utah Chapter Appraisal Institute, 6-03
Scope of Work, Expanding Your Range of Services	Appraisal Institute, 9-03
Rates and Ratios: Making Sense of GIMs OARs, and DCFs	Appraisal Institute, 2-04
7-Hour National USPAP Update	Appraisal Institute, 5-04
Appraisal Regulations; Retail and Office Development (AI Northern Branch Mtg.)	Appraisal Institute, 10-05
Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value	Appraisal Institute, 2-06
7-Hour National 2006 USPAP Update	Appraisal Institute, 4-06
Small Hotel/Motel Valuation: Limited-Service Lodging	Appraisal Institute, 5-06
Analyzing Operating Expenses	Appraisal Institute, 5-06

EDUCATION BACKGROUND AND TRAINING (Continued):

Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
7-Hour National USPAP Update Course	Appraisal Institute, 5-08
HVCC Update	Utah Chapter, Appraisal Institute, 10-08
Utah Housing Market & Subdivisions	Utah Chapter, Appraisal Institute, 11-08
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-09
Mid-Year 09 Real Estate Economic Update	Utah Association of Appraisers, 8-09
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-10
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-11
7-Hour National USPAP Update Course	Appraisal Institute, 3-12
Supervisory Appraiser and Appraiser Trainee Course	Appraisal Institute, 2-14
Caravan 2014 – Utah Division of R.E.	Utah Division of Real Estate, 4-14
2014 Legislative Update – Board of Equalization Class for Hearing Officers	Utah Association of Appraisers, 4-14
7-Hour National USPAP Update Course	Appraisal Institute, 5-14
Caravan 2016 – Utah Division of Real R.E.	Utah Division of Real Estate, 4-16
2016-2017 7-Hour National USPAP Update	McKissock, 5-16
The Nuts and Bolts of Green Building	McKissock, 5-16
Appraisal of Fast Food Facilities	McKissock, 5-16
The Dirty Dozen	McKissock, 4-17
2018-2019 7-Hour National USPAP Update	Appraisal Institute, 4-18
Valuation Resources for Solar Photovoltaic System	Appraisal Institute, 4-18
A Review of Disciplinary Cases	McKissock, 4-18

RIGHT-OF-WAY EDUCATION AND TRAINING:

Real Estate Law	University of Utah, 6-98
Eminent Domain Seminar	Utah State Capitol, 3-01
Principles of Real Estate Engineering, IRWA 900	International Right of Way Association, 3-03
Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036	The National Highway Institute & the State of Utah Department of Transportation, 1-04
Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 including the New Rule (effective 02/03/05)	Prepared by FHWA, Utah Department of Transportation, 4-05
Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
Litigation Skills for the Appraiser	Appraisal Institute, 2-07
Eminent Domain Update	Utah Land Institute, 2-08
FHWA-NHI-141044 Appraisal Review for Federal Aid Highway Programs	National Highway Institute, 3-08
IRWA Course #400, Principles of Real Estate Appraisal	International Right of Way Association, 2-12
IRWA Course #410, Reviewing Appraisals in Eminent Domain	International Right of Way Association, 3-14
IRWA Course #403, Easement Valuation	International Right of Way Association, 9-14
Expert Witness for Commercial Appraisers	McKissock, 3-17

PROFESSIONAL EXPERIENCE:

Public Relations & Researcher	Bodell-Van Drimmelen & Assoc., 1994-1995
Appraiser, Market Analyst, & Researcher	Bodell-Van Drimmelen Commercial Appraisers, 1995-1999
Staff Appraiser	Wal-Mart Realty Co., a division of Wal-Mart Stores, Inc., 1999-2000
Appraiser	Bodell-Van Drimmelen Commercial Appraisers, 2000-2002
President/CEO	Bodell-Van Drimmelen Commercial Appraisers, 2002-2010
President/CEO	Van Drimmelen & Associates, Inc. 2010-Present

PROFESSIONAL AFFILIATIONS:

Appraisal Institute	MAI Designated Member
International Right of Way Association	Member No. 196
Utah State Certified General Appraiser	License #5463327-CG00, Expires 5-31-20
Wyoming Certified General Appraiser	License AP-1385, Expires 2-10-19

CLIENTS – PARTIAL LIST*

Aegon, USA	First National Bank Of Layton	Salt Lake City
America First Credit Union	Farmington City	SLI Investment
Bank of Utah	First National Bank Of Layton	South Salt Lake
Bank of the West	First Colony Mortgage	State of Utah
Bountiful City	Kaysville City	US Bank
Brighton Bank	Layton City	UDOT
C.T. Investments	Matrix Capital Bank	Wells Fargo
Chevron	Midvale City	Western Community Bank
Deseret First Credit Union	Republic Mortgage	Zions First National Bank

*Many developers, attorneys, and individuals

APPRAISAL EXPERIENCE:

I am a second generation appraiser and have been around the appraisal profession nearly my entire life. I have been assisting and appraising real properties since 1995. Over the past twenty-three years I have appraised a variety of properties in Utah, Idaho, Wyoming, Montana and Nevada. My appraisal experience has been diverse and has included a variety of property types in commercial, residential, industrial and agricultural real estate. I am a MAI designated member of the Appraisal Institute, showing a commitment to advanced education, higher ethical requirements and elevated expectations for the appraisal profession as a whole. I began my career in appraising at Bodell-Van Drimmelen in 1995, where I worked as a researcher, market analyst, and appraiser. In early 1999 I accepted an offer from Wal-Mart Realty, a division of Wal-Mart, as a staff appraiser at the headquarters of Wal-Mart in Bentonville, Arkansas. At Wal-Mart, I was one of three appraisers who provided consultation, analysis, appraisal review,

and valuations for internal investment decisions and marketing purposes on both land and buildings throughout the United States. After gaining experience on the national level, I decided to return to Utah to continue working with Bodell-Van Drimmelen Commercial Appraising, Inc. In 2002, I became President of the company and in 2010 changed the name of the company to Van Drimmelen & Associates, Inc. Some of the types of property appraised/assisted with during my career are listed below:

- Airports/Hangars
- Church/Public Buildings
- Easements
- Greenhouses
- Land (all types)
- Pad Sites/Outlots
- Retail (all types)
- Subdivisions
- Apartments
- C-Stores
- Eminent Domain
- Home/Office/Retail
- Lodging
- Recreational Properties
- Restaurants
- Theaters
- Bowling Alley
- Day Care
- Farm/Ranch
- Industrial
- Office
- Residential (all types)
- Service/Gas Stations
- Storage Units

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	05/18/2018
EXPIRATION DATE:	05/31/2020
LICENSE NUMBER:	5463327-CG00
LICENSE TYPE:	Certified General Appraiser
ISSUED TO:	ERIC VAN DRIMMELEN 6769 WALKER MILL DR SALT LAKE CITY UT 84121
	
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS /CONSULTANTS

**AN APPRAISAL REPORT OF
A PARTIAL FEE ACQUISITION**

WITHIN PROPERTY OWNED BY

KAYSVILLE CITY

Contact: Mr. Cole Stephens (ph:801-4330-2869)



LOCATED AT

850 NORTH HIGHWAY 89,
KAYSVILLE, UTAH

PROJECT IDENTIFICATION

PROJECT NO. S-0089(406)398
PIN NO. 13821 / PROJECT PARCEL NO. 0089:415

PREPARED FOR

HORROCKS ENGINEERS
ON BEHALF OF
THE UTAH DEPARTMENT OF TRANSPORTATION

PREPARED BY

ERIC VAN DRIMMELEN, MAI
CERTIFIED GENERAL APPRAISER

EFFECTIVE DATE OF VALUATION

DECEMBER 10, 2019

DATE OF THE REPORT

DECEMBER 12, 2019

VAN DRIMMELEN & ASSOCIATES, INC.
REAL ESTATE APPRAISERS / CONSULTANTS

December 12, 2019

Project No. S-0089(406)398
Pin No. 13821 / Parcel No. 0089:415

Horrocks Engineers
Attn: Ms. Shannon Wixom
Right-of-Way Lead Agent
4905 South 1500 West, Suite 100
Riverdale, Utah 84405

On behalf of:
The Utah Department of Transportation

Re: An appraisal report of a partial fee acquisition within property located at 850 North Highway 89, Kaysville, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:415. Appraisal Report File #143ev1219.

Dear Ms. Wixom:

At your request, I have been in contact with a qualified ownership representative and inspected the property owned by Kaysville City located at 850 North Highway 89, Kaysville, Utah. The purpose of the inspection and subsequent investigation and analysis was to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The partial fee acquisition is to be acquired by the Utah Department of Transportation (UDOT) through arm's length negotiations incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

As demonstrated within the attached appraisal report, I am of the opinion that the **Market Value – As Is** of the fee simple interest (as defined in the attached Report and subject to the definitions, certifications, assumptions, and limiting conditions set forth), of the partial fee acquisition, as of December 10, 2019, is:

SUMMARY OF CONCLUDED MARKET VALUE OF ACQUISITIONS		
Partial Fee Acquisition (415) = 30,576 square feet x \$6.90/SF =	\$	210,974
Site Improvements Acquired =	\$	0
Cost to Cure =	\$	1,500
Severance Damages to Remainder =	\$	0
Total Award =	\$	212,474
Rounded to =	\$	212,500

The subject larger parcel comprises the western portion of 11-037-0010 within Davis County. The owner of record is Kaysville City. The property is improved with a municipal water tank on the eastern portion of the site that is not adversely impacted by the project. The market value conclusion(s) are for the underlying land only. Legal descriptions were prepared by Horrocks Engineers for and in behalf of the Utah Department of Transportation (UDOT), copies of which are included in the addenda. According to the legal descriptions provided, the total area of the subject land in the before condition is $\pm 702,144$ square feet, or 16.119 acres.

Right-of-way instruments for the larger parcel and the partial fee acquisition have been prepared by Horrocks Engineers. Copies of these documents are within the addenda and are used for analysis purposes in determining the sizes of the partial fee acquisition.

The partial fee acquisition is identified as Project Parcel No. 415 and is located along the west property line. The acquisition is mostly rectangular with a depth of 52.38 feet on the south property line and 72.23 feet on the north property line. The acquisition extends along the entire west property line, or 502.62 feet. According to the legal description provided by the client, Project Parcel No.: 415 contains 30,576 square feet, or 0.702 acre.

No other acquisitions/easements are proposed and the size of the remainder in the after condition will be 671,568 square feet, or 15.417 acres, which includes a deduction for the partial fee acquisition only.

Meeting with Property Owner(s):

The current owner of record is Kaysville City. A message was left for the Kaysville City Manager, Mr. Shayne Scott at the beginning of this assignment. Mr. Scott forwarded my message to Mr. Cole Stephens (801-4330-2869), who is the Parks and Recreation Director for Kaysville City. Mr. Stephens contacted me by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was last inspected on December 10, 2019, which is the effective date of valuation. No concerns regarding the project or appraisal process were expressed by the owner representative.

Definitions of market value and the fee simple estate are included in the attached document. An appraisal is performed in accordance with Standards Rule 1 as defined by the Uniform Standards of Professional Practice (USPAP). The attached report is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP.

This appraisal report conforms with and is subject to the 2018-2019 Uniform Standards of Professional appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, UDOT appraisal requirements/scope of work agreement and applicable Uniform Appraisal Standards for Federal Land Acquisitions.

This report has been prepared for your use. As is customary in assignments of this nature, neither my name, my company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public. No parts of this written report, including my name/company name or any value conclusions and/or explanations may be disseminated online or in other medium intended for general public consumption without prior written permission. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the attached report and outlined in the addendum. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is December 10, 2019. The date of the report is December 12, 2019.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition. If you have any questions, please do not hesitate to contact me at (801) 536-6468 (direct office).

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-20
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Enc.

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Certification

Re: An appraisal report of a partial fee acquisition within property located at 850 North Highway 89, Kaysville, Utah. UDOT Project No.: S-0089(406)398; UDOT Project Pin No.: 13821; UDOT Parcel No.: 0089:415. Appraisal Report File #143ev1219.

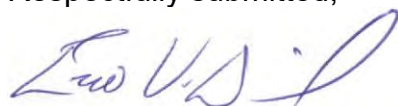
I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have not performed any services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year (3-year) period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. Eric Van Drimmelen, MAI has made a personal inspection of the property that is the subject of this report.
11. Jennifer Adams provided significant real property appraisal assistance including exterior inspection, factual data research, report writing, and reconciliation to the person signing this certification. No other individuals provided significant real property appraisal assistance to the person signing this certification.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
14. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
15. As of the date of this report, Eric Van Drimmelen, MAI is licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, Eric Van Drimmelen, MAI is a Certified General Appraiser and his license has not been revoked, suspended, canceled, or restricted.
16. The undersigned hereby acknowledge that I/we have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications found in the addenda of this report.
17. As of the date of this report, Eric Van Drimmelen, MAI has completed the continuing education requirements for Designated Members of the Appraisal Institute.

December 13, 2019

Date Signed

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-20
--

Summary of Salient Facts and Conclusions

TYPE OF PROPERTY APPRAISED:	±16.119 acres of vacant land.
ADDRESS:	850 North Highway 89, Kaysville, Utah.
PURPOSE OF THE APPRAISAL:	To estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Kaysville City
COUNTY PARCEL NUMBER(S):	western portion of 11-037-0010
SITE/IMPROVEMENT SUMMARY (BEFORE):	
Gross Land Size:	±702,144 square feet, or 16.119 acres
Area within Existing R/W:	None reported
Land Size: (Net of Existing R/W)	±702,144 square feet, or 16.119 acres
Zoning:	PU (Public Use)
Improvements:	Municipal water tank (improvements not appraised)
HIGHEST AND BEST USE (BEFORE):	
As Vacant	For residential development
PROJECT No./ PIN No.:	S-0089(406)398 / 13821
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition.
AREA OF ACQUISITION(S):	
Fee Acquisition (415)	30,576 square feet, or 0.702 acre
SITE/IMPROVEMENT SUMMARY (AFTER):	
Land Size:	±671,568 square feet, or 15.417 acres
Improvements:	Municipal water tank

Summary of Salient Facts and Conclusions (Continued)

HIGHEST AND BEST USE (AFTER):

As Vacant

For residential development as demand is manifest.

CONCLUDED MARKET VALUES

A) Market Value of the Whole (Land Only):	\$ 4,844,794
B) Value of the Acquisition(s):	\$ 210,974
C) Value of the Remainder as part of the Whole (Land Only):	\$ 4,633,819
D) Value of the Remainder after the Acquisition (Land Only):	\$ 4,633,819
E) Value of Damages/Cost To Cure:	\$ 1,500
F) Special Benefits	\$ 0
G) Summary of Total Award	
Partial Fee Acquisition =	\$ 210,974
Site Improvements Acquired =	\$ 0
Cost to Cure =	\$ 1,500
Damages to Remainder =	\$ 0
Total Award =	\$ 212,474
Rounded to =	\$ 212,500

DATE OF VALUATION:

"As Is"

December 10, 2019

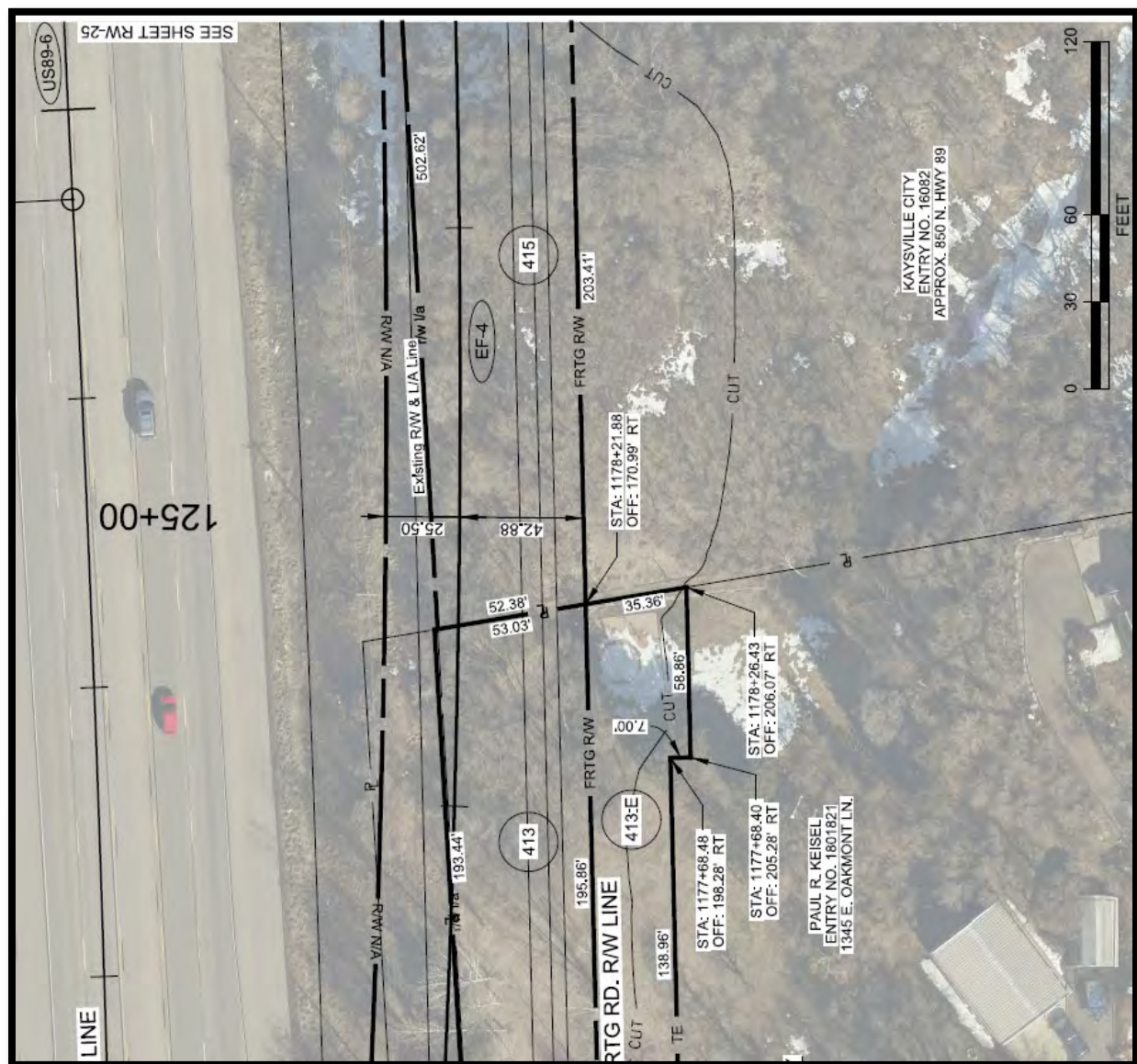
DATE OF THE REPORT:

December 12, 2019

UDOT EPM SUMMARY OF COMPENSATION

UTAH DEPARTMENT OF TRANSPORTATION - Highway 89 Project									
Project No.: S-0089(406)398; Pin No.: 13821									
Land Acquisitions	Parcel #	Owner(s)	Fee Acquisition (SF)	Easement (SF)	\$/Unit	Factor	Factor	Sub-Total	TOTAL(S)
	415	Kaysville City	30,576		\$6.90	1.00	1.00	\$210,974	
									\$210,974
Site Improvements Acquired	Parcel #	Improvements Acquired	Unit	Quantity	Unit Price	Deprec	Adj. \$/Unit	Totals	TOTAL(S)
	415								
									\$0
Cost To Cure	Parcel #	Cost-to-Cure	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	415	6' Chain-Link Fencing Gate	1	Each	\$1,500	1.00	\$1,500	\$1,500	
									\$1,500
Construction Items	Parcel #	Construction Items (Not Included for Compensation)	Unit	Quantity	Unit Price	Factor	Adj. \$/Unit	Totals	TOTAL(S)
	415								
Damages	Parcel #	Damages						Totals	TOTAL(S)
	415							\$0	
		Total							\$0
Special Benefits	Parcel #	Special Benefits			Unit Price	Factor	Factor	Totals	TOTAL(S)
	415	None						\$0	
									\$0
Total Award		Total Award							
	415	Total							\$212,474
		Total, Rounded Off/Up +	\$26						\$212,500

Project Maps



THE SUBJECT IS PROJECT PARCEL NO.: 0089:415



THE SUBJECT IS PROJECT PARCEL NO.: 0089:415

Subject Photographs



Looking South Along Area of Acquisition



Looking North Along Area of Acquisition



Looking Northeast Towards Subject



View of Subject Looking East



View of Subject Looking Northeast Towards Access Road



View Looking SE Towards Subject



Access Road Looking East



Area of Acquisition Looking North From Access Road



Area of Acquisition Looking South From Access Road



Access Road and Gate Looking West Towards Highway 89



Looking South Along Area of Acquisition



Area of Acquisition Looking SE



Introduction

CLIENT: Horrocks Engineers
 Attn: Ms. Shannon Wixom
 Right-of-Way Lead Agent
 4905 South 1500 West, Suite 100
 Riverdale, Utah 84405

On behalf of:
 The Utah Department of Transportation

APPRAISERS: Eric Van Drimmelen, MAI
 Certified General Appraiser
 Van Drimmelen & Associates, Inc.
 774 East 2100 South
 Salt Lake City, Utah 84106

SUBJECT: A partial fee acquisition within Davis County
 Assessor's Parcel Number western portion of 11-037-
 0010.

Scope of Work

The purpose of the appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project. The property is improved with a municipal water tank on the eastern portion of the site that is not adversely impacted by the project. The market value conclusion(s) are for the underlying land only.

In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood, vertical improvements, site and site improvements;
- Gathered information on comparable land sales as well as any applicable site improvement and/or cost to cure costs;
- Confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value before the acquisition (value as a whole as a total acquisition);
- Reconciled the value of the partial fee acquisition;
- Estimated any contributory value of any site improvements acquired; and

- Examined potential severance damage to the remainder, special benefits, and cost to cure if applicable.

The market value estimate of the land for the appraised property is based on the traditional approach to land value, namely the Sales Comparison approach. The Cost Approach is not an applicable approach for the valuation of vacant land and insufficient land lease data is available for the development of the Income Approach. Therefore, these two approaches are not applicable and the Income and/or Cost Approaches have not been completed herein.

Items considered furniture, fixtures, and equipment (FF&E), and/or personal property are expressly excluded from the scope of the appraisal and have not been appraised.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.¹ This appraisal report conforms with and is subject to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, and applicable Uniform Appraisal Standards for Federal Land Acquisitions. It has been necessary, however, to invoke USPAP's Jurisdictional Exception Rule in certain instances, to conform these Standards with overriding federal law relating to the valuation of real estate for government acquisition purposes.

This Appraisal Report is a recapitulation of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's file. Jennifer Adams provided professional appraisal assistance including exterior inspection, factual data research, and report compilation.

¹Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2018-2019 Edition.

Meeting With Property Owner(s)

The current owner of record is Kaysville City. A message was left for the Kaysville City Manager, Mr. Shayne Scott at the beginning of this assignment. Mr. Scott forwarded my message to Mr. Cole Stephens (801-4330-2869), who is the Parks and Recreation Director for Kaysville City. Mr. Stephens contacted me by telephone and was provided general information regarding the project and appraisal process. He indicated that he was aware of the project and gave me permission to inspect the property. He was invited to accompany me but did not feel it necessary at this time. Copies of the right-of-way instruments have been forwarded to Mr. Stephens at cstephens@kaysvillecity.com. The property was last inspected on December 10, 2019, which is the effective date of valuation. No concerns regarding the project or appraisal process were expressed by the owner representative.

Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to estimate market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified for a state or federally assisted project as of the effective valuation date. The definition for market value as defined by Utah State Code is used for analysis purposes. As this appraisal assignment involves an acquisition of the “bundle of rights” associated with the larger parcel, an opinion of the market value of the subject property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The “State Rule” is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

INTENDED USERS: The intended users of this report are Horrocks Engineers on behalf of the Utah Department of Transportation (UDOT), their agents and/or assignees. Both UDOT and Horrocks Engineers are named as intended users of the report. It is acknowledged that the client may provide the property owner(s) with a copy of the report for courtesy review purposes only. The property owner is not the client. Use of this appraisal by the property owners or any other persons not named in the report for mortgage lending/collateral, refinancing, selling/listing, internal partnership allocation or pending contract renegotiation purposes is strictly prohibited, as defined by State and Federal law. This appraisal report cannot be re-addressed to or relied upon by other parties not named as the defined client(s) herein.

INTENDED USE OF THE REPORT: The intended use of this report is to assist the client and intended users in the acquisition of the appraised property through negotiation proceedings incident to the widening of existing SR-89, known as Project No. S-0089(406)398.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, detached fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on December 10, 2019, which is the effective valuation date for the subject "As Is". The date of the report is December 12, 2019.

SUBJECT STATUS APPRAISED: As per the client's request, the subject is valued in its "as is" condition as of the date of inspection. This and other pertinent definitions that may be used in the report are defined below.

DEFINITIONS:

- Definition of Value “As Is”

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.²

- DEFINITION OF LARGER PARCEL

The larger parcel is defined as that tract, or those tracts, of land, which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.³

- DEFINITION OF HIGHEST AND BEST USE

“The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future....”⁴

- DEFINITION OF EXTRAORDINARY ASSUMPTION

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.⁵

- DEFINITION OF HYPOTHETICAL CONDITION

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the

² The Dictionary of Real Estate Appraisal, (Sixth Edition) The Appraisal Institute, Chicago, Illinois, 2015.

³ Definition of Larger Parcel; Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

⁴ Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

⁵ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

*property, such as market conditions or trends; or about the integrity of the data used in the analysis.*⁶

- DEFINITION OF JURISDICTIONAL EXCEPTION

*An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with part of USPAP.*⁷

Factual Data – Before Acquisition

IDENTIFICATION OF PROPERTY:

ADDRESS:	850 North Highway 89, Kaysville, Utah
LOCATION:	Interior parcel located on the east side of Highway 89 at 850 North.
PARCEL NUMBER(S):	western portion of 11-037-0010
OWNER(S) OF RECORD:	Kaysville City
LEGAL DESCRIPTION:	The legal description used in this report was obtained from instruments prepared by UDOT. Additionally, a legal description was obtained from the Davis County Recorder's Office. For the purpose of this report, the information and legal descriptions provided by UDOT are used in the analysis and are assumed to be correct. No responsibility is assumed for any inaccuracies that may exist. A copy of both legal descriptions are contained in the addendum of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

⁶ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

⁷ Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2018-2019 Edition

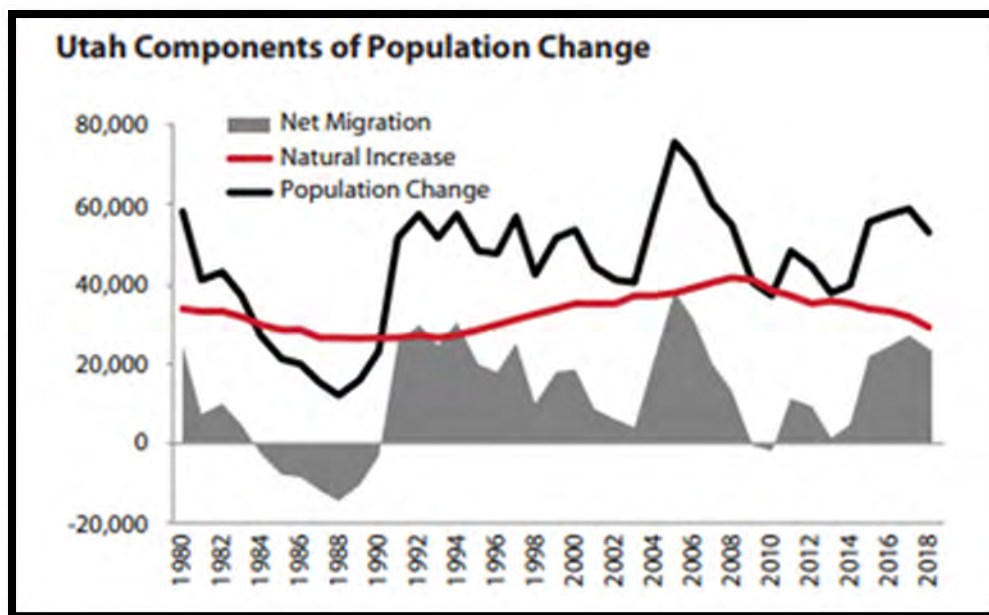
SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. The main focus of this section of the analysis is in regard to the overall economic condition of the state of Utah and the Wasatch Front, including population trends/demographics; employment; wages, taxable sales; construction and tourism. A more specific analysis of the subject neighborhood of Kaysville and surrounding communities in Davis County will follow in the summary of neighborhood information section.

- **Population Trends/Demographics:**

The 2019 Economic Report to the Governor (ERG) states that Utah's population grew by 52,664 persons and reached 3,166,647 by July 1, 2018, according to estimates prepared by the Utah Population Committee (UPC). Net migration (in-migration minus out-migration) plateaued in 2018, contributing 23,248 new residents or 44 percent of growth. Natural increase declined slightly from 2017, and still contributed more than half of the new growth (56 percent or 29,416 persons).

Utah's rate of natural increase remains the highest among all states, at 10.5 per 1,000 population between 2017 and 2018. This high rate of natural increase has occurred even as Utah's fertility rate has continued in decline over the past decade. While Utah's total fertility rate has long been the highest in the nation, the slow decline in 2017 resulted in Utah continuing with the second highest rate behind South Dakota. While lower than in the past, Utah's total fertility rate remained above the national average in 2017 (2.12 compared to 1.77).



Source: 2019 Utah Economic Report to the Governor

The Utah Population Committee (UPC) estimates indicate Utah County experienced the largest population growth between 2017 and 2018, with 15,847 new residents. This was a shift from the previous year, in which Salt Lake County saw higher absolute growth. Salt Lake County realized significant growth, with the addition of 13,806 people. The Wasatch Front (Davis, Salt Lake, Utah, and Weber) still comprises a majority of the state's population (2,341,480 residents or 75.3 percent). Salt Lake County maintains its position as the largest county (1,142,077 residents).

Iron County had the highest rate of growth (3.6 percent), followed by Piute (3.5 percent), and Washington (3.3 percent), according to the UPC estimates. Additionally, ring counties (counties that neighbor the urban core like Tooele and Juab) continue to experience solid population growth. Only two counties are estimated to have lost population: Emery (-0.04 percent) and Garfield (-0.19 percent).

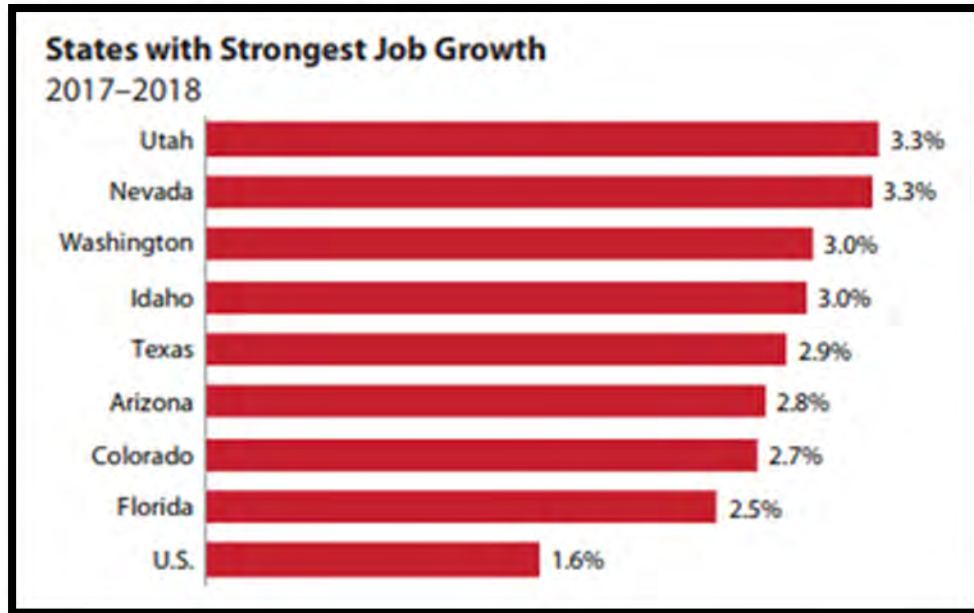
The 2019 Economic Report to the Governor (ERG) projects that Utah will continue to experience population growth at a moderate 1.7 percent pace to reach 3,219,116 by July 2019 on account of in-migration and a slightly higher natural increase.

- **Employment:**

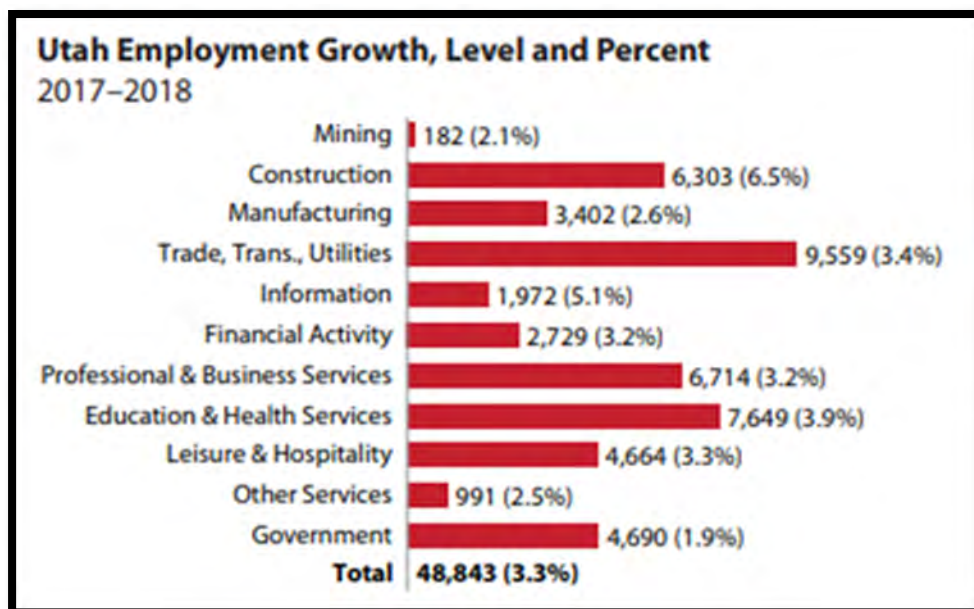
The 2019 ERG states “The state’s labor force grew by roughly 2.8 percent over the year, stretching its ranks to over 1.6 million in order to meet the growing demands of Utah’s employers. Prime economic conditions drew new entrants to the labor force but did not raise the rate at which adults in the state participated in the labor market. Labor force participation remained unchanged from last year at 69.4 percent and still below the state’s pre-Great Recession rate of 72.1 percent. Given that 2017 saw a small surge in the participation rate, it was anticipated that the acceleration would continue through 2018.”

According to the 2019 ERG report, “As expected with a growing economy, the unemployment rate remained low throughout the year, ending at an average of 3.1 percent which equates to fewer than 50,000 unemployed individuals per month throughout the year. Demand for skilled workers was especially high. Utahns with a Bachelor’s degree or higher experienced an unemployment rate well under 2.0 percent in 2018.”

2018 Federal tax changes also impacted Utah. *The 2019 Economic Report to the Governor* concluded: “Changes to federal tax policy appear to have had a positive effect on workers’ paychecks. The average annual wage for payroll employees in the state was \$47,441, a \$1,715 increase from the prior year and a full percentage point higher than the prior year’s increase.”



Source: 2019 Utah Economic Report to the Governor



Source: 2019 Utah Economic Report to the Governor

The 2019 ERG report projects the following outlook for employment in Utah; “Lack of labor supply will continue as a point of concern in 2019 and may likely cause job growth to slow unless labor force participation is stimulated or population in migration increases. Housing affordability could influence both but in dissimilar ways. The need to increase household income to afford the purchase of a home could draw more individuals into the

labor market. In migration, on the other hand, could put more upward pressure on housing prices, eventually making further in-migration a costly trend. Wages should further rise as employers continue to struggle filling positions, although 2019 should not be as strong as 2018 which was stimulated by federal tax cuts.”

Additionally, the report states “Policy decisions at the national level will continue to be a significant, yet unknown factor in predicting the economic trajectory for Utah in 2019. Trade policy is in flux, with tariffs now an emerging tool for shaping relationships between the United States and our trade partners.”

- **Personal Income:**

Utah’s total personal income in 2018 was an estimated \$143.1 billion, a 6.1 percent increase from \$134.8 billion in 2017. Utah’s estimated 2018 per capita income was \$45,174, up 3.9 percent from \$43,459 in 2017. Both measures of personal income growth in Utah were higher in 2018 than in 2017, in which total personal income grew by 5.0 percent and per capita income grew by 3.0 percent. Utah’s 2018 growth in personal income and per capita income were higher than national averages.

- **Taxable Sales:**

The 2019 Economic Report to the Governor (ERG) states in 2019, total taxable sales in Utah increased by approximately 6.9 percent to an estimated \$65.2 billion. A labor market that is among the best in the nation and solid gains in wages and personal income were among the primary drivers of growth. High levels of both consumer and business confidence and a strong tourism industry were also factors propelling the economy. Each major component of Utah taxable sales increased in 2018. Business investment increased the most at 9.8 percent, followed by retail sales at 6.0 percent and taxable services at 5.2 percent.

The 2019 ERG report indicates, “retail sales, buoyed by strong consumer spending, increased 6.0 percent to an estimated \$33.7 billion. This growth outpaced the estimated 5.3 percent increase in U.S nontaxable and taxable retail sales in 2018. Factors that affect the health of the consumer balance sheets, such as employment and personal income, posted solid gains in 2018, which in turn led to strong growth in retail sales. Trends in the

sector are particularly important as retail sales account for over half of all taxable sales (51.7 percent in 2018)."

According to ERG, "For the second consecutive year, business investment purchases posted significant increases over the prior year. In 2018, business investment purchases increased by 9.8 percent to an estimated \$10.0 billion. The largest increases in business investment purchases were from the construction, manufacturing, and wholesale trade industries." The ERG report states, "Utah's strong labor economy should drive another year of solid growth in Utah taxable sales. Total taxable sales are forecasted to increase by 6.0 percent to \$69.1 billion in 2019. However, given that we are late in the business cycle, the likelihood of a slowdown or downturn is increasing. The slowing in the rate of growth for total taxable sales from 6.9 percent in 2018 to 6.0 percent in 2019 communicates this potential risk." The 2019 ERG report concludes, "New Utah legislation passed in 2018 will significantly affect taxable sales in 2019. Beginning January 1, 2019, remote sellers without physical nexus in the state are required to remit sales tax to the state. The forecasted increase in retail sales of 9.2 percent in 2019 includes the increase in taxable sales expected from this legislative change." The legislative changes are expected to have an impact on taxable business investment purchases as well "with a forecasted decline by 6.4 percent in 2019." "Robust economic conditions in 2018 led to significant growth in taxable sales. Although business cycle and other risks to the projections exist, the outlook for 2019 is positive with steady growth in Utah taxable sales expected to continue in 2019."

- **Construction:**

The value of permit-authorized construction in 2018 in Utah was \$8.0 billion, the third highest year ever in current dollars and the sixth highest year in inflation-adjusted dollars. The peak construction value was in 2006, in the run-up to the Great Recession, when permit-authorized construction inflation-adjusted value totaled \$9.2 billion. The 2018 estimate includes the value of residential and nonresidential construction and additions, alterations and repairs.

Residential construction is the largest sector in the construction industry accounting for 58.6 percent of total construction value. In 2018, the value of residential construction was \$4.7 Billion, 0.5 percent higher than in 2017. The number of residential units receiving building permits increased from 22,292 in 2017 to 24,000 in 2018, a 4.7 percent

increase. Single-family construction increased to 12,960 units from 12,052 units in 2017 while the number of multifamily units increased from 10,553 in 2017 to 10,800 in 2018. Product shifts in the multifamily market are driving the growth as the share of condominium and townhomes increased, for the first time, to more than 50.0 percent of multifamily units.

While Utah's housing market continues to be strong, it has many challenges regarding affordability and availability. Particularly, the increase in median sale prices is drastically outpacing the increase in median household incomes. While the median sales price increased by 44.0 percent between 2013 to 2018, household incomes grew by only 20.8 percent during this same time period.

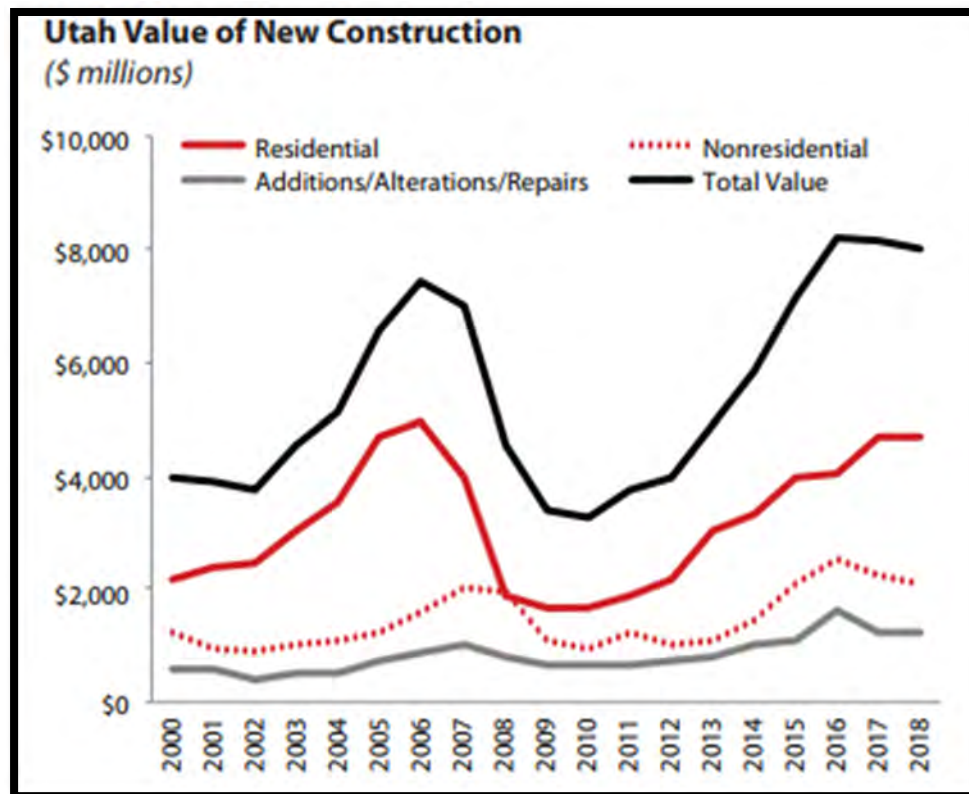
Additionally, *The 2019 Economic Report to the Governor* (ERG) includes the impact of housing affordability and a housing shortage, "at 4.5 percent the 30-year mortgage rate for 2018 is the highest since 2010, when it was 4.7 percent. The combination of rising prices and interest rates has increased the median mortgage payment from \$1,343 in 2013 to \$1,965 in 2018, an increase of 46.0 percent. To keep the mortgage payment at 30.0 percent of household income, a \$1,343 monthly mortgage payment requires an annual household income of \$53,717, while a monthly mortgage payment of \$1,965 requires an annual income of \$78,637."

"Historically, the number of new housing units exceeds the increase in households by about ten percent due to vacancies and second home construction. This has been the case over the past forty years. However, in the last few years the increase in households has been greater than the increase in housing units, which explains, at least in part, the tight housing market. A market characterized by very low apartment vacancy rates and rising rental rates as well as a limited number of "for sale" listings of existing homes. Homebuilders also complain that labor shortages, land availability, and municipal regulations are creating bottlenecks that are reducing the supply of new homes. These market conditions strongly suggest that Utah may have a housing shortage, which limits housing opportunities for both renters and homebuyers."

"The value of Utah's permit authorized nonresidential construction in Utah in 2018 was \$2.1 billion, the seventh highest year on record (inflation adjusted). Utah nonresidential construction sector, while down just slightly from record setting 2016, was led by office and industrial construction. The industrial sector grew approximately 4.0 percent in 2018

driven by several large manufacturing projects, along with permits associated with the Salt Lake City International Airport expansion.”

“In summary the \$8.0 billion in permit authorized construction activity in 2018 includes \$4.7 billion of residential construction, \$2.1 billion of nonresidential construction and \$1.2 billion of additions, alterations and repairs.”



Source: 2019 Utah Economic Report to the Governor

- **Tourism:**

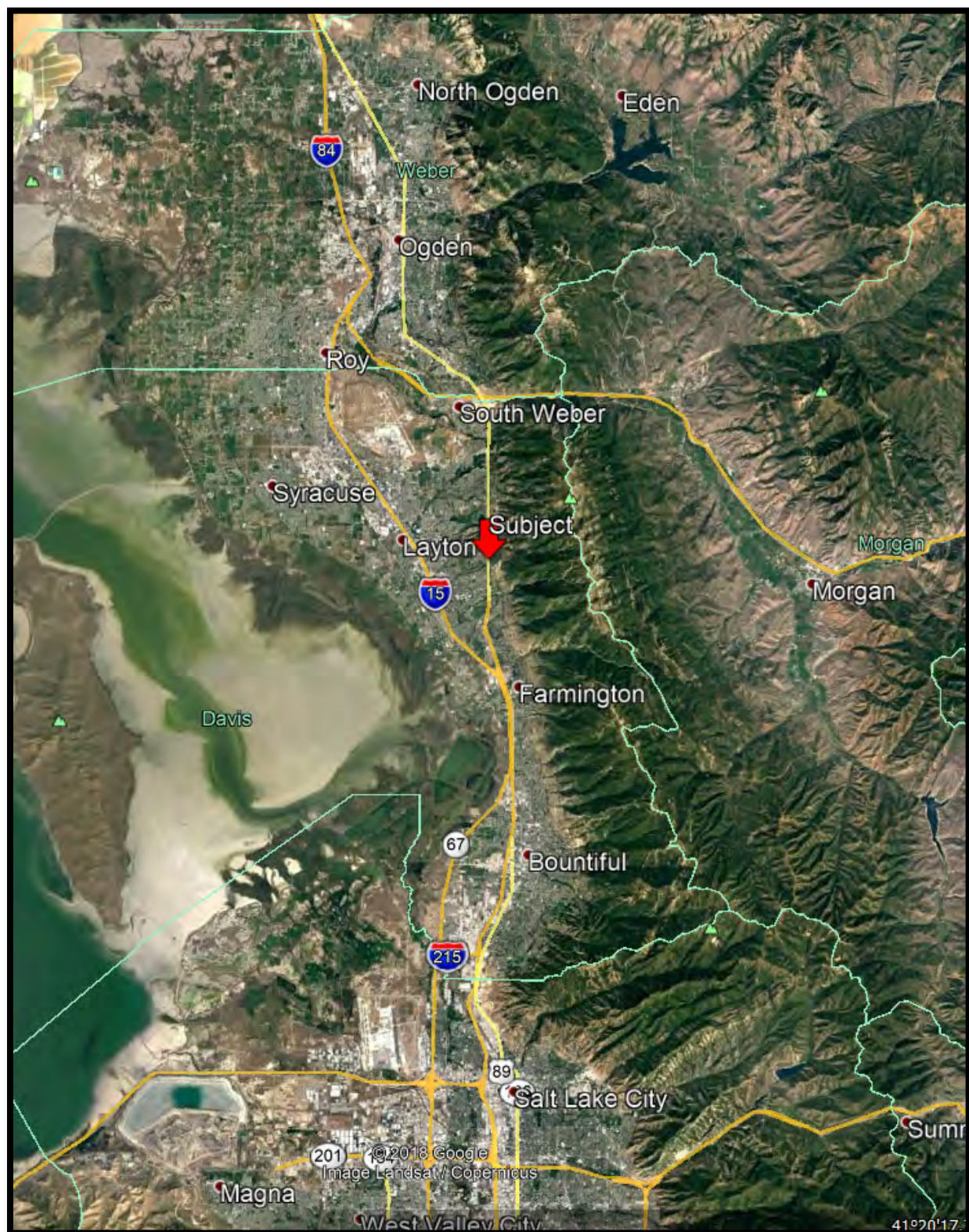
Tourism economic data gleaned from the 2019 ERG report states, “Utah’s tourism and travel sector experienced continued economic growth in 2018, including record-level visitor spending, jobs and wages, state and local tax revenue, and park visits... year-to-date travel-related sales tax revenues, such as transient room, restaurant, and resort communities’ sales, were trending 5.0 percent higher than 2017 revenues. During the first three quarters of 2018, 26 of Utah’s 29 counties experienced year-over-year increases in transient room tax revenue. Additionally, total taxable sales in the leisure and hospitality sector increased 7.0 percent during the first half of 2018, while gas station, grocery store,

and other travel-related retail sales increased around 6.0 percent...first-half of 2018, travel-related jobs in Utah's private leisure and hospitality sector experienced a 3.5 percent year-over-year increase (slightly lower than all other sectors combined) and wages increased 6.8 percent (compared to 8.9 percent for all other sectors)."

- **Conclusion and Outlook:**

The economy of Utah in 2018 was healthy and continued to show signs of growth in most sectors of the market. Strong job growth, low unemployment and rising population all led to a robust economy in 2018. 2019 is expected to show continued growth at a slower pace with anticipated business cycle downward shifts in some Utah industries. Because of Utah's diverse mix of industries, the state economy is expected to weather economic fluctuations better than the national economy with industries such as construction, durable manufacturing, retail, and finance representing a slightly heavier footprint in Utah than in the national landscape. According to the 2019 ERG report, Utah's potential for continued growth is sustainable given that Utah leads the nation as the most diverse economy with a Hachman Economic Diversity Index score of 96.9 ahead of Arizona (95.7) and Colorado (93.6). Utah continues to attract organizations from across the country and globe, a trend which is expected to continue in 2019. It is important to note that the 2019 ERG report indicates that much of the potential growth for 2019 and continued years will, however, hinge on potential changes in national economic and political factors that would affect macro-economic policy or macro-economic climate.

Area Map



NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity

The subject property is an interior parcel located on the east side of Highway 89 at 850 North within the jurisdiction of Kaysville in Davis County. Layton and eastern Layton are north of Kaysville, with Farmington to the south, I-15 to the west, and the Wasatch Mountains to the east. Kaysville is located approximately 15-20 miles north of the Salt Lake City's central business district (CBD).

Boundaries and Accessibility

The boundaries of the neighborhood are best delineated by streets or geographical features. The boundaries are given as follows:

North	I-84
South	400 North in Centerville
West	I-15
East	Wasatch Mountains

Interstate 15 is the major north-south freeway for the state and provides linkage to all the major population areas along the Wasatch Front. I-15 is west of Kaysville with numerous interchanges located at Kaysville and Layton. Highway 89 is a major highway through the State of Utah and Highway 89 runs in a north/south direction through the center of Kaysville. Traffic counts are $\pm 37,000$ AADT on Highway 89. Other major traffic arteries in the subject neighborhood include 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville), Mutton Hollow Road (Kaysville), Crestwood (Kaysville), Oak Hills Drive (Layton) and Gentile Street (Layton). All roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average to good.

Jurisdiction

The neighborhood is within the jurisdiction of Kaysville and the other surrounding municipalities previously named, as well as Davis County. The cities and county within the neighborhood provide all major services and control development within their respective borders.

Neighborhood Life Stage

According to the *Appraisal of Real Estate*, neighborhoods typically evolve through four states as described below:

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability – A period of equilibrium without gains or losses.
3. Decline – A period of diminishing demand.
4. Revitalization – A period of renewal, development, modernization and increasing demand.

The immediate subject neighborhood is in a growth/stability stage.

Land Use Characteristics

Development within the defined boundaries comprises a mixture of residential, agricultural, commercial, industrial and retail uses. Commercial uses are primarily located along major roadways previously mentioned and interstate/interchange frontage. Residential uses are interspersed throughout the subject neighborhood, primarily along secondary transportation routes. Residential developments are comprised mainly of multi-family units, including condominiums and apartments. Some single-family uses are present on secondary roadways. Agricultural uses are primarily located near the peripheries of development.

The subject fronts to Highway 89 in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and other multi-

family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development along Highway 89, but the main commercial support areas are west within Kaysville and south within Farmington in and around Farmington Station.

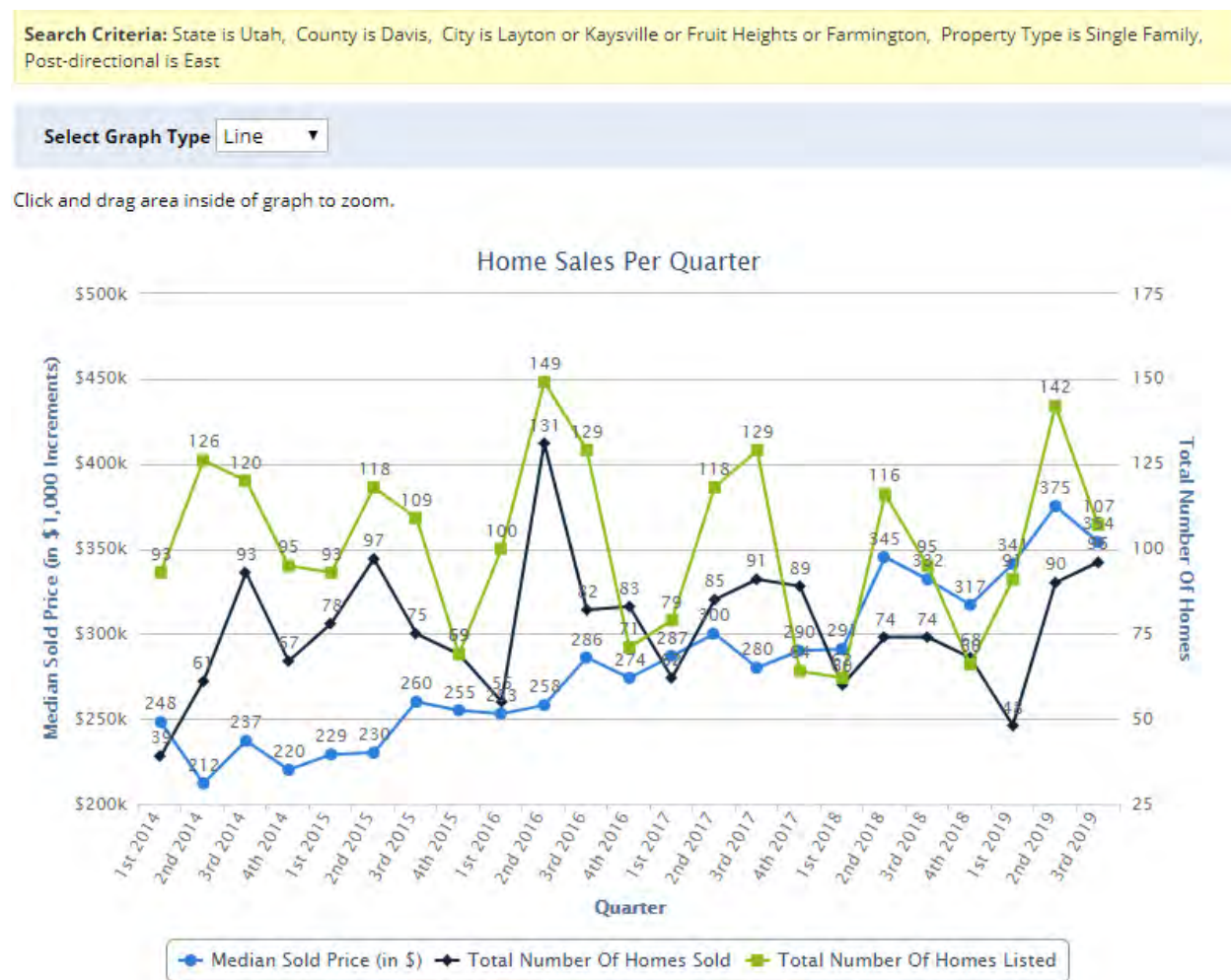
Kaysville and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Neighborhood Real Estate Overview - Residential

The subject is positively influenced by its location and the demand for new housing, which also drives commercial development in the area. In examining home sales in the neighborhood, it appears that values “bottomed out” in 2011 after recessionary market conditions. Since 1st Quarter 2012, the median house price has continued to increase overall with an overall upward trend in values. The overall demand trends indicate that demand has continued to improve over the past several years, with the most notable

appreciation over the past two years. This is illustrated on the following graph obtained from the Wasatch Front Regional Multiple Listing Service for the subject neighborhood, which includes the eastern portions of Layton, Kaysville, Fruit Heights and Farmington. The data is effective to 3Q of 2019.



As shown in the graph above, the median sale price of a single-family residence within the subject's neighborhood has steadily increased over the last two (2) years, with a downward adjustment in the 3rd and 4th quarters after increases in the 1st and 2nd quarters. The median sales price as of 2nd quarter 2019 was \$375,000, which is up 8.7 percent from 2nd quarter 2018. However, there was an adjustment in 3rd quarter 2019 to \$354,000, indicating a downward adjustment of 5.6% from 2nd to 3rd quarter 2019. From 3rd quarter

2018 to 3rd quarter 2019, the median price has increased from \$332,000 to \$354,000, or an appreciation rate of 6.6 percent.

The trendline for the number of sold homes has been relatively stable over the last three years, with the figure of 131 (2Q 2016) at the high and 48 (1Q 2019) at the low end of the range. The number of closed transactions over the last year has ranged from 48 to 95. The high was 3rd quarter 2019. The number of active listings has fluctuated dramatically and generally follows seasonal trends. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The upward trends in the residential market area also influencing trends in commercial real estate. Commercial development within Davis County and along the Wasatch Front in general for retail, office and industrial developments has been strong over the last two to three years. Vacancy rates for all commercial subtypes (i.e. office, retail, etc.) have declined, and asking lease rates have generally risen and/or remained stable. Speculative and build to suit construction numbers are strong, and multiple projects are ongoing. The continued increasing population, new development and increase in job growth in the area are positive demand factors for new retail development in the area.

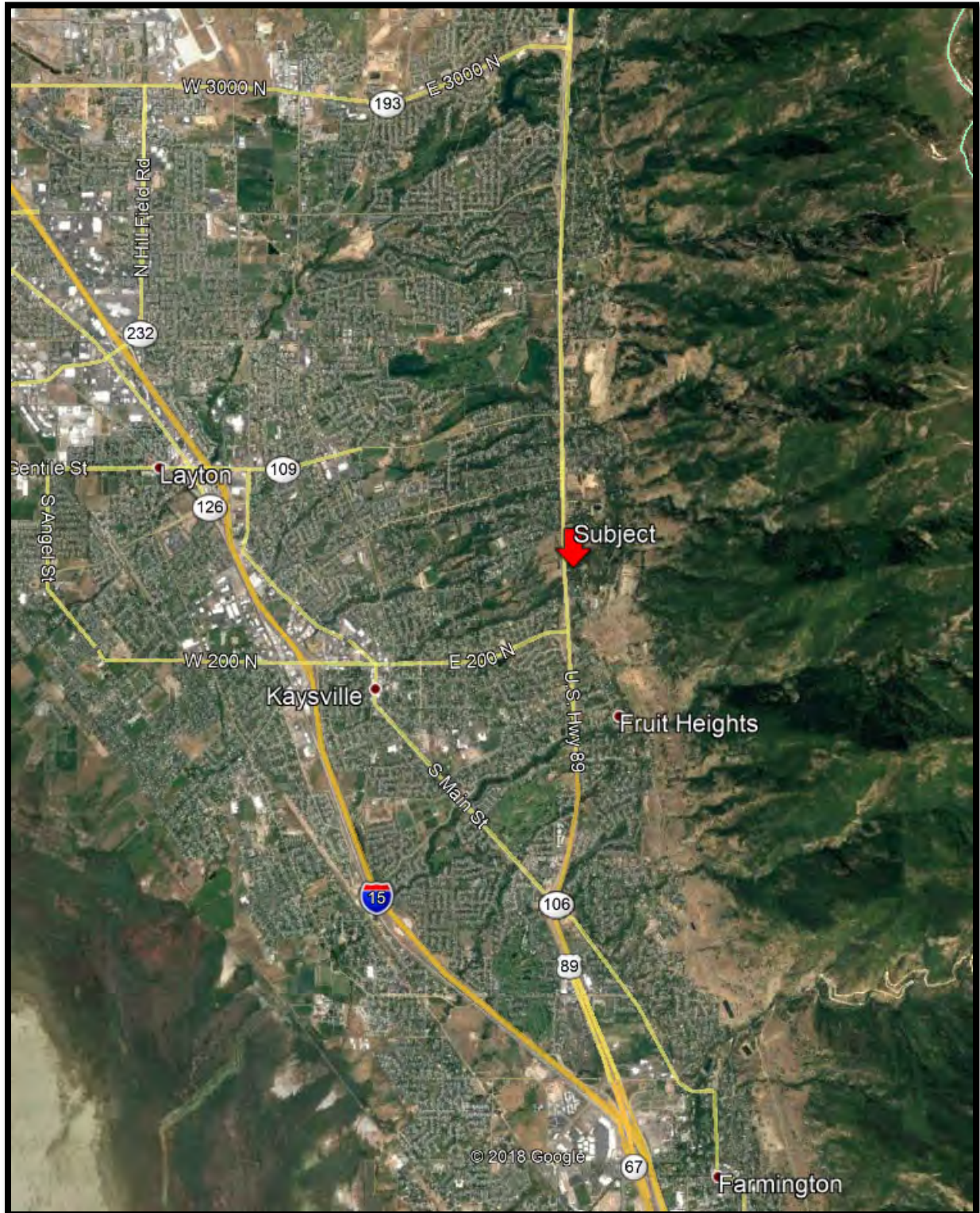
Influences

Positive influences stem primarily from the relative strong growth of the Wasatch Front area in general with respect to strong job formation and population growth over the past several years and projections for continued population growth in the state. Other positive influences include the relatively stable demand in the real estate market sector. In general, market conditions and real estate activity has been consistently strong over the last 5-7 years. There are no major negative influences in the subject neighborhood.

Conclusion

In summary, the subject is located in Kaysville adjacent to the Highway 89 corridor and north of the I-15/Highway interchange in Farmington to the south. The immediate neighborhood is well established and surrounding development is almost exclusively single-family residential in nature. Linkages/access into the immediate area are average and sufficient, as is proximity to commercial support services. The long-term outlook is for a relatively stable growth pattern with stabilizing/improving property values.

Neighborhood Map



Larger Parcel Determination

In typical right-of-way appraisal assignments, it is necessary to determine and clearly define the larger parcel of which the acquisition(s)/easement(s) are a part. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, sixth edition (2015) is as follows:

- Larger Parcel

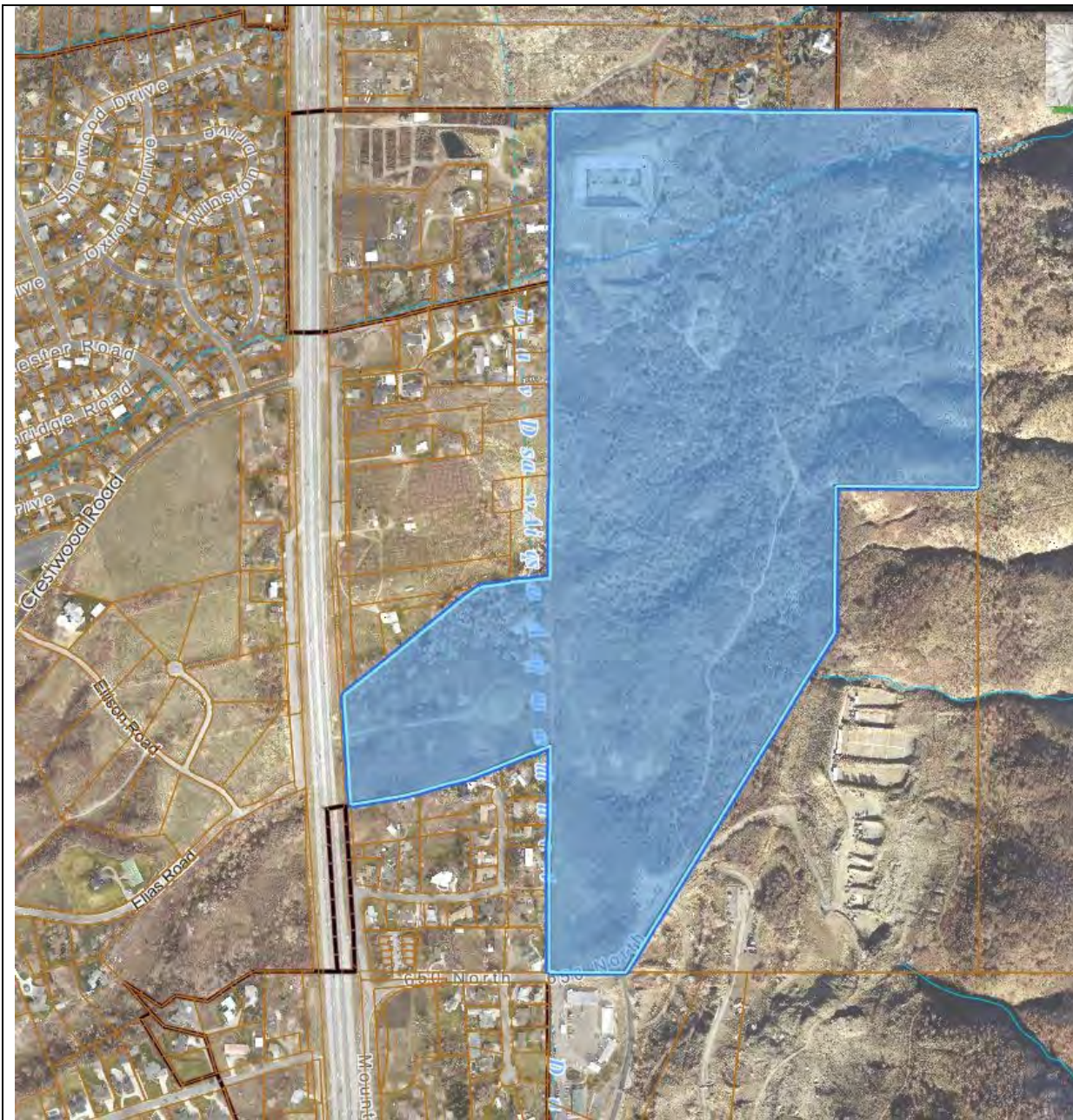
1. *In condemnation, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*

2. *In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.*

The three main tests in determination of the larger parcel include contiguity, unity of ownership, and unity of use (highest and best use). In the case of the subject, the acquisition(s) is wholly contained within Davis County parcel number(s) western portion of 11-037-0010, currently under the recorded ownership of Kaysville City. This parcel contains a calculated land size of ±702,144 square feet, or 16.119 acres, and is adequately sized and shaped to accommodate stand-alone development. The subject is a part of larger tax id parcel that contains a total area 140.10 acres, but only the western portion of the property constitutes the larger parcel herein.

Thus, the defined larger parcel referred to herein comprises all of Davis County parcel number(s) western portion of 11-037-0010, which contains ±702,144 square feet, or 16.119 acres, and is under the recorded ownership of Kaysville City. Please refer to the highest and best use, plat map and zoning map contained herein for further clarification.

COUNTY AERIAL PARCEL MAP



The highlighted area includes the entire area.
The larger parcel constitutes only the western portion of 11-037-0010.



Description of Larger Parcel

Deeds/ownership records provided by the client indicate the subject site comprises a portion of a single tax parcel containing $\pm 702,144$ square feet, or 16.119 acres. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

<i>-Land Area</i>	$\pm 702,144$ square feet, or 16.119 acres
<i>-County Parcel No(s).</i>	western portion of 11-037-0010
<i>-Street Orientation</i>	Interior.
<i>-Shape</i>	Irregular.
<i>-Frontage</i>	± 515 linear feet on Highway 89.
<i>-Access</i>	The subject has adequate frontage and direct access from Highway 89. Legal access to the entire larger parcel is assumed in this analysis that would be sufficient for development to the concluded highest and best use.
<i>-Depth</i>	Maximum depth is $\pm 1,363$ linear feet.
<i>-Topography</i>	Level/sloping; The site is at or above street grade with Highway 89. The property gradually slopes down from east to west.
<i>-Drainage</i>	Natural drainage is westerly.

- Soil* Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.
- Wetland Areas* A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. Determination of wetlands is beyond my area of expertise. No obvious signs of wetlands or other wet areas were readily observable during the property inspection. This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.
- Adjacent Properties* Adjacent properties are as follows:
- | | |
|---------------|---|
| <i>North:</i> | Agriculture/Single-family residential |
| <i>South:</i> | Single-family residential |
| <i>East:</i> | Public Land/Wasatch Mountains |
| <i>West:</i> | Highway 89 ROW/Vacant/Single-Family Residential |
- Street Improvements* Highway 89 is a four lane asphalt paved street without curb, gutter, and sidewalk.
- Traffic Counts* The nearest Annual Average Daily Traffic (AADT) is $\pm 37,000$ AADT on Highway 89 according to a 2016 UDOT traffic count study.
- Utilities* Utilities are provided to the immediate subject area and/or site and are adequate to support development.
- Abutting Rights-of-Way* Highway 89.
- Easements, Restrictions*

and Encroachments

A title policy was not provided for review in conjunction with this report. No unusual easements, restrictions, and/or encroachments are indicated in the legal description for the subject parcel. No unusual encumbrances or encroachments were noted during inspection. It is assumed that typical public utility, street, and drainage easements and/or any other undisclosed easements and/or rights-of-way would not adversely impact the development potential of the subject site.

*-Special Hazards**Flood Zone:*

Zone X (outside 100-year flood zone). Community Panel #49011C0241E; dated June 18, 2007. A copy of the applicable section of the flood zone map is attached in the addenda.

Environmental:

There is no direct current evidence of environmental problems associated with the subject. The client has not provided Phase I or Phase II Environmental Site Assessments relative to the subject. Without Phase I and Phase II Environmental Site Assessments, this analysis assumes that no environmental hazards/contamination exists on the subject premises. Should a Phase I or II Environmental Site Assessment be provided indicating the existence of environmental contamination/hazards and detailing remediation costs associated with the contamination, the value estimate conclusions contained herein may need to be reevaluated and would likely be lowered. Review of a complete Phase I Environmental Site Assessment specific to the subject property, performed by a qualified engineer/firm is strongly recommended.

Earthquake Zone: The subject is located in a moderate liquefaction potential zone. This is a typical classification for properties located in the immediate subject neighborhood.

-Zoning The subject is zoned PU (Public Use). The public use zone has no permitted uses. If sold for development, it is assumed the subject would be developed with a residential development similar to the adjacent zonings of either R-1-8, R-1-10 or R-1-14. The purpose of the Single-Family Residential zones as per the Kaysville City zoning ordinance is reproduced below:

17-12-1 Purpose

To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

Select pages of the zoning ordinance are retained in the appraisal work file. A full copy can be accessed on the Kaysville website.

-Well Water Rights No water rights included in the appraisal. Valuation assumes adequate water rights for development.

-Site Utility The subject represents a larger sized, irregular shaped, interior parcel. Access is available via Highway 89. The site is level/sloping and at or above street grade with Highway 89. The site and/or immediate area are served by all necessary

utilities. It is of sufficient size to accommodate a variety of uses and has apparent adequate load bearing capacity. Overall, utility of the site is rated average.

IMPROVEMENT DESCRIPTION

The property is improved with a municipal water tank on the eastern portion of the site that is not adversely impacted by the project. The market value conclusion(s) are for the underlying land only.

RECENT HISTORY OF THE PROPERTY: USPAP requires a three (3) year reporting history for the appraised property, while UDOT right-of-way appraisal guidelines dictate a five (5) year reporting history requirement.

The current owner of record is Kaysville City, represented by Mr. Cole Stephens. The property has been owned the city for over 100 years. The owner reports there have been no sales, listings or other offers within the past five years. A search of the Wasatch Front MLS and LoopNet did not reveal any sales or listings within the last five (5) years. Thus, no sales, listings or other unsolicited offers are known within the last five (5) years.

REAL ESTATE TAXES & ASSESSMENTS: Real estate tax information for the subject for 2019 is shown in the following table.⁶

Current Assessment and Tax Information: FY 2019						
Parcel	Total	Total Taxable	Tax rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
11-037-0010	\$9,054,889	\$0	0.012837	\$0	\$0	\$0
¹ Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded.						
² Special assessments include bond payments and/or other taxes that do not vary according to assessed value.						

Source: Davis County

The above assessment is for 2019. The indicated assessed value is for the entire larger tax parcel containing 140.10 acres, or an assessed value of \$64,632 per acre. The property is owned by a municipality and is tax exempt. The current assessed value of the land is lower in comparison to the appraised market value outlined herein. This appraisal analyzes current market data and makes specific adjustments to each sale in order to derive an indication of market value for the subject. The assessed value is typically computer generated and is not specific in adjustments. Thus, no weight is placed on the assessed value as a market value indicator.

⁶ Taxes in Utah are calculated by applying a tax rate to taxable value. Taxable value is a percentage of the assessor's estimate of market value. The percentage is 100 percent for commercial properties and about 67 percent for residential properties. The tax rate varies depending on a given county's budget.

Data Analysis and Conclusions – Before Acquisition

ANALYSIS OF HIGHEST AND BEST USE:

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of any existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The subject is an interior parcel located on the east side of Highway 89 at 850 North in Kaysville, Utah. The total area of the subject land is $\pm 702,144$ square feet, or 16.119 acres. The site is irregular in shape and the topography is level/sloping. Natural drainage is westerly. The total frontage is ± 515 linear feet on Highway 89. Access is via the Highway 89. Highway 89 is a four lane asphalt paved street without curb, gutter, and sidewalk. The nearest available traffic counts are $\pm 37,000$ AADT on Highway 89, near the subject.

The size and shape of the subject, at approximately $\pm 702,144$ square feet, or 16.119 acres, could physically accommodate a variety of developments. No major physical detriments are apparent.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site.

No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

As noted previously, the subject property is under the jurisdiction of Kaysville and is currently zoned PU (Public Use). No permitted uses are noted within this zone and any development would require approval. If the subject was privately owned, it is likely that it could be zoned similar to the uses of adjacent properties, which generally comprise the R-1-8, R-1-10 and R-1-14 zones, or a medium density, single-family residential zone. Permitted uses within these zones are generally limited to single-family residential uses, and no multi-family or commercial uses other than home office are permitted.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Currently, market conditions are positive and have been strong for the last 5-7 years since the significant market turnaround/recession experienced from 2008-2012. Real estate construction and investment has been strong since this time, with continued and sustained appreciation for all submarkets (i.e. residential, commercial, multi-family, industrial, etc.) noted.

Location is a significant determinant and plays a large role in the highest and best use conclusion. The subject fronts to Highway 89 in an established residential area adjacent east of the Highway 89 corridor. Surrounding development is almost exclusively single-family residential in nature and is well established. There are some duplexes and other multi-family development in the immediate area but the bulk of development is comprised of single-family residences. There are some minor pockets of commercial development

along Highway 89, but the main commercial support areas are west within Kaysville and south within Farmington in and around Farmington Station.

Kaysville and the surrounding communities along the east bench area of the Wasatch Mountains are among the more desirable neighborhoods within Davis County, due to the overall superior quality of the residences and superior view amenity that results from the foothill location. The reasonable commuting distance to the Salt Lake metro area is also considered positively by the market. Fruit Heights, Farmington and the eastern portions of Kaysville and Layton have experienced relatively sustained growth and real estate investment over the last several years, mainly due to the amount of vacant land suitable for development remaining in the area and reasonable commuting distance to the Salt Lake City metro area. Vacant land in immediate area is limited due to topography issues and is being rapidly absorbed.

There are some limited tracts of vacant land suitable for development remaining in the immediate subject neighborhood but much of the land is comprised of steep and undevelopable terrain. More level and developable land is being rapidly absorbed and developed due to the advantageous east bench location. Some of the more recent development has involved the removal of older structures. Overall, the neighborhood is approximately 80%-85% developed.

Traffic counts are $\pm 37,000$ AADT on Highway 89. Linkages are rated as average with 200 North (Kaysville), Main Street, Nicholls Road, Mountain Road, 100 East (Kaysville), Mutton Hollow Road (Kaysville), Crestwood (Kaysville), Oak Hills Drive (Layton) and Gentile Street (Layton) all located nearby. Given the desirable east bench location, quality of surrounding residential development, and reasonable commuting distance to the Salt Lake City metro area, residential development is most probable. The subject would have wide market appeal and would likely sell within a typical timeframe, if it became available on the open market.

Maximally Productive Use and Conclusion (As Vacant)

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be for a single-family residential development. The subject could be legally subdivided into multiple lots. The most probable buyer would be a local/regional developer/investor. Given the location and strong current market conditions, the timing for development is likely immediate.

Highest and Best Use of the Site As Improved

N/A – Only the underlying land as if vacant is appraised herein. Thus, this area of analysis does not apply.

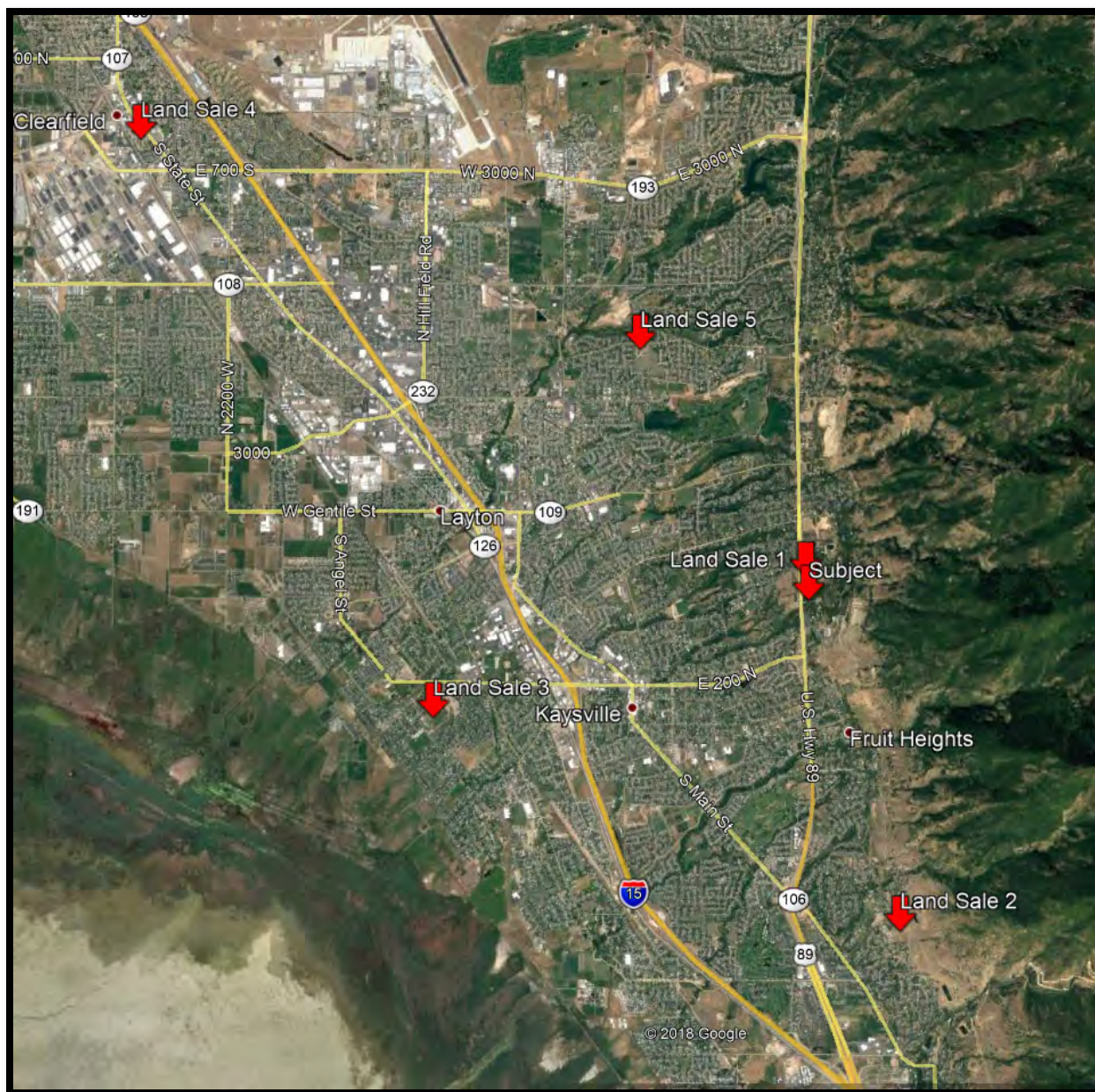
LAND VALUATION

The method used to assist in formulating the appropriate market land value is based on the traditional approach to land value, namely the Sales Comparison Approach. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The concluded highest and best use is for residential development. The site would appeal to a developer for subdivision development of the subject into single-family residential lots. Sales of residential development land have been sought in the subject neighborhood with similar location and physical characteristics. The following table is a summary of the land sales used in this report. The complete data sheets with plat maps and additional information are contained within the addenda of the report. Further information is retained in the appraisal work file.

SUMMARY OF COMPARABLE LAND SALES (BEFORE ADJUSTMENTS)						
ID	Subject	1	2	3	4	5
Address	850 N Hwy 89	600 N Hwy 89	1650 N. Compton Road	101 S. Angel Street	442 S. State Street	1600 E. Cherry Lane
City/Utah	Kaysville	Kaysville	Farmington	Kaysville	Clearfield	Layton
Land Size (Acres)	16.12	23.29	9.56	45.60	15.30	10.63
Land Size (Sq.Ft.)-Est.	702,144	1,014,600	416,434	1,986,336	666,468	463,043
Shape	Irregular	Mostly Rectangular	Rectangular	Irregular	Irregular	Rectangular
Street Orientation	Interior	Interior	Interior	Interior	Interior	Interior
Topography	Level/Sloping	Level/Sloping	Level/Steep	Level	Level	Level
Utilities	All Available	All Available	All Available	All Available	All Available	All available - no water shares
Street Imp.	Typical	Typical	Typical	Typical	Typical	Typical
Zoning	PU / SFR	R-1-14	LR	R-1-20	TR / UR	A / R-1-8
Amenities	None	None	None	None	Commercial Use	None
Date of Sale	N/A	Sep-19	Sep-19	Dec-18	Apr-18	May-17
Sales Price	N/A	\$6,987,600	\$1,800,000	\$11,491,200	\$4,750,000	\$2,657,500
Sale Price/Acre	N/A	\$300,000	\$188,285	\$252,000	\$310,458	\$250,000
Sales Price/Sq.Ft.	N/A	\$6.89	\$4.32	\$5.79	\$7.13	\$5.74

COMPARABLE SALES MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. Each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot. This unit of comparison is chosen for consistency purposes due to the square foot unit as indicated on the right-of-way documents for the acquisitions.

If needed, dollar adjustments are made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments are then made to account for market conditions that change over time. Thereafter, additive percentage adjustments are made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. No adjustments are necessary.

CONDITIONS OF THE SALE: All of the comparable sales were reportedly arms-length transactions. No adjustments are necessary.

EXPENDITURES IMMEDIATELY AFTER SALE: Sale 5 has outbuilding improvements with no interim value to offset demolition costs. An upward adjustment is necessary for the cost to raze the improvements. No other sales required adjustments for expenditures immediately after sale. No other adjustments are necessary.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Market conditions along the Wasatch Front and State of Utah in general were below average and declining during 2007 through 2011 and into early 2012. As indicated in the neighborhood overview section of the report, market conditions have dramatically improved and sustained appreciation for residential improvements throughout the Wasatch Front over the last several years is apparent. As outlined previously in the market overview section of the report, the median sale price of a single-family residence within the subject's neighborhood has steadily increased over the last two (2) years, with a downward adjustment in the 3rd and 4th quarters after increases in the 1st and 2nd quarters. The median sales price as of 2nd quarter 2019 was \$375,000, which is up 8.7 percent from 2nd quarter 2018. However, there was an adjustment in 3rd quarter 2019 to \$354,000, indicating a downward adjustment of 5.6% from 2nd to 3rd quarter 2019. From 3rd quarter 2018 to 3rd quarter 2019, the median price has increased from \$332,000 to \$354,000, or an appreciation rate of 6.6 percent.

The trendline for the number of sold homes has been relatively stable over the last three years, with the figure of 131 (2Q 2016) at the high and 48 (1Q 2019) at the low end of the range. The number of closed transactions over the last year has ranged from 48 to 95. The high was 3rd quarter 2019. The number of active listings has fluctuated dramatically and generally follows seasonal trends. Although the data is limited and absolute reliance on this information is not recommended, it does illustrate consistent appreciation and positive market conditions for residential improvements within the subject neighborhood over the last three years.

The sales occurred from May 2017 to current pending sales. Sales 3, 4 and 5 are adjusted upward to account for improving market conditions.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. Locational characteristics for the subject have previously been described. The subject is located on the east side of Kaysville, east of Highway 89 in an area with good demand for residential subdivision development.

All of the comparable sales represent vacant land that were purchased for subdivision development. Sale 1 is a recent sale located adjacent north of the subject. This is similar to the subject's location and no adjustment for location is necessary. Sale 2 is located in Farmington, on the east bench in a competitive location. No adjustment is made for location. Sale 3 is located on the west side of Kaysville in a developing area that is slightly inferior to the subject's east side location with views. An upward location adjustment is warranted. Sale 4 is located in Clearfield on a busier traffic artery. This sale represents a mixed use sale that is used due to comparisons with the subject's frontage and interim use for agriculture sales. This sale is inferior for residential, but offsetting superior for mixed use, negating an location adjustment. Sale 5 is located in Layton on Cherry Lane in an established residential area. It is inferior in location and an upward location adjustment is warranted.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. In addition, the period for construction generally increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land.

The subject has a land size of $\pm 702,144$ square feet, or 16.119 acres. The comparables range in size from 9.56 to 45.60 acres. For larger development land parcels, there is limited difference or adjustment on a per unit basis for larger acreage. Sale 3 is significantly larger in size and is adjusted upward. The remaining sales are close enough in size that no additional size adjustment is necessary.

Shape: Shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to maximize the potential development of the land with the least amount of wasted or excess land.

The subject has an irregular shape overall, but is large enough that the shape does not adversely impact the development potential of the parcel. The sales range from rectangular to irregular, but are also large enough that shape is not a factor for adjustment.

Street Orientation: Street orientation is another factor that can influence the price a buyer is willing to pay for residential development land. For larger tracts of development land, a corner parcel may have appeal due to the greater number of access points and street improvements already in place. However, offsetting factors could be the additional exposure that is not as desirable for residential property. This is not a factor for the subject as it is an interior lot and all of the sales are interior lots. No adjustments are necessary.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost

incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill.

The topography of the subject is level to level/sloping. The topography allows for superior views offsetting the sloping topography. Sale 1 is similar and is not adjusted. Sale 2 has some areas of steep slopes that are undevelopable. This sale was initially negotiated at \$300,000 per acre as all parties believed the property could be developed with up to 20 lots. However, due to the topography of the site and after the entitlement process, it was determined that the property could only accommodate 7 lots, greatly reducing the development potential of the site. The sale was renegotiated to \$1,800,000, or \$188,285 per acre. The difference is attributed to the sloping topography. An upward adjustment of 59.5% accounts for this difference. This is a large adjustment but is supported based on the historical contract pricing on the subject. Sales 3, 4 and 5 are level and are not adjusted.

Utilities: The subject property has all utilities available in the immediate area and no adjustments are necessary. The subject has access to appropriate water for development. All of the sales, except sale 5, had sufficient water and access to utilities. No adjustment is made to sales 1-4. Sale 5 did not have water shares included, which was an additional cost to the developer. An upward adjustment is made.

Street Improvements: The subject and all sales have typical street improvements and no adjustments are made in this area of adjustment.

Zoning: The subject is located in a Public Use zone but has a highest and best use as single family residential. The most likely zone would be from an R-1-8 to R-1-14 zone. Sale 4 has a mixed use zone that is superior to the subject. It is adjusted down. No additional adjustments are necessary.

Other: Sale 4 allows for commercial use, but an adjustment was made for zoning. No additional adjustments are necessary. An adjustment grid is presented on the following page that outlines each of the adjustments made:

LAND ADJUSTMENT GRID						
	COMPARABLES SALES					
	Subject	1	2	3	4	5
Address	850 N Hwy 89	600 N Hwy 89	1650 N. Compton Road	101 S. Angel Street	442 S. State Street	1600 E. Cherry Lane
City/Utah	Kaysville	Kaysville	Farmington	Kaysville	Clearfield	Layton
Sales Price		\$6,987,600	\$1,800,000	\$11,491,200	\$4,750,000	\$2,657,500
Adjustments:						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$6,987,600	\$1,800,000	\$11,491,200	\$4,750,000	\$2,657,500
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$30,000
Adjusted Price		\$6,987,600	\$1,800,000	\$11,491,200	\$4,750,000	\$2,687,500
Date of Sale		Sep-19	Sep-19	Dec-18	Apr-18	May-17
Market Conditions		0.00%	0.00%	3.00%	6.00%	12.00%
Adjusted Price		\$6,987,600	\$1,800,000	\$11,835,936	\$5,035,000	\$3,010,000
Unit of Comparison						
Square Feet	702,144	1,014,600	416,434	1,986,336	666,468	463,043
Price Per Sq.Ft.		\$6.89	\$4.32	\$5.96	\$7.55	\$6.50
Other Adjustments:						
Location		0%	0%	10%	0%	5%
Physical Characteristics						
Size		0%	0%	5%	0%	0%
Acres	16.12	23.29	9.56	45.60	15.30	10.63
Shape		0%	0%	0%	0%	0%
	Irregular	Mostly Rectangular	Rectangular	Irregular	Irregular	Rectangular
Street Orientation		0%	0%	0%	0%	0%
	Interior	Interior	Interior	Interior	Interior	Interior
Topography		0%	59.5%	0%	0%	0%
	Level/Sloping	Level/Sloping	Level/Steep	Level	Level	Level
Utilities Available		0%	0%	0%	0%	3%
	All Available	All Available	All Available	All Available	All Available	ple - no water shares
Street Improvements		0%	0%	0%	0%	0%
	Typical	Typical	Typical	Typical	Typical	Typical
Zoning		0%	0%	0%	-10%	0%
	PU/ SFR	R-114	LR	R-120	TR / UR	A / R-18
Other/Amenities		0%	0%	0%	0%	0%
	None	None	None	None	Commercial Use	None
Adjusted Price Per SF		\$6.89	\$6.89	\$6.85	\$6.80	\$7.02
Net % Change		0%	60%	18%	-5%	22%
Gross % Change		0%	60%	18%	16%	21%
Summary of Adjusted Values						
Adjusted Value Range	Low	High	Median	Mean		
	\$6.80	\$7.02	\$6.89	\$6.89		

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

Prior to adjustments, the sales range from \$4.32 to \$7.13 per square foot, or \$188,285 to \$310,458 per acre. After making adjustments, the adjusted sales indicate a range from \$6.80 to \$7.02 per square foot. The adjusted median is \$6.89 and the adjusted mean is \$6.89 per square foot.

In reviewing the sales and adjustments made, it is noted sale 1 is the most similar overall to the subject. This sale is adjacent north and has an indicated value of \$6.89 per square foot, or adjusted price of \$6.89 per square foot, or \$300,128 per acre.

After reviewing characteristics of the subject and the comparable sales, the concluded market value is \$6.90 per square foot, or \$300,564 per acre. The concluded per unit value appears to be reasonable and is market-supported.

Subject Land -- 702,144 SF x \$6.90 per square foot = \$4,844,794

MARKET VALUE OF WHOLE – BEFORE ACQUISITION

The total indicated value of the land is \$4,844,794. The vertical improvements are excluded and the value of the improvements is shown as \$0.

Subject Land – ±702,144 square feet x \$6.90 per square foot =	\$ 4,844,794
Contributory Value of the improvements (Not appraised) =	\$ <u>0</u>
Total Market Value – Before Acquisition (Land Only) =	\$ 4,844,794*

* Land value only.

Proposed Project

DESCRIPTION OF PROPOSED PROJECT: The proposed project consists of the widening of existing SR-89, known as Project No. S-0089(406)398. Significant improvements will be made to Highway 89, including the addition of extra travel lanes, wider shoulders and the installation of sound walls in some select locations. Several of the existing intersections will be converted to interchanges, and numerous bridges and/or tunnels will be constructed. Street improvements including curb, gutter and sidewalk will be installed in select locations. Construction is anticipated to begin in 2020. A large number of properties along this corridor will be impacted.

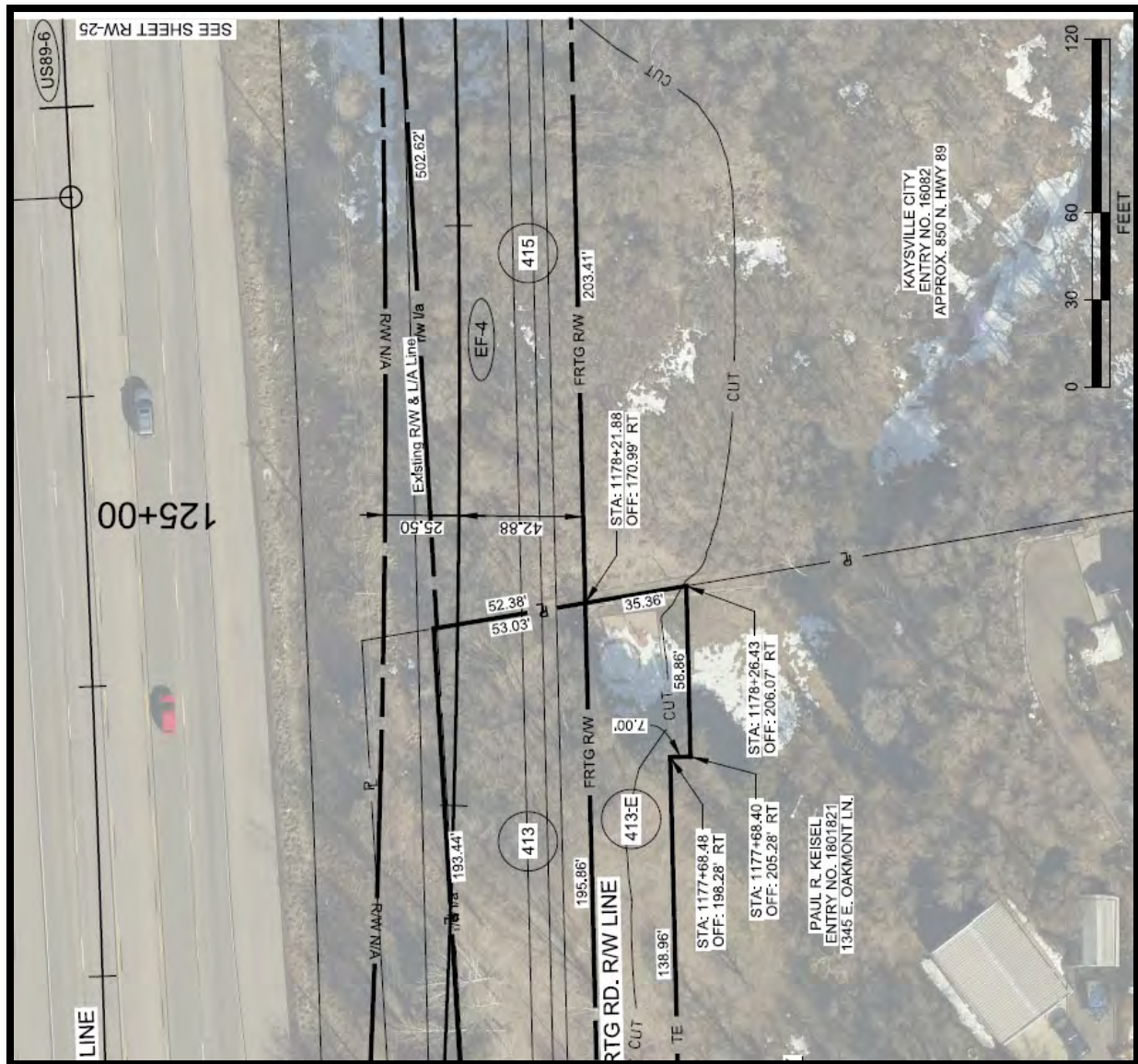
DESCRIPTION OF ACQUISITION(S):

- **PARTIAL FEE ACQUISITION(S)**

The partial fee acquisition is identified as Project Parcel No. 415 and is located along the west property line. The acquisition is mostly rectangular with a depth of 52.38 feet on the south property line and 72.23 feet on the north property line. The acquisition extends along the entire west property line, or 502.62 feet. According to the legal description provided by the client, Project Parcel No.: 415 contains 30,576 square feet, or 0.702 acre.

The following shows the project map with the subject (Project parcel 0089:415) and proposed location of the partial fee acquisition. Legal descriptions are located in the addenda.

Project Maps



THE SUBJECT IS PROJECT PARCEL NO.: 0089:415

VAN DRIMMELEN & ASSOCIATES

DESCRIPTION OF PROPERTY – AFTER ACQUISITION: This area of analysis describes and considers the physical aspects of the remainder. Any item not discussed below is assumed to remain unchanged in comparison to the before condition.

LAND AREA: Before the acquisition, the larger parcel contains $\pm 702,144$ square feet, or 16.119 acres. The area of the acquisition is 30,576 square feet, or 0.702 acre, leaving an area of the entire remainder of approximately 671,568 square feet, or 15.417 acres. The size of the remainder is reduced by ± 0.0435 , or 4.35%. The remainder will be adequately sized and shaped to accommodate the highest and best use of residential subdivision development based on the highest and best use as previously explained.

SHAPE: The shape of the remainder will be irregular and is relatively unchanged from the before condition.

TOPOGRAPHY: The topography will remain similar.

ACCESS: Access in the after condition will be from a frontage road along the east side of Highway 89. For single-family residential development, the access will be adequate. Additional access points would likely come from adjacent stubbed roads to the north and south, which is similar to the before condition.

STREET IMPROVEMENTS: The frontage road will include concrete curb, gutter and sidewalk improvements, which is superior to the subject's current street improvements.

HIGHEST AND BEST USE – AFTER ACQUISITION: This section of the report addresses any changes to the highest and best use after the acquisition from the highest and best use before the acquisition. Any physical differences are outlined above. The size, shape and all other physical aspects of the remainder are similar in comparison to the before condition. No major detrimental physical changes are noted, and the remainder will have similar utility in comparison to the before condition. The highest and best use as vacant remains for single-family residential development.

Data Analysis and Conclusions – After Acquisition

VALUATION OF THE PARTIAL FEE ACQUISITION: The location of the partial fee acquisition has been previously outlined and contains 30,576 square feet, or 0.702 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. The land value of the subject as a whole is estimated at \$6.90 per square foot. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The total value of the partial fee acquisition is calculated as follows:

- **Parcel No. 415**

- 30,576 SF x \$6.90 per square foot = \$210,974

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As per Federal and State right-of-way appraisal requirements, the contributory value of all landscaping and site improvements within the acquisitions is to be included in the compensation. Contributory value is a real estate term that refers to the contribution that a particular component (i.e. fences, landscaping, trees, etc.) has to the overall value of the whole property. Contributory value takes into consideration the degree of depreciation for a particular site improvement item/component as well as the added value of that component to the value of the overall site and differs from replacement cost new. This area of consideration focuses on those site/landscaping improvements that do not need to be replaced, or cannot reasonably be replaced. Deduction for depreciation is necessary when considering site improvement acquired items.

Generally, most items within the partial fee acquisition are included herein as site improvement items with some exceptions.

In inspecting the subject, it was noted that the areas of the partial fee acquisition is improved with a gate at the entrance of the access road. This is a 6 foot high chain-link

gate. Additional improvements include natural vegetation and trees, that are accounted for in the overall value. The gate will need to be reinstalled after the project and is included as a cost to cure. Therefore, there are no site improvements impacted as a total acquisition (\$0).

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the value of the partial fee acquisition, perpetual easement and/or pertinent site improvements acquired (if the vertical improvements are appraised) from the Market Value of the Subject as a Whole, or the value in the Before Condition. This calculation is made prior to measuring any damages to the remainder, temporary easement and/or cost to cure. This is calculated as follows:

Market Value of the Subject as a Whole	=	\$ 4,844,794
Less: Value of Partial Fee Acquisition	=	(\$ 210,974)
Market Value of the Remainder as Part of the Whole	=	\$ 4,633,820

DAMAGES TO THE REMAINDER: In cases involving a partial fee or other acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages. The International Right of Way Association defines damages as: "In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of value of the part taken and the damages to the remainder."⁸ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

⁸ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.208

- Consequential Damages:

Consequential damages are defined as a “loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement.”⁹

- Severance Damages:

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹⁰

The size of the remainder parcel is 671,568 square feet, or 15.417 acres, which is a reduction in size from the before condition of ± 0.0435 , or 4.35%. The remainder is large enough for residential subdivision development and will have similar utility in comparison to the before condition. There are no concluded damages (\$0).

COST TO CURE:

Cost to cure considers the replacement cost for any items within the easements that will need to be reset, reconfigured or replaced once project construction is complete. As indicated previously, there is a six-foot high chain-link fence gate that will be impacted as part of the project. The gate will need to be replaced and the estimated cost to cure is included herein.

Several sources have been used to estimate the cost to cure. These sources include the landscapers; general contractors; home improvement retailers, bids/cost estimates on proposed properties appraised in our office; and the Marshall-Swift Valuation Service. Historical and current data have been reviewed and estimates for each individual

⁹ IBID, pg.207

¹⁰ IBID, pg.216, 222

component has been made as shown below. The final estimate is based on a composite of all estimates and information obtained and considers the depreciation of each item. A few of the contractors and suppliers include:

- Ben Wilkens, Wasatch Front Lawncare, LLC;
- Craig Newbold with Fullmer Brothers Landscape Maintenance Inc.;
- Brent Osbourne, General Contractor with Extreme Custom Homes;
- Justin Sampson with Sampson Landscaping;
- All State Landscaping & Property Maintenance;
- Custom Fencing;
- Gale Stott with Stonetree Concrete Fence Systems/AFTEC
- Jeremy Christiansen with Wrightway Landscaping and Property Management
- Home Depot;
- Lowe's Home Improvement; and the
- Marshall-Swift Valuation Service; a national subscription cost index.

Based on information derived during the property inspection, assumed construction items as per the cost sources previously quoted, cost to cure is estimated at \$1,500 as outlined in the grid below.

COST-TO-CURE						
Cost-to-Cure	Quantity	Unit	Unit Price	Adj. Factor	Adj. Unit Price	Totals
6' Chain-Link Fencing Gate	1	Each	\$1,500	1.00	\$1,500	\$1,500

SPECIAL BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹¹

After reviewing the subject in the after condition, severance damages have not been concluded and no special benefits are noted. Thus, benefits are shown as \$0 herein.

¹¹ Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values

A.) VALUE OF THE SUBJECT AS A WHOLE PROPERTY (LAND ONLY)	
Subject Land -- 702,144 SF x \$6.90 per square foot =	\$ 4,844,794
B.) VALUE OF THE ACQUISITIONS:	
Partial Fee Acquisition – Parcel No.: 415 =	\$ 210,974
Site Improvements Acquired:	<u>\$ 0</u>
Total	\$ 210,974
C.) VALUE OF THE REMAINDER AS PART OF THE WHOLE (LAND ONLY)	
Land: 702,144 SF – 30,576 SF = 671,568 SF @ \$6.90/SF =	\$ 4,633,819
Improvements – (not appraised) =	<u>\$ 0</u>
Total	\$ 4,633,819
D.) VALUE OF THE REMAINDER AFTER THE ACQUISITION (LAND ONLY)	
Remainder as part of the whole =	\$ 4,633,819
Less: Damages =	<u>(\$ 0)</u>
Value of Remainder Parcel =	\$ 4,633,819
E.) DAMAGES	
<i>Incurable Severance Damages:</i>	\$ 0
<i>Cost To Cure:</i>	<u>\$ 1,500</u>
Total	\$ 1,500
F.) SPECIAL BENEFITS	
<i>Special Benefits:</i> =	<u>\$ 0</u>
G.) TOTAL AWARD	
Partial Fee Acquisition	\$ 210,974
Improvements Acquired	\$ 0
Severance Damages	\$ 0
Less: Special Benefits	(\$ 0)
Cost To Cure	<u>\$ 1,500</u>
Total Award	\$ 212,474
Rounded to	\$ 212,500

Reconciliation and Final Estimate of Value

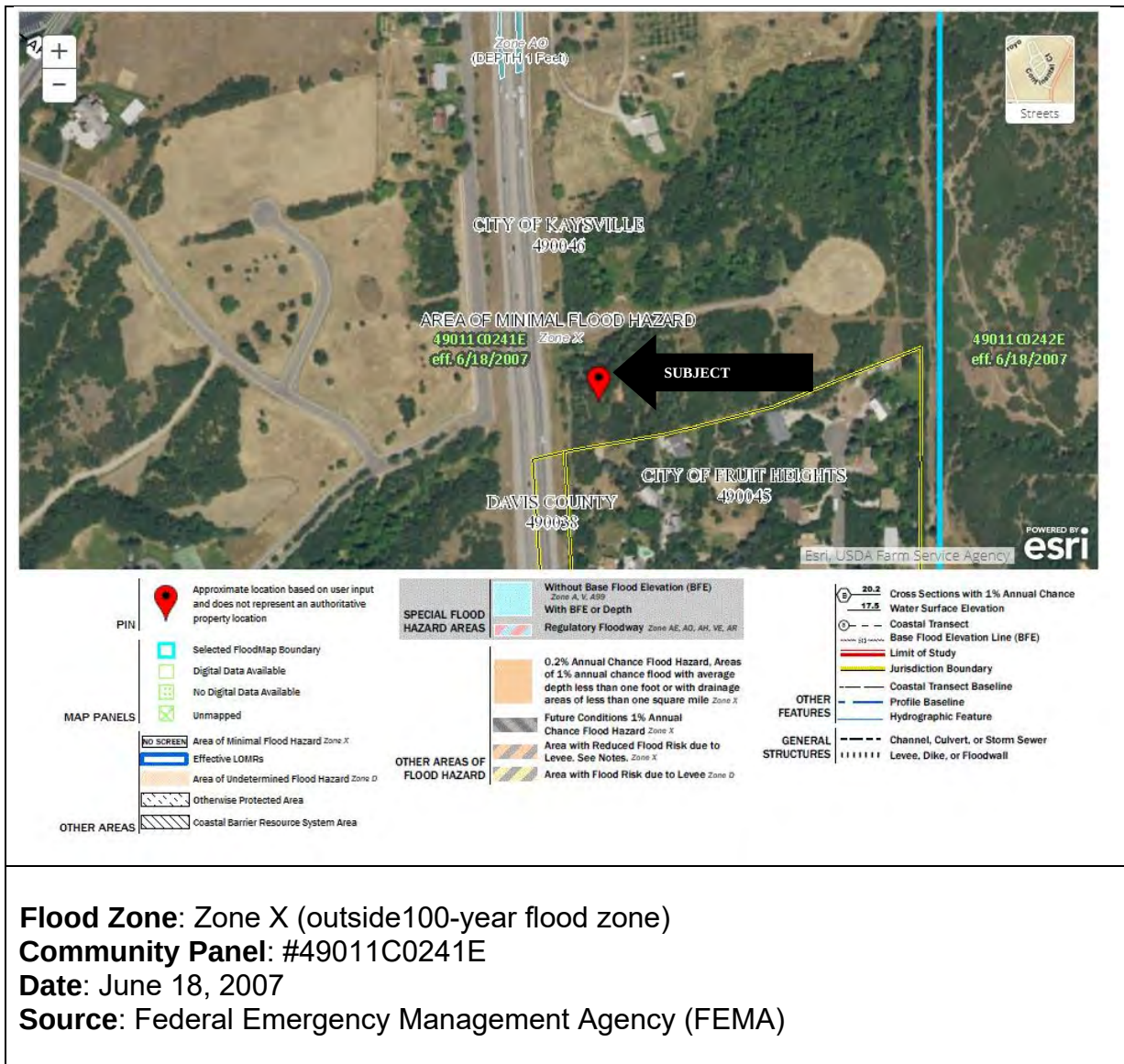
In order to value the proposed acquisition(s), the Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition, including any necessary site improvements acquired, cost to cure, severance damages and/or special benefits, as of December 10, 2019, is:

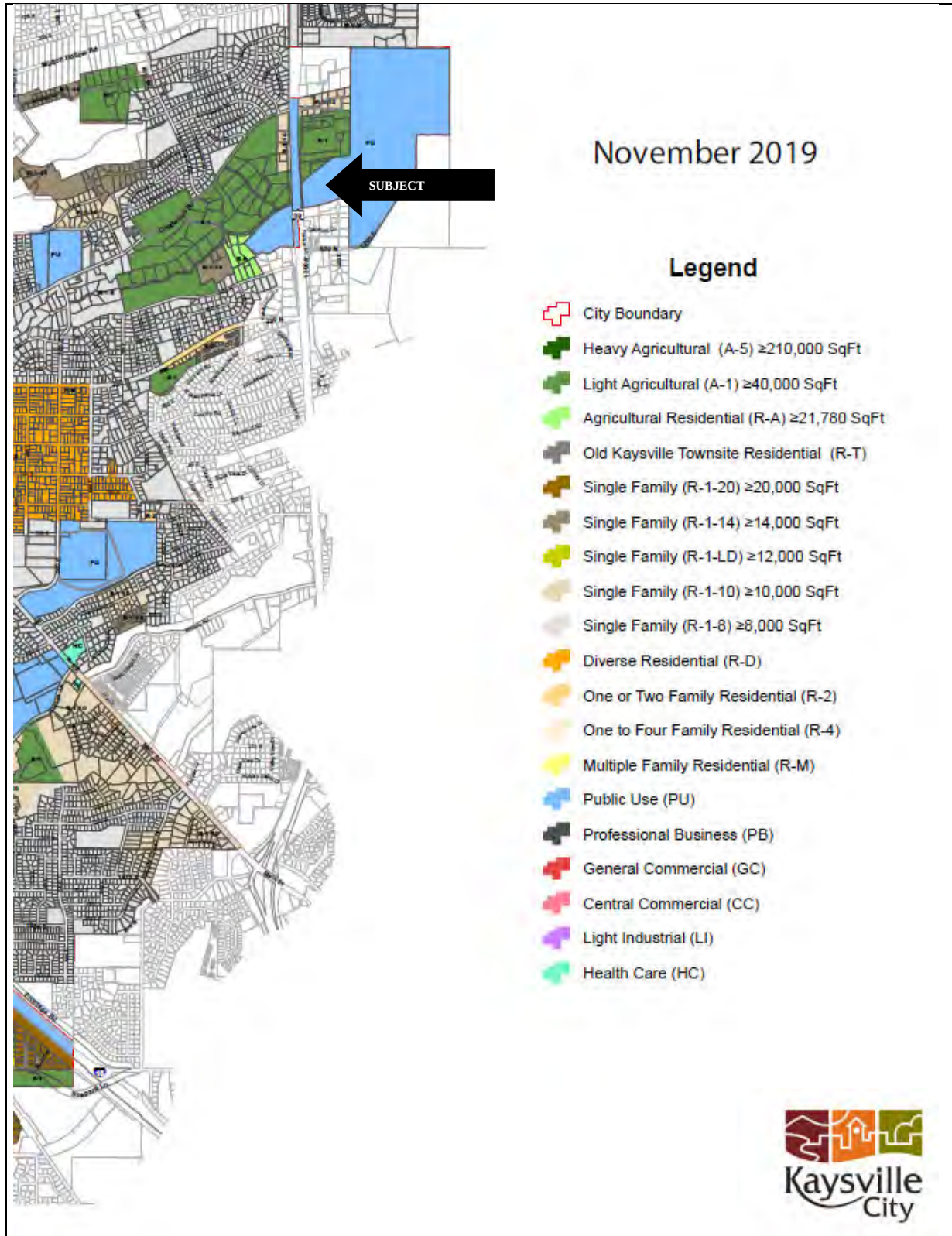
**TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS
(\$212,500)**

Exhibits & Addenda

FEMA FLOOD MAP



CURRENT ZONING MAP



Comparable Land Sales

Land Sale #1

Identification:

Location	600 North Highway 89
City/State	Kaysville, Utah
Parcel #	Various including 11-037-0038



Land Description:

Land Size	±23.292 acres; 1,014,600 SF
Shape	Mostly Rectangular
Street Orientation	Interior
Topography	Level to Slight Sloping
Utilities	All available
Zoning	A-1 / R-1-14

Transaction:

Date of Sale	Sept. 2019
Conditions	Arms-Length
Sales Price	\$6,987,600
Financing	Cash to seller
Cash Equivalent Sales Price	\$6,987,600
Grantor	Talbot, et al
Grantee	Capital Reef Management – Ovation Homes
Verification	Flint Barber, Seller's Agent

Unit of Comparison:

Sales Price/Acre	\$300,000
Sales Price/Sq.	\$6.89

Remarks:

This property is located on the east side of Highway 89 adjacent to city owned trails system on public lands. This is a current pending sale that was placed under contract in August 2017, but had been pending until the acquisition of the property by UDOT. The sales price was adjusted to \$285,900/acre due to the project and reduced number of potential lots. The agent stated that he represents the seller and that the \$300,000 per acre price represents value before the project. The price was not subject to entitlements. The property is improved with three single family residences that were reported to have an interim value offsetting demolition costs. The zoning was A-1, but was recently rezoned to

R-1-14, or 3 lots per acre as part of the annexation and rezoning of several properties in the immediate area. Reportedly the sale price was not contingent on entitlements.

Land Sale #2

Identification:

Location	1650 North Compton Road
City/State	Farmington, Utah
Parcel #	08-044-0081



Land Description:

Land Size	±9.56 acres; 416,434 SF
Shape	Mostly Rectangular
Street Orientation	Interior
Topography	Level/Steep
Utilities	All available, but needs to be extended
Zoning	LR

Transaction:

Date of Sale	September 2019
Conditions	Arms-Length
Sales Price	\$1,800,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$1,800,000
Grantor	Lawrence and Kathryn Welling
Grantee	Symphony Development Corp
Verification	Flint Barber, Seller's Agent

Unit of Comparison:

Sales Price/Acre	\$188,285
Sales Price/Sq.	\$4.32

Remarks:

Mr. Barber is an agent representing the seller. The original purchase price was for \$300,000/acre, but at the time the parties assumed 20 lots could be constructed on the site, but due to slope issues, the total number of lots was reduced to 7. Due to the reduced number of lots, the sales price was reduced to a reported price of \$1,800,000. Water for development is included.

Land Sale #3

Identification:

Location	101 South Angel Street
City/State	Kaysville, Utah
Parcel #	11-094-0077, -078, -0095 & 11-097-0048



Land Description:

Land Size	±45.60 acres; 1,986,336 SF
Shape	Irregular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	R-1-20

Transaction:

Date of Sale	December 2018
Conditions	Arms-Length
Sales Price	\$11,491,200
Financing	Cash to seller
Cash Equivalent Sales Price	\$11,491,200
Listing Price	N/A
Days on Market (DOM)	N/A
Grantor	J&D Webster Family, et al
Grantee	Symphony Homes
Verification	Flint Barber, Agent

Unit of Comparison:

Sales Price/Acre	\$252,000
Sales Price/Sq.	\$5.79

Remarks:

Mr. Barber is an agent representing another potential buyer on this property, but is also family friends with the seller. He confirmed the purchase price and indicated that there were several residential developers who bid on this after it was open for bid. He said that he knows for a fact that the sale closed in December 2018 and that the developer has started construction on the property, but it does not show the conveyance of title yet as per the Davis County Recorder's office. The density approved was 2.0 units per acre. The sale was contingent on subdivision approval, which has been granted. The sale included the water shares needed for development.

Land Sale #4**Identification:**

Location	442 South State Street
City/State	Clearfield, Utah
Parcel #	12-003-0108

**Land Description:**

Land Size	±15.30 acres; 666,468 SF
Shape	Irregular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	TR (Town Residential) and UR (Urban Residential)

Transaction:

Date of Sale	April 2, 2018
Conditions	Arms-Length
Sales Price	\$4,750,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$4,750,000
Listing Price	\$4,000,000
Days on Market (DOM)	111 DOM
Grantor	The Estate of John Clifford Heater
Grantee	Clearfield City
Verification	Brandon Wood, Listing Broker #1493278

Unit of Comparison:

Sales Price/Acre	\$310,458
Sales Price/Sq.	\$7.13

Remarks:

A judge ordered that the property be sold following a dispute over the land after the original owner died. Offers for the property were taken through a blind bidding process. The asking price was \$4,000,000. Clearfield City offered \$4,750,000 and won the bid. The property was improved with the Clearfield Mobile Home Park consisting of 171 mobile home spaces. The property is part of the city's redevelopment plan. The city has expressed a willingness to consider redevelopment for commercial users or higher density multifamily (R3R Zone). Mr. Wood said that the City plans to allow high density development for whomever they sell it to but they have not provided any actual numbers in terms of units or density.

Land Sale #5**Identification:**

Location	1600 East Cherry Lane
City/State	Layton, Utah
Parcel #	10-004-0104, -0103, and -0079

**Land Description:**

Land Size	±10.63 acres; 463,043 SF
Shape	Rectangular
Street Orientation	Interior
Topography	Level
Utilities	All available
Zoning	A (R-1-8 General Plan)

Transaction:

Date of Sale	May 2017
Conditions	Arms-Length
Sales Price	\$2,657,500
Financing	Cash to seller
Cash Equivalent Sales Price	\$2,657,500
Grantor	Green et al
Grantee	Ivory Homes
Verification	Scott Green, Seller through John Lang, Appraiser

Unit of Comparison:

Sales Price/Acre	\$250,000
Sales Price/Sq.	\$5.74

Remarks:

This property sold for \$250,000 per acre. It did not include water shares. There are two homes that have an interim use. There are various outbuildings that do not have an interim use. Demolition costs are estimated at \$30,000. The purchase did not include water shares. The purchase was reportedly not contingent on obtaining a zone change for a higher density, but the property was rezoned to R-1-8 based on the general plan.

County Information

Abstract- Serial Number: 11-037-0010

Pacel 415

Abstract	
Serial Number:	11-037-0010
Tax District:	33
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	KAYSVILLE CITY CORPORATI... KAYSVILLE KAYSVILLE, UT 8403700000
Situs Address:	null null null
Parcel Dates:	01/01/1981 to
Acres:	140.1

Dedication Plat	
Plat:	null

Parent / Child	
----------------	--

Legal Description	
ALSO; BEG AT A PT N 1050 FT FR SE COR OF SW1/4 OF SW1/4 OF SEC 25, T4N-R1W;SLMN 770 FT; TH S 83^40'W 341.5 FT; TH S 51^31'W 754.30 FT MOL, TO THE E'LY LN OFPPTY CONV TO ST RD COMM BY 400-283; TH S3^39'E 515 FT MOL, TH N 80^15'E 244.82 FT; TH N 76^39'E 135.50 FT; TH N 74^36' E 164.50 FT; TH N 68^14'E 422.0 FT TO POB. CONT 13.91 ACRE ALSO; BEG AT SW COR OF SE1/4 OF SW1/4 OFSEC 25, TH E 357.5 FT; TH N 31^40'E 1850.55 FT; TH N 680.486 FT; TH E 660 FTTH N 1728.514 FT TO 40 ACRE LN OF NE1/4 SD SEC 25; TH W 1989 FT TO 40 ACRE LN OFNW1/4 SD SEC 25; T4N-R1W; SLM: TH S 3984FT TO THE POB. CONT. 140.1 ACRES	

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
UTAH POWER & LIGHT COMPANY, UTAH POWER & LIGHT COMPANY, Grantee: PACIFICORP, DBA, Grantee: UTAH POWER & LIGHT COMPANY, Grantor: KAYSVILLE CITY,	EASEMENT	993027	1534-741	09/16/1992	09/23/1992 11:54	\$10.00		0	

UDOT Legal Descriptions

OWNERSHIP RECORD

Title by: KJB

Date: May 2019

County: Davis

Parcel No.: 0089:415

Type Ownership: Government

Tax ID No.: Part of 11-037-0010

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owner: Kaysville City, a municipal corporation of the State of Utah

Address: 23 East Center Street, Kaysville, UT 84037

Property Address: Approx. 850 North Highway 89, Kaysville, UT 84037

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
16082	"X"	181	Warranty Deed	31 Dec 1909	13 Jan 1910

Description:

Beginning at the point 401.9 feet East of the Southwest corner of Section 25, in Township 4 North, Range 1 West, Salt Lake Meridian, U.S. Survey, and running thence East 905.5 feet; thence N. 0°18' E. 1820 feet; thence S. 83°40' W. 341.5 feet; thence S. 51°31' W. 937.7 feet; thence S. 12°50' E. 871 feet; thence S. 6°05' W. 347 feet to the place of beginning.

Grantor: George Openshaw and Emeline Openshaw, his wife, Joseph Openshaw and Elizabeth Openshaw, his wife, Walter Dummer and Esther E Dummer, his wife

LESS:

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1893526	3342	21	Quit Claim Deed	11 July 2003	30 July 2003

Description:

Beginning at a point which is South 89°55'50" East 1090.89 feet along the section line from the Southwest Corner of Section 25, Township 4 North, Range I West, Salt Lake Meridian; thence South 89°52' East 205 feet along said south line, thence thence North 0°18' East

193.56 feet more or less, to the south line of OAKMONT SUBDIVISION; thence North 89°52' West 40 feet; thence North 0°18' East 13 65 feet; thence North 89°52' West 165 feet, thence South 0°18' West 206.21 feet to point of beginning.

Grantors: Lon N Christensen and Betty C Christensen, Trustees of The Lon and Betty Christensen Family Trust, dated June 1, 2000

Grantee: Kris T Christensen and Maxine D. Christensen, as joint tenants with rights of survivorship

LESS: (Last Acre Subdivision)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2013410	3612	769	Plat	23 Aug 2004	27 Aug 2004

Description:

BEGINNING AT A POINT WHICH IS SOUTH 89°55'50" EAST 1110.87 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 0°14'10" EAST 207.20 FEET TO THE SOUTH LINE OF OAKMONT ACRES SUBDIVISION; THENCE ALONG SAID SOUTH SUBDIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 89°55'50" EAST 165.00 FEET, SOUTH 0°14'10" WEST 13.65 FEET, SOUTH 89°55'50" EAST 40.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION LINE AND RUNNING SOUTH 0°14'10" WEST 193.55 FEET TO SAID SECTION LINE; THENCE NORTH 89°55'50" WEST 205.00 FEET TO THE POINT OF BEGINNING

Grantor: Kris R. Christensen and Maxine D. Christensen

LESS: (Mystic Heights, a Condominium Project)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1690057	2889	320	Plat	23 Aug 2001	19 Sept 2001

Description:

A part of the Southwest 1/4 of Section 25, T4N, R1W. Salt Lake Base and Meridian. U.S. Survey:

Beginning at a point on the intersection of the South line of Section 25, Township 4 North, Range 1 West, Salt Lake Base & Meridian and the Easterly right of way of the East frontage road of an existing expressway, said point of beginning also being South 89°55'50" East 502.05 feet from the Southwest corner of said Section 25; and running thence North 10°56'47" West 197.19 feet along said frontage road right of way line to the South line of Oakmont Subdivision, thence along said South subdivision line South 89°55'50" East 241.96 feet; thence South 0°04'10" West 30.05 feet; thence South 89°55'50" East 18.00 feet; thence South 0°04'10" West 41.15 feet; thence South 66°49'18" West 23.78 feet; thence South 0°04'10" West 112.97 feet to the South line of said Section 25; thence North 89°55'50" West 200.44 feet to the point of beginning.

Grantor: Daniel J. Phelps

LESS: (Oakmont Subdivision)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
288316	S	312	Plat	25 June 1965	07 Sept 1965

Description:

All of Oakmont Subdivision, described as follows:

A Part of LOT "E", OAKMONT SUBDIVISION in Fruit Heights, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest Corner of said LOT "E", 422.05 feet North 89°52' West and 193.98 feet North 3°39' West from the Southwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, United States Survey, and running thence North 3°39' west 163.17 feet; thence South 80°48' East 253.30 feet; thence South 89°52'

East 254.25 feet; thence North 78°49' East 200.87 feet; thence South 89°42' East 24.67 feet; thence North 0°18' East 25 feet; thence South 89°42' East 192.41 feet; thence South 0°18' West 186.68 feet; thence North 89°52' West 40.00 feet; thence North 0°18' East 13.65 feet; thence North 89°52' West 568.06 feet; thence South 3°39' East 13.68 feet; thence North 89°52' West 300.00 feet to the point of beginning.

Grantor: James A. McEntire and Sarah O. McEntire

LESS: (Oakmont Acres Subdivision)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
287028	"S" of "L & L"	310	Plat	06 Aug 1965	10 Aug 1965

Description:

All of Oakmont Acres Subdivision, described as follows:

Beginning at a point on the E line of a highway S 89°52' E 422.05 ft. and N 3°39' W 193.98' from the SW corner of Section 25, T4N, R1W, SLM: Thence S 89°52' E 300', Thence N 3°39' W 13.68', Thence S 89°52' E 568.06', Thence S 0°18' W 13.65', Thence S 89°52' E 40.0', Thence N 0°18' E 853.44', Thence S 68°14' W 422.0', Thence S 74°36' W 164.50', Thence S 76°39' W 135.50', Thence S 80°15' W 269.82', Thence S 3°39' E 575.32' along the East line of said highway to the point of beginning.

Grantor: James A. McEnter and Sarah O. McEnter

Calculated area: The above described tract of land contains 16.119 acres, more or less.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)
Davis County

Tax ID No. 11-037-0010
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:415

Kaysville City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly highway right of way line of US-89 and the northerly boundary line of said entire tract, which point is 1273.78 feet N.00°11'30"E. along the Section line and 360.17 feet East from the Southwest corner of said Section 25; and running thence N.51°31'00"E. 72.23 feet along said northerly boundary line to a point of curvature of a non-tangent curve to the right with a radius of 5270.00 feet at a point 167.92 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1183+63.10; thence southerly along said curve with an arc length of 335.07 feet, chord bears S.03°34'17"E. 335.01 feet to a point 175.28 feet radially distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1180+24.15; thence S.01°45'00"E. 203.41 feet to the southerly boundary line of said entire tract at a point 170.99 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1178+21.88; thence S.80°15'00"W. 52.38 feet along said southerly boundary line to said existing easterly highway right of way line of US-89; thence

N.03°39'00"W. 502.62 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 30,576 square feet in area or 0.702 acre.

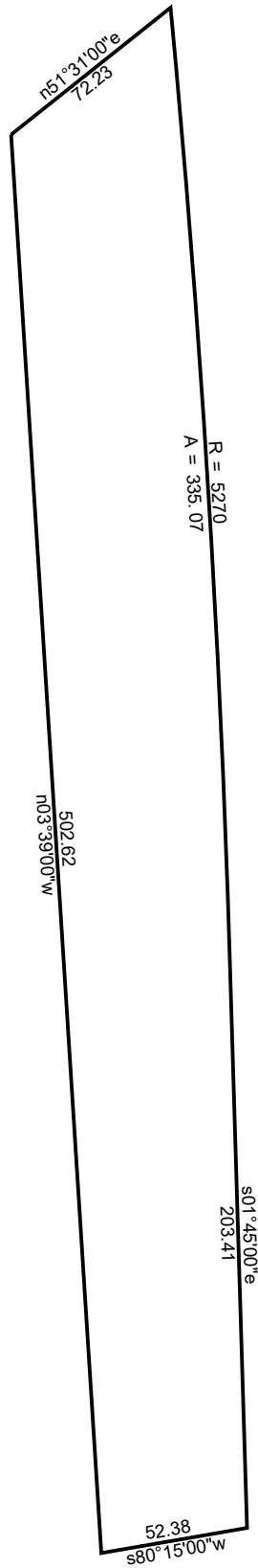
(Note: Rotate above bearings 00°20'38" clockwise to equal Highway bearings)

STATE OF UTAH)
) ss. _____ Kaysville City
COUNTY OF)

By _____

WITNESS my hand and official stamp the date in this certificate first above written:

CITY RW-05CY (12-01-03)



13821_S-0089(406)398_16P_415_DeedPlot

5/29/2019

Scale: 1 inch= 65 feet

File: 13821_S-0089(406)398_16P_415_DeedPlot.ndp

Tract 1: 0.7019 Acres (30576 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1166 ft.

01 n51.3100e 72.23

02 Rt, r=5270.00, arc=335.07, chord=s03.3417e 335.01

03 s01.4500e 203.41

04 s80.1500w 52.38

05 n03.3900w 502.62

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The report is written in a full narrative format, but some supporting documentation concerning the data, reasoning, and analyses may be retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraisers assume no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraisers have personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
26. This analysis assumes no environmental hazards exist on site that would adversely affect the final value estimate. Review of a Phase I Environmental Site Assessment performed by a qualified engineer/firm is recommended.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

Referencing the 2018-2019 Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
2. An extraordinary assumption is made that the inventory of site improvements as indicated herein is correct.
3. An extraordinary assumption is made that the sales data and prices provided for the comparable sales as per the verification sources are accurate.
4. An extraordinary assumption is made that the subject could be rezoned to a single family residential zone, likely comprising a R-1-8, R-1-10 or R-1-14 zone, and that the subject has adequate access and utilities for development.
5. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, "the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner." As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.

Qualifications of Appraisers

Qualifications of Eric J. Van Drimmelen, MAI

CONTACT INFORMATION:

Eric Van Drimmelen, MAI
 Van Drimmelen & Associates, Inc.
 Real Estate Appraisers / Consultants
 774 East 2100 South
 Salt Lake City, Utah 84106
 Ph: 801-483-3000 / Direct: 801-536-6468
 Mobile: 801-510-3318
 Fax: 801-487-0330
 E-Mail: eric@valueutah.com

EDUCATION BACKGROUND AND APPRAISAL TRAINING:

BS Degree, Finance	University of Utah, 8-98
Fundamental Appraisal	O'Brien Schools, 7-96
Appraising Residences	O'Brien Schools, 7-96
Standards of Professional Practice (USPAP)	O'Brien Schools, 7-96
Real Estate Principles	University of Utah, 3-98
Real Estate Law	University of Utah, 6-98
Advanced Income Capitalization, AI 510	Appraisal Institute, St. Paul, MN 7-99
Advanced Application, AI 550	Appraisal Institute, SLC, UT 10-99
Advanced Sales and Cost Approaches, AI 530	Appraisal Institute, Portland, OR 3-00
Highest and Best Use, AI 520	Appraisal Institute, Denver, CO 6-00
Report Writing, AI 540	Appraisal Institute, SLC, UT 10-00
USPAP, AI 410	Appraisal Institute, 4-01
USPAP, AI 420	Appraisal Institute, 5-01
Demonstration Report Writing	Appraisal Institute, 10-02
Separating Real and Personal Property from Intangible Business Assets, AI 800	Appraisal Institute, 2-03
Appraisal Institute Summer Seminar 2003, Growth Trends-Past, Present, Future; Data Management	Utah Chapter Appraisal Institute, 6-03
Environmental Concerns on Property Development	Utah Chapter Appraisal Institute, 6-03
Scope of Work, Expanding Your Range of Services	Appraisal Institute, 9-03
Rates and Ratios: Making Sense of GIMs OARs, and DCFs	Appraisal Institute, 2-04
7-Hour National USPAP Update	Appraisal Institute, 5-04
Appraisal Regulations; Retail and Office Development (AI Northern Branch Mtg.)	Appraisal Institute, 10-05
Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value	Appraisal Institute, 2-06
7-Hour National 2006 USPAP Update	Appraisal Institute, 4-06
Small Hotel/Motel Valuation: Limited-Service Lodging	Appraisal Institute, 5-06
Analyzing Operating Expenses	Appraisal Institute, 5-06

EDUCATION BACKGROUND AND TRAINING (Continued):

Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
7-Hour National USPAP Update Course	Appraisal Institute, 5-08
HVCC Update	Utah Chapter, Appraisal Institute, 10-08
Utah Housing Market & Subdivisions	Utah Chapter, Appraisal Institute, 11-08
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-09
Mid-Year 09 Real Estate Economic Update	Utah Association of Appraisers, 8-09
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-10
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-11
7-Hour National USPAP Update Course	Appraisal Institute, 3-12
Supervisory Appraiser and Appraiser Trainee Course	Appraisal Institute, 2-14
Caravan 2014 – Utah Division of R.E.	Utah Division of Real Estate, 4-14
2014 Legislative Update – Board of Equalization Class for Hearing Officers	Utah Association of Appraisers, 4-14
7-Hour National USPAP Update Course	Appraisal Institute, 5-14
Caravan 2016 – Utah Division of Real R.E.	Utah Division of Real Estate, 4-16
2016-2017 7-Hour National USPAP Update	McKissock, 5-16
The Nuts and Bolts of Green Building	McKissock, 5-16
Appraisal of Fast Food Facilities	McKissock, 5-16
The Dirty Dozen	McKissock, 4-17
2018-2019 7-Hour National USPAP Update	Appraisal Institute, 4-18
Valuation Resources for Solar Photovoltaic System	Appraisal Institute, 4-18
A Review of Disciplinary Cases	McKissock, 4-18

RIGHT-OF-WAY EDUCATION AND TRAINING:

Real Estate Law	University of Utah, 6-98
Eminent Domain Seminar	Utah State Capitol, 3-01
Principles of Real Estate Engineering, IRWA 900	International Right of Way Association, 3-03
Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036	The National Highway Institute & the State of Utah Department of Transportation, 1-04
Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 including the New Rule (effective 02/03/05)	Prepared by FHWA, Utah Department of Transportation, 4-05
Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
Litigation Skills for the Appraiser	Appraisal Institute, 2-07
Eminent Domain Update	Utah Land Institute, 2-08
FHWA-NHI-141044 Appraisal Review for Federal Aid Highway Programs	National Highway Institute, 3-08
IRWA Course #400, Principles of Real Estate Appraisal	International Right of Way Association, 2-12
IRWA Course #410, Reviewing Appraisals in Eminent Domain	International Right of Way Association, 3-14
IRWA Course #403, Easement Valuation	International Right of Way Association, 9-14
Expert Witness for Commercial Appraisers	McKissock, 3-17

PROFESSIONAL EXPERIENCE:

Public Relations & Researcher	Bodell-Van Drimmelen & Assoc., 1994-1995
Appraiser, Market Analyst, & Researcher	Bodell-Van Drimmelen Commercial Appraisers, 1995-1999
Staff Appraiser	Wal-Mart Realty Co., a division of Wal-Mart Stores, Inc., 1999-2000
Appraiser	Bodell-Van Drimmelen Commercial Appraisers, 2000-2002
President/CEO	Bodell-Van Drimmelen Commercial Appraisers, 2002-2010
President/CEO	Van Drimmelen & Associates, Inc. 2010-Present

PROFESSIONAL AFFILIATIONS:

Appraisal Institute	MAI Designated Member
International Right of Way Association	Member No. 196
Utah State Certified General Appraiser	License #5463327-CG00, Expires 5-31-20
Wyoming Certified General Appraiser	License AP-1385, Expires 2-10-19

CLIENTS – PARTIAL LIST*

Aegon, USA	First National Bank Of Layton	Salt Lake City
America First Credit Union	Farmington City	SLI Investment
Bank of Utah	First National Bank Of Layton	South Salt Lake
Bank of the West	First Colony Mortgage	State of Utah
Bountiful City	Kaysville City	US Bank
Brighton Bank	Layton City	UDOT
C.T. Investments	Matrix Capital Bank	Wells Fargo
Chevron	Midvale City	Western Community Bank
Deseret First Credit Union	Republic Mortgage	Zions First National Bank

*Many developers, attorneys, and individuals

APPRAISAL EXPERIENCE:

I am a second generation appraiser and have been around the appraisal profession nearly my entire life. I have been assisting and appraising real properties since 1995. Over the past twenty-three years I have appraised a variety of properties in Utah, Idaho, Wyoming, Montana and Nevada. My appraisal experience has been diverse and has included a variety of property types in commercial, residential, industrial and agricultural real estate. I am a MAI designated member of the Appraisal Institute, showing a commitment to advanced education, higher ethical requirements and elevated expectations for the appraisal profession as a whole. I began my career in appraising at Bodell-Van Drimmelen in 1995, where I worked as a researcher, market analyst, and appraiser. In early 1999 I accepted an offer from Wal-Mart Realty, a division of Wal-Mart, as a staff appraiser at the headquarters of Wal-Mart in Bentonville, Arkansas. At Wal-Mart, I was one of three appraisers who provided consultation, analysis, appraisal review,

and valuations for internal investment decisions and marketing purposes on both land and buildings throughout the United States. After gaining experience on the national level, I decided to return to Utah to continue working with Bodell-Van Drimmelen Commercial Appraising, Inc. In 2002, I became President of the company and in 2010 changed the name of the company to Van Drimmelen & Associates, Inc. Some of the types of property appraised/assisted with during my career are listed below:

- Airports/Hangars
- Church/Public Buildings
- Easements
- Greenhouses
- Land (all types)
- Pad Sites/Outlots
- Retail (all types)
- Subdivisions
- Apartments
- C-Stores
- Eminent Domain
- Home/Office/Retail
- Lodging
- Recreational Properties
- Restaurants
- Theaters
- Bowling Alley
- Day Care
- Farm/Ranch
- Industrial
- Office
- Residential (all types)
- Service/Gas Stations
- Storage Units

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	05/18/2018
EXPIRATION DATE:	05/31/2020
LICENSE NUMBER:	5463327-CG00
LICENSE TYPE:	Certified General Appraiser
ISSUED TO:	ERIC VAN DRIMMELEN 6769 WALKER MILL DR SALT LAKE CITY UT 84121
	
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR

RESOLUTION NO _____

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGETS FOR FISCAL YEAR 2021.

WHEREAS, the Kaysville City Council has adopted a Fiscal Year 2021 General Fund and Capital Projects Fund Budgets and now finds it necessary to amend these budgets.

BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

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

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

**Fiscal Year 2021
Budget Amendments**

GENERAL FUND

	Revenues - Original	Revenues - Amended	
Taxes	\$11,350,358.00	\$11,350,358.00	
Licenses	\$540,000.00	\$540,000.00	
Intergovernmental	\$233,000.00	\$2,133,000.00	
Service Charges	\$2,683,000.00	\$2,683,000.00	1
Community Events	\$47,600.00	\$47,600.00	
Fines	\$151,000.00	\$151,000.00	
Miscellaneous	\$161,813.00	\$161,813.00	
Transfers & Reserves & Fund Balance	\$1,053,868.00	\$1,053,868.00	
	\$16,220,639.00	\$18,120,639.00	

1 Account for CARES Expenditures

	Expenditures - Original	Expenditures - Amended	
Administration			
Council	\$145,625.00	\$145,625.00	
Manager	\$222,275.60	\$222,275.60	
Administrative Services	\$1,019,022.70	\$1,019,022.70	
Legal Services	\$337,917.56	\$337,917.56	
Elections	\$0.00	\$0.00	
Fleet Maintenance	\$306,807.64	\$306,807.64	
Information Systems	\$720,013.72	\$720,013.72	
Animal Control	\$77,000.00	\$77,000.00	
	\$2,828,662.22	\$2,828,662.22	
Parks, Recreation & Public Properties			
Buildings	\$204,088.16	\$204,088.16	
Parks	\$1,495,859.17	\$1,495,859.17	
Cemetery	\$266,757.48	\$266,757.48	
Recreation	\$971,886.63	\$971,886.63	
Community Events	\$199,650.28	\$199,650.28	
	\$3,138,241.72	\$3,138,241.72	
Community Development			
Planning & Zoning	\$431,602.43	\$431,602.43	
Code Enforcement	\$551,436.55	\$551,436.55	
	\$983,038.98	\$983,038.98	
Public Works			
Public Works	\$1,117,950.87	\$1,117,950.87	
	\$1,117,950.87	\$1,117,950.87	
Public Safety			
Police	\$5,229,764.37	\$5,229,764.37	
Fire	\$1,502,430.84	\$1,502,430.84	
	\$6,732,195.21	\$6,732,195.21	
Non-Departmental			
	\$0.00	\$1,900,000.00	1
	\$0.00	\$1,900,000.00	
Transfers & Fund Balance			
	\$1,420,550.00	\$1,420,550.00	
	\$1,420,550.00	\$1,420,550.00	
	\$14,800,089.00	\$16,700,089.00	

Capital Projects Fund

	<u>Revenues - Original</u>	<u>Revenues - Ameded</u>
Settlement - 200 N Bridge Reserve	\$750,000.00	\$900,000.00
Transportation Impact Fees	\$0.00	\$150,000.00
Park Impact Fees	\$208,000.00	\$208,000.00
	\$958,000.00	\$1,258,000.00
	<u>Expenditures - Original</u>	<u>Expenditures - Amended</u>
Public Works Impact Fees Eligible Angel Street	\$0.00	\$150,000.00
200 North Bridge Repair	\$750,000.00	\$900,000.00
Transfer to Debt Service - Pioneer Park	\$208,000.00	\$208,000.00
	\$958,000.00	\$1,258,000.00

RESOLUTION NO. _____

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGET FOR FISCAL YEAR 2021 FOR THE PURPOSE OF TRANSFERRING FUND BALANCE FOR THE USE OF FUTURE CAPITAL PROJECTS

WHEREAS, during the FY 2020 audit, the City's financial auditors found that, as of June 30, 2020, the City's unassigned General Fund balance totaled 29.9% of total revenues, and

WHEREAS, at the time of the FY 2020 financial audit, the *Utah State Compliance Guide* requires that the unassigned fund balance in the City's General Fund not exceed 25% of total revenues, and

WHEREAS, the City has identified several capital projects as part of the Capital Facilities Plan, and

WHEREAS, the City has a need to finance these projects.

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

1. The City Council hereby amends the FY 21 Budget with the following transfer of General Fund Balance to the Capital Projects Fund.

Transfer of \$850,000 from the General Fund Balance to the Capital Projects Fund Balance.

2. The effective date of this ordinance shall be upon the date of adoption.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

RESOLUTION NO. _____

A RESOLUTION ADOPTING A SCHEDULE OF FISCAL YEAR 2022 COUNCIL
APPROVED POSITIONS; COMPENSATION SCHEDULES FOR CITY OFFICIALS AND
EMPLOYEES AND A COMPENSATION PROGRESSION PLAN

WHEREAS, the Kaysville City Council, after giving due notice required by statute, has held public hearings and given notice as required desires to incorporate as part of the Fiscal Year 2022 Budgets a schedule of Council Approved Positions; a Compensation Schedule for City Officials and employees and a Compensation Progression Plan as part of said budget:

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

1. The City Council hereby adopts a schedule of Fiscal Year 2022 Council Approved Positions, a Compensation Schedule for City Officials and Employees and a Compensation Progression Plan with an effective date of July 1, 2021. The Schedules are attached hereto as Exhibit A and incorporated herein by this reference.
2. The effective date of this resolution shall be effectively dated July 1, 2021.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

KAYSVILLE CITY
PROPOSED COMPENSATION PLAN FY 2022

		FY 22 PROPOSED COMPENSATION PLAN INCLUDES 1.25% Market Adjustment			Conversion to Hourly Rate		
Council Approved Positions		Annual Compensation			Minimum Midpoint Maximum		
		Minimum	Midpoint	Maximum	Minimum	Midpoint	Maximum
Administration Department							
CITY MANAGER		\$120,920.18	\$142,081.21	\$163,242.24	\$58.13	\$68.31	\$78.48
FINANCE /ADMINISTRATIVE SERVICES DIRECTOR		\$92,787.06	\$109,024.80	\$125,262.53	\$44.61	\$52.42	\$60.22
INFORMATION SYSTEMS MANAGER		\$76,911.42	\$90,370.92	\$103,830.42	\$36.98	\$43.45	\$49.92
ACCOUNTANT SENIOR		\$62,587.92	\$73,540.81	\$84,493.70	\$30.09	\$35.36	\$40.62
HUMAN RESOURCE SPECIALIST		\$50,022.76	\$58,776.75	\$67,530.73	\$24.05	\$28.26	\$32.47
GIS ADMINISTRATOR		\$56,013.44	\$65,815.79	\$78,850.46	\$26.93	\$31.64	\$37.91
INFORMATION SYSTEMS OPERATIONS		\$56,013.44	\$65,815.79	\$78,850.46	\$26.93	\$31.64	\$37.91
INFORMATION SYSTEM ELECTRONIC DOCUMENT MANAGEMENT		\$56,013.44	\$65,815.79	\$78,850.46	\$26.93	\$31.64	\$37.91
MECHANIC - SHOP FOREMAN		\$54,178.96	\$63,660.28	\$73,141.60	\$26.05	\$30.61	\$35.16
CITY RECORDER		\$51,409.34	\$60,405.97	\$69,402.60	\$24.72	\$29.04	\$33.37
MECHANIC		\$50,836.71	\$59,733.13	\$68,629.56	\$24.44	\$28.72	\$32.99
SENIOR BILLING CLERK SUPERVISOR		\$50,022.76	\$58,776.75	\$67,530.73	\$24.05	\$28.26	\$32.47
FINANCE CLERK		\$44,685.01	\$52,504.89	\$60,324.77	\$21.48	\$25.24	\$29.00
ACCOUNTS PAYABLE CLERK		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
UTILITY BILLING CLERK		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
CLERK		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
CASH RECEIPTING CLERK		\$40,023.59	\$47,027.71	\$54,031.84	\$19.24	\$22.61	\$25.98
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
Community Development Department							
COMMUNITY DEVELOPMENT DIRECTOR		\$88,879.78	\$104,433.74	\$119,987.70	\$42.73	\$50.21	\$57.69
BUILDING OFFICIAL		\$69,223.05	\$81,337.09	\$96,100.49	\$33.28	\$39.10	\$46.20
BUILDING INSPECTOR III		\$54,918.67	\$64,529.43	\$74,140.20	\$26.40	\$31.02	\$35.64
BUILDING INSPECTOR II		\$53,590.64	\$62,969.00	\$72,347.36	\$25.76	\$30.27	\$34.78
ZONING ADMINISTRATOR		\$53,560.48	\$62,932.69	\$72,305.93	\$25.75	\$30.26	\$34.76
BUILDING INSPECTOR I		\$51,183.39	\$60,140.48	\$69,097.57	\$24.61	\$28.91	\$33.22
CITY PLANNER		\$48,171.30	\$56,601.28	\$65,031.26	\$23.16	\$27.21	\$31.27
CODE ENFORCEMENT OFFICER		\$47,384.24	\$55,676.48	\$63,968.72	\$22.78	\$26.77	\$30.75
EXECUTIVE ASSISTANT		\$46,931.33	\$55,144.31	\$63,357.29	\$22.56	\$26.51	\$30.46
BUILDING PERMIT TECH LEAD		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
BUILDING PERMIT TECHNICIAN		\$40,885.38	\$48,040.32	\$55,195.27	\$19.66	\$23.10	\$26.54
BUSINESS LICENSE SPECIALIST		\$40,885.38	\$48,040.32	\$55,195.27	\$19.66	\$23.10	\$26.54
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
Fire Department							
FIRE CHIEF		\$91,629.97	\$107,665.22	\$123,700.46	\$44.05	\$51.76	\$59.47
FIRE CAPTAIN EMT A		\$67,496.52	\$79,308.41	\$91,120.30	\$32.45	\$38.13	\$43.81
FIRE MARSHALL / INSPECTOR		\$58,052.17	\$68,211.29	\$78,370.42	\$27.91	\$32.79	\$37.68
ENGINEER/FIRE FIGHTER / EMT		\$50,682.56	\$59,552.00	\$68,421.45	\$24.37	\$28.63	\$32.89
FIRE FIGHTER/EMT		\$45,796.60	\$53,811.00	\$61,825.41	\$22.02	\$25.87	\$29.72
ADMINISTRATIVE ASSISTANT - SECRETARY FT		\$39,045.40	\$45,878.35	\$52,711.30	\$18.77	\$22.06	\$25.34
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
* 15% Premium for Paramedic Service							
Legal Department							
CITY ATTORNEY		\$97,595.65	\$114,674.89	\$131,754.13	\$46.92	\$55.13	\$63.34
PARA LEGAL		\$50,022.76	\$58,776.75	\$67,530.73	\$24.05	\$28.26	\$32.47
Parks and Recreation Department							
PARKS AND RECREATION DIRECTOR		\$88,463.43	\$103,944.53	\$119,425.63	\$42.53	\$49.97	\$57.42
RECREATION SUPERINTENDENT		\$70,266.02	\$82,562.57	\$94,859.13	\$33.78	\$39.69	\$45.61
PARK SUPERINTENDENT		\$69,918.23	\$82,153.92	\$94,389.62	\$33.61	\$39.50	\$45.38
CEMETERY SEXTON		\$52,258.00	\$61,403.15	\$70,548.31	\$25.12	\$29.52	\$33.92
PARK FOREMAN		\$51,819.41	\$60,887.80	\$69,956.20	\$24.91	\$29.27	\$33.63
PARK LEADWORKER		\$49,323.04	\$57,954.57	\$66,586.10	\$23.71	\$27.86	\$32.01
PARK LEADWORKER/ARBORIST		\$49,323.04	\$57,954.57	\$66,586.10	\$23.71	\$27.86	\$32.01
PARK CREW LEADER		\$45,443.46	\$53,396.06	\$61,348.67	\$21.85	\$25.67	\$29.49
RECREATION COORDINATOR		\$47,645.97	\$55,984.02	\$64,322.07	\$22.91	\$26.92	\$30.92
MARKETING COORDINATOR		\$44,555.02	\$52,352.15	\$60,149.28	\$21.42	\$25.17	\$28.92
RECREATION SPECIALIST/ADMINISTRATIVE ASSISTANT		\$43,639.06	\$51,275.89	\$58,912.72	\$20.98	\$24.65	\$28.32
PROGRAM ASSISTANT		\$40,751.45	\$47,882.96	\$55,014.46	\$19.59	\$23.02	\$26.45
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
Police Department							
POLICE CHIEF		\$114,698.25	\$134,769.74	\$154,842.27	\$55.14	\$64.79	\$74.44
ASSISTANT POLICE CHIEF		\$90,766.33	\$106,650.03	\$122,534.75	\$43.64	\$51.27	\$58.91
LIEUTENANT		\$80,092.86	\$94,108.31	\$108,124.79	\$38.51	\$45.24	\$51.98
SERGEANT		\$70,152.95	\$82,429.72	\$94,706.48	\$33.73	\$39.63	\$45.53
PATROL OFFICER / MASTER / OIC		\$63,628.72	\$74,763.75	\$85,898.77	\$30.59	\$35.94	\$41.30

KAYSVILLE CITY
PROPOSED COMPENSATION PLAN FY 2022

		FY 22 PROPOSED COMPENSATION PLAN INCLUDES 1.25% Market Adjustment					
Council Approved Positions		Annual Compensation			Conversion to Hourly Rate		
		Minimum	Midpoint	Maximum	Minimum	Midpoint	Maximum
PATROL OFFICER III		\$55,289.30	\$64,964.93	\$74,640.56	\$26.58	\$31.23	\$35.88
SUPPORT SERVICES SUPERVISOR		\$55,252.46	\$64,921.64	\$74,590.82	\$26.56	\$31.21	\$35.86
PATROL OFFICER II ENTRY LEVEL CERTIFIED		\$50,066.54	\$58,828.18	\$67,589.83	\$24.07	\$28.28	\$32.50
VICTIM ADVOCATE		\$47,201.84	\$55,461.77	\$63,722.74	\$22.69	\$26.66	\$30.64
EVIDENCE AND RECORDS CUSTODIAN DISPATCHER		\$46,430.11	\$54,555.38	\$62,680.65	\$22.32	\$26.23	\$30.13
ADMINISTRATIVE ASSISTANT - SECRETARY		\$39,045.40	\$45,878.35	\$52,711.30	\$18.77	\$22.06	\$25.34
PATROL OFFICER NON CERTIFIED		\$38,152.93	\$44,829.69	\$51,506.46	\$18.34	\$21.55	\$24.76
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
Power Department							
POWER SUPERINTENDENT		\$95,308.90	\$111,987.96	\$128,667.02	\$45.82	\$53.84	\$61.86
LINE OPERATIONS SUPERVISOR		\$81,241.10	\$95,458.29	\$109,675.48	\$39.06	\$45.89	\$52.73
SENIOR LINE SUPERVISOR		\$74,236.68	\$87,228.10	\$100,219.52	\$35.69	\$41.94	\$48.18
JOURNEY LINEWORKER		\$68,555.15	\$80,552.31	\$92,549.47	\$32.96	\$38.73	\$44.49
SUBSTATION TECH		\$67,782.48	\$79,644.65	\$91,505.78	\$32.59	\$38.29	\$43.99
METER READER AMI IT SUPPORT		\$47,419.48	\$55,717.89	\$64,016.30	\$22.80	\$26.79	\$30.78
LOCATOR		\$43,640.80	\$51,277.94	\$58,915.08	\$20.98	\$24.65	\$28.32
GROUNDWORKER		\$42,848.88	\$50,347.44	\$57,845.99	\$20.60	\$24.21	\$27.81
ADMINISTRATIVE ASSISTANT - SECRETARY		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92
Public Works Department							
PUBLIC WORKS SUPERINTENDENT		\$93,732.40	\$110,135.57	\$126,538.74	\$45.06	\$52.95	\$60.84
PUBLIC WORKS FOREMAN / OPERATIONS / SAFETY		\$74,139.09	\$87,113.43	\$100,087.77	\$35.64	\$41.88	\$48.12
CITY ENGINEER PROPOSED FOR FY 21		\$68,440.92	\$80,418.08	\$92,395.24	\$32.90	\$38.66	\$44.42
DRINKING WATER MANAGER DIVISION LEAD		\$61,566.02	\$72,340.07	\$83,114.12	\$29.60	\$34.78	\$39.96
STORM WATER MANAGER DIVISION LEAD		\$60,643.72	\$71,256.37	\$81,869.03	\$29.16	\$34.26	\$39.36
STREETS MANAGER DIVISION LEAD		\$56,951.90	\$66,918.48	\$76,885.06	\$27.38	\$32.17	\$36.96
PUBLIC WORKS INSPECTOR		\$54,574.33	\$64,124.84	\$73,675.34	\$26.24	\$30.83	\$35.42
WATER QUALITY AND BACKFLOW ADMINISTRATOR		\$53,709.62	\$63,108.81	\$72,507.99	\$25.82	\$30.34	\$34.86
MAINTENANCE WORKER IV Lead Worker		\$53,550.72	\$62,922.10	\$72,293.48	\$25.75	\$30.25	\$34.76
WATER TECHNICAL AIDE		\$49,710.78	\$58,410.17	\$67,109.56	\$23.90	\$28.08	\$32.26
MAINTENANCE WORKER III		\$48,774.14	\$57,309.61	\$65,845.08	\$23.45	\$27.55	\$31.66
COMPLIANCE & ENFORCEMENT ADMINISTRATOR		\$47,384.24	\$55,676.48	\$63,968.72	\$22.78	\$26.77	\$30.75
MAINTENANCE WORKER II		\$45,443.46	\$53,396.06	\$61,348.67	\$21.85	\$25.67	\$29.49
ADMINISTRATIVE ASSISTANT - SECRETARY		\$42,727.48	\$50,204.79	\$57,682.09	\$20.54	\$24.14	\$27.73
OFFICE CLERK II		\$34,065.26	\$40,026.29	\$46,029.67	\$16.38	\$19.24	\$22.13
OFFICE CLERK I		\$30,658.22	\$36,023.35	\$41,426.70	\$14.74	\$17.32	\$19.92

OTHER COMPENSATION

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

Planning Commission and Power Commission \$30.00 per meeting

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

Mileage Reimbursement: \$0.54 per mile

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

**Kaysville City Compensation Plan - Pay for Performance - Pay Progression Plan
FY 2022**

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

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

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

New Hires Normally within first quantile of Minimum - Midpoint
< \$54,000

Pay Matrix Guidelines:

1.0

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

2.0

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

3.0

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



Current Positions and Staffing by Department				
Jun-21				FY 2022
Department			Positions by Name	Position Changes
City Manager	1	FT	Shayne Scott	
Administration				
Finance Director	1	FT	Dean Storey	
Recorder	1	FT	Annemarie Plaizier	
HR Specialist	1	FT	Kim Bosworth	** Mid Year Adjustment FY 21
Utility Billing Clerk	2	FT	Holly Henderson, Rachel Talbot	
Accounts Payable Clerk	1	FT	Kaye Rawlins	
Cash Receipting / Finance Clerk	2	FT	Cheryl Weight, Kathy Chatterton	
Accountant / Assistant Finance	1	FT	Levi Ball	
Senior Mechanic	1	FT	Mike Kilfoyle	
Mechanic	1	FT	Bryce Tolman	
Information Systems Manager	1	FT	Ryan Judd	
Information Systems Computer Specialist	1	FT	Jake Gold	
Information System EDM	1	FT	Duncan Rappleeye	
Information Systems GIS Specialist	1	FT	Jordan Hansen	
Legal				
Attorney	1	FT	Nic Mills	
Assistant City Attorney (Grant)	1	Grant	Samantha Smith	
Para Legal	1	FT	Chelsie Fromeyer	** Mid Year Adjustment FY 21
Parks & Recreation, Buildings, Cemetery				
Parks and Recreation Director	1	FT	Cole Stephens	
Parks Superintendent	1	FT	Justin Brimhall	
Recreation Superintendent	1	FT	Kris Willey	
Cemetery Sexton	1	FT	Trent Walker	
Cemetery Crew Leader				
Parks Foreman				1
Parks Leadworker	1	FT	James Sutherland	
Recreation Program Coordinator	1	FT	Robyn Dickson	
Recreation Program Coordinator	1	FT	Vacant	
Parks Leadworker / Arborist	1	FT	Shaun Sackett	
Parks Crew Leader	1	FT	Andrew Firmage	1
Office Administration Recreation	1	PT	Tracy Murray	**Permanent PT w/benefits
Laborer	Seasonal			
Officials, Scorekeepers, Grounds	Seasonal			
Community Development				
Community Development Director	1	FT	Lyle Gibson	
Building Official	1	FT	Jeff Parry	
Building Inspector	2	FT	Duane Gordon, Jason Tubbs	
Planner	1	FT	Dan Jessop	
Code Enforcement Officer / SWWP Inspector	1	FT	Brad Lund	
Administrative	2	FT	Rebecca Argyle, Mindi Edstrom	
Administrative	1	PT	Lee Ann McKinnon	
Public Works/ Utilities				
Public Works Director	1	FT	Josh Belnap	
Public Works Foreman	1	FT	Cody Thompson	
Lead Worker II (Division Supervisor)	5	FT	Jeff Brown, RJ Hooper, Ryan Roberts, Jared Tubbs, Logan Barker	
Lead Worker I	2	FT	Nick Moss, Chris Williams	
Inspector	1	FT	Curtis Randall	
Maintenance Worker III	7	FT	Tyson Shaw, William Huerta, Rustin Shupe, Brad Lund	
			Mark Grey, Jesse Shupe, Nathaniel Mayfield	
Maintenance Worker II	1	FT	Gustavo Cisneros	
Locator	1	FT	Brandon Willey	
Administrative	1	FT	Amanda Cross	
Police				
Chief	1	FT	Sol Oberg	
Assistant Chief	1	FT	Seth Ellington	
Lieutenant	2	FT	Paul Thompson, Shawn McKinnon	
Sergeant	4	FT	Preston Benoit, Jeremy Owens, Lacy Turner, Cade Bradshaw	
Detective	4	FT	Josh Steadman, Jordan Nicholas, Crystal Issacson, Dustin Ballard-	
Narcotics Officer (Assigned to Metro)	1	FT	Rhett Farnell	
Patrol Officers SRO & Other Assignments	19	FT	Justin Stanford, Bret Bateman, Brandon Woolf	
			Josh Danielson, Devan Rich, Matthew Thurgood, Mike Criddle	



Current Positions and Staffing by Department				FY 2022
Jun-21				Position Changes
Department			Positions by Name	
			Robert Jackson, Alexis Benson, Colton Bartleson,	
			Chase Ritter, Jacob Siefert, Mason Flint, Jared Jenson,	
			Logan Nicholas, Kendu Givens, Tyson Embley, Joshua De Los Santos, Vacant	
Victim Advocate Specialist	1	FT	Jennifer Winchester	
Support Services Supervisor	1	FT	Jessica Busk	
Administrative / Dispatch	1	FT	Samanth Smith	
Crossing Guard	Varies	PT NB		
Reserves	Volunteer			
Fire / Ambulance				
Chief	1	FT	Paul Erickson	
Captain	3	FT	Jason Taylor, Ryan Eckardt, Aaron Shupe	
Fire Enginner	3	FT	Todd Smith, Cameron McKinnon, Jason Anderson	
Fire Fighter/ Ambulance EMT's	9	FT	Kyle Wood, Dan Udy, Kelton Vine, Shannon Nelson, Christopher Montgomery,	
			Colton Bascom, Spencer Brothers, Mikell Baron, David Olsen	
Fire Fighter/ Ambulance EMT's	Varies	PT NB		
Administrative	1	PT	Amber Budzynski	
Power				
Superintendent	1	FT	Gary Hatch	
Resource Service Manager	1	FT	Bruce Rigby	
Operations Supervisor	1	FT	Bret Thomas	
Senior Line Supervisor	3	FT	Brandon Child, Danny Black, Tyler Parkin	
Substation Journeyman	1	FT	Vacant	
Substation Journeymen				
Meter Journeymen/ AMI IT				
Journey Lineworker	3	FT	Steve Rice, Wesley Jones, Brian Johnson	
Apprentice	3	FT	Preston Mills, Zach Obrien, Christoper Banz	
Groundworker				
Locator	1	FT	Vacant	
Locator	1	FT	Marty Willey	
Meter Reader	1	FT	Jeff Fillin	
Administrative	1	FT	Stacie Harward	
Laborer	Temp/ Seasonal			

126 Full Time Positions
 2 Part Time Positions - Benefited
 Varies Part Time Positions - Non Benefited

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE
FOR FISCAL YEAR 2022

WHEREAS, the Kaysville City Council, after giving due notice required by statute, has held public hearings and given notice as required on the budgets and now desires to adopt a Consolidated Fee Schedule for Fiscal Year 2022 as part of said budget:

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

1. The City Council hereby adopts a Consolidated Fee Schedule for Fiscal Year 2022.
2. The effective date of this ordinance shall be July 1, 2021.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder



Consolidated Fee Schedule

Effective July 1, 2021

ADMINISTRATIVE

Candidate filing fee	(non-refundable)	\$100.00
Certified Copies		\$5.00
Computer disk copies	actual cost (including overhead and staff preparation)	
Dog license fee	Established by Davis County Animal Control	
Electrical reconnection		\$30.00
	(After office hours)	\$50.00
Electrical disconnect fee		\$30.00
Financial report	(one copy free to a resident upon request)	\$5.00
Geographic information services	actual costs (including overhead and staff preparation)	
Maps:		
Zoning (Color)		\$2.00
Zoning (large black & white)		\$1.00
Meeting minutes disks		\$4.00
Notary Public service		\$5.00
Photocopies:		
Single sided	each	\$.10
Double sided	each	\$.15
Color inkjet printer	each	\$.25
Blueprint size	each	\$1.00
Postage	Actual cost	
Publications:		
General Plan		\$2.00
Title 17		\$15.00
Title 19		\$15.00
Standard drawings and specifications		\$15.00
Research, compilation, editing, etc:		
First 30 minutes	no charge	
After 30 minutes	per hour	\$25.00
Returned check fee		\$20.00
Utility surety deposit (per meter)		\$100.00
Utility delinquent fee (accounts sent to collections)		\$30.00
Additional Utility Deposit for Delinquent Account Shut Off		\$100.00
Delinquent Notice Fee		\$10.00

Video recordings	\$10.00
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COMMUNITY DEVELOPMENT

Business License fees:

Agricultural Home Occupation	\$65.00
Amusement device (Class A) (per machine)	\$25.00
Amusement device (Class B)	\$75.00
Carnival/ circus	Bond \$300.00
	First Day \$80.00
	Each additional day \$15.00
Commercial	\$80.00
Delinquent fee	Per month \$20.00
Fireworks stand	\$350.00
	Plus Bond \$300.00

Mailing labels	\$9.00
Major home occupation	\$65.00
Minor home occupation	\$30.00
Off premise beer	\$75.00
On premise beer	\$200.00
Residential Child Care	\$65.00
SOB Application & Investigation Fee	\$500.00
SOB License Fee	year \$500.00
Secondary license	\$45.00
Set up fee	\$15.00
Solicitors Application & Certificate	\$60.00
Temporary Merchant	Bond \$100.00
Transfer/modify fee	\$10.00
Vending machine	per machine \$15.00
Vending Kiosk	per machine \$45.00

Planning and zoning fees:

Annexation request	\$200.00
Less than ten acres	\$500.00
10 acres or More	\$1,000.00

Appeal/ Variance	\$50.00
Appeal/ Variance	\$200.00
Conditional use permit	\$50.00
Rezone request	\$200.00
Rezone Request	\$400.00

Recording	costs charged by Davis County Recorder
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Site development review:

Lot line adjustment by plat	\$100.00
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Preliminary plat	\$100.00
Plus, per lot or unit	\$10.00
Final plat	The greater of \$320.00 or \$32 per lot or unit
Development improvement drawings	The greater of \$320.00 or \$32 per lot or unit
Commercial site plan review	\$200.00
Construction inspection:	
Plat	9 or fewer lots \$250.00
	10 or more lots \$500.00
Utilities and Infrastructure Testing and Inspection	per lot \$250.00
Additional Inspections as Required	Actual Cost
Subdivision signs	Actual Cost

Street Cutting and Permit Fees (Double winter bond rates apply – October 15 – April 15)

Excavation Permits	\$150.00
Excavation Permit Maintenance Fee (Non Refundable)	
Perpendicular Cuts	\$250.00
Parallel Cuts	\$15.00 per lineal Foot
Excavation Permit Bond (Refundable)	
Perpendicular Cuts	\$500.00
Parallel Cuts	\$500 + \$20 per lineal foot
Potholing or Bore Pits	
Maintenance Fee (Non Refundable)	\$70.00 or \$25.00 per square
foot	
Bond (Refundable)	\$500.00

All road closures must be approved by the City Engineer. If approved, a fee up to \$500.00 per day may be assessed. All excavations within City Right of Way are subject to the requirements of the excavation permit.

Cutting into road surfaces less than 4 years old is prohibited. If cutting into such a road is required, maintenance fees shall be doubled. Any reductions to the bond and fee amounts shall be made at the sole discretion of the City.

~~Cutting into road surfaces less than three years old is prohibited. If cutting into such road is unavoidable, maintenance fees may be doubled as directed by the City Engineer.~~

Pressure Irrigation Development Review:

Preliminary plat	Application fee	\$100.00
	Review fee per lot	\$10.00
Final plat	Application fee	\$200.00
	Review fee per lot	\$50.00
Site plan	Review per acre	\$60.00
Inspection fee per acre	\$25.00	

Building permit fees:

<u>Valuation</u>	<u>Fee</u>
\$1.00 to \$500	\$23.50
\$501.00 to \$2,000	\$23.50 for first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000	\$69.25 for first \$2,000.00, plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000	\$391.25 for the first \$25,000.00, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for first \$1,000,000, plus \$3.65 for each additional \$1,000.00 or fraction thereof

UBC 1997

Existing residential structure (remodels)	\$50.00
	\$10.00 for each \$1,000 or fraction thereof in valuation
Manufactured homes, basement finishes	\$195.00

Valuation based on building valuation data - ICC Current Valuation Data

Pools	\$195.00
Tubs, Spas	each \$130.00

Work started without a valid building permit fee will be charged double the amount of the "Building Fee"

Plan check Fee	10% of permit fee
	Residential- 25% of permit fee
	Multi-family – 35% of permit fee
	Commercial – 55% of permit fee

Inspection fee	\$65.00
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State fee	1% of permit fee
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Bonds

Construction guaranty bond - New	(refundable upon final occupancy permit)	\$1,500.00
Manufactured homes guaranty bonds	(refundable upon final occupancy permit)	\$200.00
Excavation permit bond	(refundable upon satisfactory completion)	\$1,500.00

Sign permit	\$65.00
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Banner sign permit	\$32.50
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Development Impact Fees:

Parks, Recreation, Open Space
and Trails Impact Fees

Single family detached dwelling unit	\$ 4,480.00
Multi-family attached residential	\$ 2,742.00

Water Impact Fee:

¾" meter	\$ 769.00
1" meter	\$ 1,282.00
1 ½" meter	\$ 2,563.00
2" meter	\$ 4,101.00
3" meter	\$ 8,971.00
4" meter	\$ 15,379.00
6" meter	\$ 32,041.00

* Impact fees for service size larger than six inches will be based on annualized average day demand and net capital cost per gallon of capacity.

Sewer Impact Fee:

Central Davis County Sewer District	
Service Area 1	\$1,700.00
Service Area 2	\$2,200.00
North Davis County Sewer District	\$3,256.00

Power Impact Fee:

Residential Single Phase Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
100	24	\$ 954.00
125	30	\$ 1,272.00
150	36	\$ 1,590.00
200	48	\$ 1,908.00
225	54	\$ 2,544.00
400	96	\$ 3,817.00

Commercial Single Phase Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
100	24	\$ 954.00
125	30	\$ 1,590.00
150	36	\$ 2,226.00
200	48	\$ 3,817.00
400	96	\$ 6,043.00

Commercial 3 Phase (120/240 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	52	\$ 2,863.00
150	62	\$ 4,453.00
200	83	\$ 5,725.00
400	166	\$ 11,450.00
600	249	\$ 17,175.00
800	332	\$ 22,900.00
1,000	415	\$ 28,625.00
1,200	498	\$ 34,354.00
1,600	664	\$ 48,801.00
2,000	830	\$ 57,251.00

Commercial 3 Phase (120/208 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	45	\$ 2,863.00
150	54	\$ 4,453.00
200	72	\$ 5,725.00
400	144	\$ 11,450.00
600	216	\$ 17,175.00
800	288	\$ 22,900.00
1,000	360	\$ 28,625.00
1,200	432	\$ 34,354.00

1,600	576	\$ 48,801.00
2,000	720	\$ 57,251.00

Commercial 3 Phase (277/480 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	104	\$ 6,361.00
150	125	\$ 9,542.00
200	166	\$ 13,359.00
400	332	\$ 26,399.00
600	498	\$ 29,758.00
800	664	\$ 52,798.00
1,000	830	\$ 66,157.00
1,200	996	\$ 79,197.00
1,600	1,329	\$105,914.00
2,000	1,661	\$132,313.00

* Impact fees for services not listed herein shall be calculated based upon the formulas and procedures in the written analysis of the impact fees.

Roadway Facilities

Non-Residential:

	Per 1,000 sq ft.
General Commercial	\$ 3,696.00
Office	\$ 1,783.00
Institutional/ Church	\$ 1,152.00
Light Industrial	\$ 1,104.00

Residential (Per Unit):

Single Family	\$ 1,330.00
Multi-Family Attached Residential	\$ 891.00

Fire Facilities

Residential	\$ 296.00
Non-Residential (per 1,000 ft)	\$ 529.00

Public Safety Facilities

Residential	\$ 356.00
Non-Residential (per 1,000 ft)	\$ 205.00

Weed Mowing

Actual cost charged by contractor
Plus \$45.00 administrative charge

Public Works Fees:

Water:

¾" water connection and meter	\$ 345.00
1"	\$ 400.00
1 ½" (plus actual meter cost)	\$ 150.00
2" (plus actual meter cost)	\$ 225.00

3" and over (plus actual meter cost)	\$ 375.00
Pressure Irrigation Connection Fees (areas served by Davis and Weber Counties Canal):	
1" Connection	\$ 250.00
2" Connection	\$ 1,000.00
3" Connection	\$ 2,250.00
4" Connection	\$ 4,000.00
6" Connection	\$ 9,000.00
Sewer:	
Inspection fee for connection to North Davis Sewer District truck line	\$240.00
Roueché Lane pump fee Central Davis Sewer District	\$280.00
Power:	
Extension	actual cost
Connection	\$25.00
Generlink generator transfer switch	actual cost
	Plus \$50.00 install/administration fee
40 ft. cord (additional \$50 non-refundable deposit)	
60 ft cord (additional \$100.00 non-refundable deposit)	
Removal	\$90.00
Relocation	\$175.00
Secondary Water:	
Benchland Area Pressurized Irrigation District connection fee - Existing	\$300.00
(.25 acres - schedule above .25 acre)	- New \$586.00
Hights Creek Irrigation Company connection fee	\$215.00
Davis and Weber Counties Canal Company	\$75.00 per 0.1 acres or part
thereof with a minimum of \$250.00, except	
for twin homes the minimum shall be \$125.00	

FIRE

Annual Fire Inspection (one re-inspection)	\$65.00
Re-inspection Fee	\$25.00
Annual On-line Self Inspection for low occupancies/ value/ life facilities	\$25.00

Fire Alarm Fees:

Residential:

3 rd false alarm per quarter	\$50.00
4 th false alarm per quarter	\$75.00
5 th false alarm per quarter	\$100.00

Commercial / Non Residential:

3 rd false alarm per quarter	\$250.00
4 th false alarm per quarter	\$350.00
5 th false alarm per quarter	\$450.00
Additional false alarm per quarter incremental by \$100.00 for each alarm	

PARKS AND RECREATION

Cemetery:

Plats – All Sections

Burial space	<u>Resident</u>	<u>Nonresident</u>
Adult	\$500.00	\$500.00 plus \$1,325 interment deposit
Infant	\$300.00	\$300.00
Urn	\$300.00	\$300.00 plus \$500.00 internment deposit

Certificate transfer of burial rights

Resident	\$50.00
Non-Resident	\$500.00

Disinterment	<u>Vault</u>	<u>Non-Vault</u>
Adult	\$1,200.00	\$2,000.00
Infant	\$800.00	\$1,800.00
Urn	\$800.00	\$1,800.00

Headstone inspection fee (plats F, G H, and I only)	\$150.00
Headstone installation without permit fee	\$1,000.00
Headstone moving fee	\$150.00 \$50.00

Interment	<u>Resident</u>	<u>Nonresident</u>
Adult	\$500.00	\$1,800.00
Infant	\$250.00	\$650.00
Urn	\$250.00	\$500.00

Overtime (after 4pm)	\$200 per hour
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Perpetual Care	<u>Resident</u>	<u>Nonresident</u>
Adult	\$150.00	\$850.00
Infant, Urn	\$100.00	\$500.00

Saturday and Holiday Fee	\$350.00
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Community Events:

Booth: Artisan 10x10	\$50.00 per day
Food	
10x10	\$125.00 per day
20x20	\$200.00 per day
Electrical Hookup	\$75.00 per day

Daddy- Daughter Dance			
Registration		\$25.00 per couple	
		\$5.00 each additional	
July 4 th			
Breakfast		\$5.00 Per Person	
		\$25.00 Family (up to 6)	
Parade			
Float Entry (Dry Parade)		\$75.00	
Float Entry (Wet Parade)		\$35.00	
Non-Profit		No charge	
Community Theatre			
Ticket		\$8.00 to \$10.00 per person	
\$7.00 per person			
		\$38.00 per family (up to 6)	
Playbill Ad	¼ Page	\$75.00	
	½ Page	\$150.00	
	Full Page	\$300.00	
July 24 th Breakfast Ticket			
Children (12 & under)		\$3.00	
Adult		\$5.00	
Family (up to 6)		\$20.00	
Monster Mash/ Dash			
5K Run		\$15.00 per person	
Sponsorships:			
Diamond-Plus		\$5,000.00 +	
Diamond		\$5,000.00	
Platinum		\$2,500.00	
Gold		\$1,000.00	
Silver		\$500.00	
Bronze		\$250.00	
Facility Rentals:			
Banner sales	Season	\$315.00	
	Banner	\$225.00	
Pavilion rental (3 Hour Minimum)	<u>Resident</u>	<u>Non-Resident</u>	
Pavilions- Small	\$10.00/per hr	\$20.00/per hr	
Pavilions- Large	\$15.00/per hr	\$25.00/per hr	
(Sand Valleyball Court included with rental of Pavilion 2 at Barnes Park)			
Pavilions- XLarge	\$25.00/per hr	\$35.00/per hr	
Deposits for groups over 100		\$250.00	
Wilderness Park Camping Sites		\$10.00 per night, one night	
max			

Athletic Fields:

Category I (School district, Other)		
	Field Rental- Baseball/Softball	\$10.00 per field/ per hour
	Field Rental- Soccer/ Other	\$15.00 per field/ per hour
	Court Rental- Pickleball/Tennis	\$5.00 \$3.00 per court/ per
hour	Lights	\$15.00 per field/ per hour
	Baseball/Softball Field Preparation	\$50.00 \$30.00 per field/ per
day	Saturday Baseball/ Softball Field Preparation	\$80.00 \$50.00 per field/ per
day	Portable Mound	\$25.00 per field/ per day

Green Open Space \$35.00 per field per day

	Soccer field setup	\$65.00 per field/ per week
	Soccer weekly maintenance	\$45.00 per field/ per week
Category II (all other organizations)		
	Field Rental- Baseball/Softball	\$15.00 per field/ per hour
	Field Rental- Soccer/ Other	\$20.00 per field/ per hour
	Court Rental- Pickleball/Tennis	\$10.00 \$5.00 per court/ per
hour	\$50.00 per day maximum	
	Lights	\$15.00 per field/ per hour
	Baseball/Softball Field Preparation	\$30.00 per field/ per day
	Saturday Baseball/ Softball Field Preparation	\$80.00 \$50.00 per field/ per
day	Grounds crew staff	\$15.00 \$10.00 per person/ per
hour	Portable Mound	\$25.00 per field/ per day
	Soccer field setup	\$65.00 - \$100 \$65.00 per
field/ per week	Soccer weekly maintenance	\$65.00 \$45.00 per field/ per
week	Batting cages	\$30.00 per hour

Any unauthorized use of fields may be subject to a \$100.00 fine and the team in violation and the league or association may be suspended from further field use.

Category III (Camps, training, clinics, classes)

	Field Rental-Baseball/Softball	\$50.00 per field/per hour
	Field Rental- Soccer/Other	\$75.00 per field/per hour
	Court Rental- Pickleball/ Tennis	\$25.00 per court/per hour
plus \$5.00 per student.		

Deposits

Scoreboard Controllers	\$1,000
League or single use event	\$50.00

Tournament or other large scale event	\$250.00
Due with application and will be applied to event rental charges.	
Buildings:	
Fines: Unauthorized field use	\$180.00
Recreation Center	
Bay (300+ Capacity)	\$100.00 Deposit
Rental	\$30.00 per hour
Supervision	\$10.00 per hour
Conference Room #1 (50 Capacity)	\$50.00 Deposit
Rental	\$20.00 per hour
Supervision	\$10.00 per hour
Conference Room #2 (15 Capacity)	\$50.00 Deposit
Rental	\$15.00 per hour
Supervision	\$10.00 per hour
Sportsplex Tower	
Concessions	\$30.00 per day

Recreation Programs:

Miscellaneous:	
Nonresident fee	
Big Five Sports	\$20.00
Programs	\$5.00
Late fee	\$10.00
Program registration fees:	
Art (youth and adult)	\$48.00
Basketball:	
Pre K	\$55.00
2 nd Grade Coed	\$45.00
3 rd to 6 th Grade	\$55.00
7 th to 12 th Grade	\$65.00
Camp Champ	\$50.00
Three on Three	\$25.00
Men's League	\$435.00 per team
Baseball/ Softball	
Coed T-Ball	\$40.00
Boys Coach Pitch (6 year)	\$40.00
Boys 1 st and 2 nd Grade	\$50.00
Boys 3 rd and 4 th Grade	\$55.00
Boys 5 th and 6 th Grade	\$80.00
Boys Jr. High League	\$110.00
Boys High School League	\$110.00
Girls Coach Pitch (6 year)	\$40.00
Girls Coach Pitch (8 & under)	\$50.00
Girls Fast Pitch (10 & under)	\$55.00
Girls Fast Pitch (11-18 years)	\$70.00
Softball Leagues Adult (Spring)	\$405.00
Softball Leagues Adult (Fall)	\$365.00

Accelerated Leagues	\$400-\$1,500.00
Fast Pitch Tournament	\$400.00
Baseball Tournament	\$250.00
Bowling	\$55.00
Craft Camp	\$40.00
Golf	\$62.00
Golf – Advanced	\$102.00
Hunter Safety	\$6.00
Karate (per class)	\$6.00
Nature Class	\$30.00
Park program	\$40.00
Skiing/ Snowboarding	\$145-200.00
Soccer (per season)	
Pre School	\$35.00
2 nd to 4 th Grade	\$40.00
5 th to 12 th Grade	\$45.00

K-4 grade	\$70.00
5-12 grade	\$80.00

Swimming	\$40.00	
Tennis (youth & adult)		\$40.00

Recreation Programs:

Track camp	\$35.00
Recreation Fees- Other Governments (FHC)	actual cost
Youth Flag Football	
K-4 Grade	\$55.00
5-12 Grade	\$70.00
Youth Tackle Football	\$140.00 per player
Zumba	\$5.00 a Class

POLICE

Bicycle registration	\$1.00
Fingerprinting service	\$5.00/ card (nonresident)
Incident reports	\$5.00
Parking citation:	
Overtime, improper and after hours parking	\$15.00 (within 7 days)
	\$30.00 (after 7 days)
	\$40.00 (after summons)
Prohibited, restricted, and double parking	\$15.00 (within 7 days)
	\$30.00 (after 7 days)
	\$40.00 (after summons)

PUBLIC UTILITIES

Power (monthly charge):

Residential:

Customer Service Charge	\$8.00
Customer Service Charge	\$9.00

Summer Rates July - September

First 1,000 kwh	\$0.08613
All additional kwh	\$0.09717
	\$0.11717
Minimum single phase service	\$5.00
Minimum three phase service	

Winter Rates

First 1,000 kwh	\$0.08613
All additional kwh	\$0.09717
Minimum single phase service	\$5.00
Minimum three phase service	\$15.00

Commercial:

Power Factor: This rate is based on the customer maintaining at the time of maximum use a power factor of ninety percent lagging, or higher, as determined by measurement. If the power factor is found to be less than 90 percent lagging, the monthly kilowatt-hour consumption as recorded by the City's meter will be increased by three fourths of one percent for every one percent the power factor is less than ninety percent.

Small Commercial (up to 9kW demand)

Customer Service Charge	\$11.00
	\$12.32

Tier 1- First 1,000 kWH	\$0.08084
Tier 2- 1,001 kWH to 9,000 kWH	\$0.05838
Tier 3- All additional kWH	\$0.04260
No Demand Charge	

Power (monthly charge)- continued

Medium Commercial (10kW to 38kW)

Customer Service Charge	\$13.00
	\$14.56
Tier 1- First 1,000 kWH	\$0.08084
Tier 2- 1,001 kWH to 9,000 kWH	\$0.05838
Tier 3- All additional kWH	\$0.04260
Demand Charge- Each kW over 9 kW	\$11.59
Large Commercial (39 kW and greater)	
Customer Service Charge	\$59.00

	\$66.08
Tier 1- First 1,000 kWH	\$0.08084
Tier 2- 1,001 kWH to 9,000 kWH	\$0.05838
Tier 3- All additional kWH	\$0.04260
Demand Charge- Each kW over 9 kW	\$14.49
Industrial Class	
This rate is available for customers receiving alternating current, three-phase electric service supplied at 2,300 to 46,000 volts, through a single point of delivery for all service required on the customer's premises for manufacturing or other industrial purposes contracting for not less than 35 kw.	
Customer Service Charge	\$90.00
	\$100.80
All kWH	\$0.03338
Demand Charge- Each kW	\$9.00
Demand Full Cost- Effective January 1, 2020	\$13.28

Commercial Summer Rates increased by \$0.02 for all kWH over 1,000 kWH per month.
 Summer months are defined as July through September for 2021

Solar	
Residential Solar Credit:	\$0.06608
Commercial Solar Credit:	
Tier 1- First 1,000 kWH	\$0.06180
Tier 2- 1,001 to 9,000 kWH	\$0.04463
Tier 3- All additional kWH	\$0.03257
Commercial Application Fees	
Single Phase	\$600.00
Three Phase	\$985.00
Residential Application Fee	\$375.00

Pole Attachment Fees (per pole)	\$18.50
Pole Attachment Application Fee	\$10.00 per pole - \$100.00 min.

Pressure Irrigation (Davis & Weber service area):

<u>Lot Size (Acres)</u>	<u>Service Line Size (inches)</u>	<u>Annual Charge</u>
Less than 0.33	1"	\$264.00
0.33 to .50	1"	\$313.00
0.50 to 0.75	1"	\$386.00
0.75 to 1.00	1"	\$459.00

Greater than one acre

1"	\$156.00	
2"	\$624.00	plus \$101.17 per acre foot
3"	\$1,404.00	(water usage based on 3 acre ft per
4"	\$2,496.00	irrigated acre) or metered usage
6"	\$5,616.00	plus 10% plus \$15 administrative fee

Sanitation (monthly charge):

Per household up to one container	\$13.75
Additional container (two maximum)	\$10.25
Green Recycling	\$6.90
Recycling	\$4.90
Reactivating service fee	\$35.00

(Residents are allowed to change their can status once every 12 months without additional charge. Fee will be assessed when a new can is delivered)

Sewer (monthly charge):

Residential dwelling units	\$24.25
Pumped systems surcharge	
In district	\$1.10
Out of district	\$13.50
Commercial, industrial users	\$41.50
First 25,000 gallons or part thereof	
Each additional 1,000 gallons-	\$1.96 per thousand; billed on winter water usage. Rate based on water metered unit.
Pumped system surcharge	
1 st 25,000 gallons	\$2.20
Each additional 1,000 or part thereof	\$1.68

Sewer Impact Fees as charged by applicable District

Water

Connection charge (based on size of connection)

¾ to 1	\$21.00
1 to 1 ½	\$28.00
2	\$34.00
3	\$49.50
4	\$61.00
6	\$97.00

Residential

Use rate (per thousand)

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

During months that the meters are not read, the readings will be estimated

Commercial		
Use rate (per thousand)		
0 to 3,000		\$0.45
3,001 to 6,000		\$0.65
6,001 to 9,000		\$1.00
9,001 and up		\$2.25
Fire hydrant temporary connection fee		
Deposit		\$950.00
Monthly Fee		\$30.00/per Month
Non-refundable permit fee		\$100.00
Water use- first 10,000 gallons		\$40.00
Overage per 1,000 gallons		\$2.40
Storm water (monthly charge)		
Residential		\$8.00
Commercial	Per ERU (Equivalent Residential Unit) Approximately 4,000 square feet of impervious area	\$8.00
	Credit provided to property with acceptable on-site detention	25%
Road fee		
Residential use:		
Single family dwellings per unit		\$7.85/ month
Multi-unit dwellings per unit		\$5.45/ month
Commercial		
Commercial 1	<= 10 ADT	\$3.00 per 1,000 sq ft /month
Commercial 2	10-25 ADT	\$6.00 per 1,000 sq ft/ month
Commercial 3	>= 26 ADT	\$9.00 per 1,000 sq ft/ month
Public Use		
Schools and Churches		\$4.50 per 1,000 sq ft/ month

RESOLUTION NO. _____

A RESOLUTION ADOPTING ADDENDUM #1 TO THE KAYSVILLE CITY TENTATIVE BUDGETS FOR FISCAL YEAR 2022 RELATED TO THE PROVIDING OF PARAMEDIC SERVICES

WHEREAS, the Kaysville City Council has adopted a Tentative Budget for Fiscal Year 2022 and now desires to adopt A Modified Tentative Budget for the Fiscal Year 2022 related to Paramedic Services

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

1. The City Council hereby adopts Addendum 1 to be included in the FY 2022 Tentative Budget.
2. The effective date of this ordinance shall be upon the date of adoption.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

Addendum #1

	<u>Revenues - Original</u>	<u>Revenues - Amended</u>
Taxes - Truth in Taxation	\$0.00	\$690,000.00
Taxes Collected Prior to Service / Fund Balance	\$0.00	\$412,200.00
	\$0.00	\$1,102,200.00

	<u>Expenditures- Original</u>	<u>Expenditures - Amended</u>
Paramedic Services	\$0.00	\$690,000.00
Paramedic Capital Costs	\$0.00	\$412,200.00
	\$0.00	\$1,102,200.00

Description	Estimated Cost
Overtime	\$ 35,000
Wages and Benefits	\$ 472,178
Uniforms	\$ 7,200
Books, Subscriptions, Memberships - Utah State Firefighters Association - CrewSense Scheduler - Lexipol Policy Manual - Line of Duty Death Benefits (Utah State) - Target Solutions Training	\$ 3,050
Travel and Training - PALS/ACLS/BLS Recertification - Training Supplies - Winter Fire School - EMS Continuing Education Classes - EMT Recertification Fees - Annual FD Physical (Workmed)	\$ 6,000
Office Supplies - IT/Comm/Electrical - Annual Awards Banquet	\$ 700
Equipment Supplies and Maintenance PPE Maintenance and Repair	\$ 3,000
Apparatus Maintenance - Repairs - Fuel - Inspection and Emissions - Tire Replacement - Paramedic Sleeping Trailer	\$ 152,000
Communications - Cell Phone and CradlePoint - Communication Device Repair/Replace	\$ 1,500
Medical Supplies - Licensing Fees - Medical Supplies - Medical Director Fee - Physio Service Contract	\$ 10,000
	\$ 690,628

Estimated One Time Costs	
Badges/ Nameplates/Insignia/Credentials	\$ 1,100
PPE	\$ 36,000
AED for Patrol Cars and SRO Vehicles (22)	\$ -
Manican	\$ 23,100
New Ambulance	\$ 250,000
Rescue Unit Upgrade	\$ 25,000
Medical Equipment and Supplies	\$ 50,000
4 in Paramedic School	\$ 10,000
Paramedic Sleeping Trailer - Water and Sewer Hookup	\$ 17,000
	\$ 412,200

\$ 1,102,828
\$ -

**Paramedic Costs
Assumptions Worksheet
Based on 2020 Tax Rate Values**

2020 Kaysville Tax Rate Value	\$2,290,974,391	
2020 Paramedic Tax Rate	0.000119	
Re-Directed Revenue	\$272,625.95	
Estimated Paramedic Service Costs	\$690,628.00	
Cost Differential	\$418,002.05	\$690,628.00
Tax Rate Required for Differential	0.00018246	0.00030146
Property Tax Impact		
\$400,000 Business	\$72.98	\$120.58
\$400,000 Residential Property	\$32.84	\$54.26

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 17, 2021

TYPE OF ITEM: ACTION

PRESENTED BY: - Shayne Scott

SUBJECT/AGENDA TITLE: - ARP Funds Discussion

EXECUTIVE SUMMARY:

The purpose of this item is to ASK Kaysville City Council to ratify Staff recommendations as presented at the previous council meeting regarding American Recovery Plan funds. The details of several staff interactions and study of Treasury guidance is the following recommendation:

Fire - \$101,000

\$41,000 – Upgrade to new ambulance to “fund COVID-19 mitigation efforts including medical expenses, and capital investment in public facilities to meet pandemic operational needs”

\$40,000 – Upgrade radios for “enhancement of public health data systems, capital investments in public facilities to meet pandemic operational needs, and public health surveillance under **SUPPORTING THE PUBLIC HEALTH RESPONSE**”

\$20,000 - Upgrade to locker locations to “fund COVID-19 mitigation efforts including capital investment in public facilities to meet pandemic operational needs”

Water - \$1,500,000

The following are 4 projects in priority order from highest to lowest and qualify under the **INVEST IN WATER, SEWER, AND BROADBAND INFRASTRUCTURE** section.

\$700,000 – Upgrade Pressure Reducing Valves (PRVs) city wide.

\$350,000 – New Well

\$100,000 – Mobile Generator for chlorine stations

\$350,000 – Automated Flushers

Fiber - \$1,500,000

Please see attached spreadsheet for details on spending around Fiber projects in our city. The effort here is to benefit the city with connectivity to city facilities that hopefully will open up opportunities for “increased connectivity city wide under the **INVEST IN WATER, SEWER, AND BROADBAND INFRASTRUCTURE** section including investments in broadband made in areas that are currently underserved while being encouraged to prioritize projects that achieve last-mile connections to households and businesses” The direction also “encourages recipients to pursue fiber optic investments”. As you can see from the attached spreadsheet, the vast majority of spending directly benefits WATER and SEWER related infrastructure. While Ryan has expressed interest in more projects than \$1.5M can fund, the consensus of the staff was to allocate this amount toward his plans and ask him to do his best to utilize our existing infrastructure and contractors currently working in the city to maximize the dollars allocated. Ryan believes he can do much of what he has proposed with these funds and Josh is also excited about the direct impact these fiber funds will have on his water department.

Police Department - \$600,000

\$25,000 – Upgrade radio connectivity for “enhancement of public health data systems, capital investments in public facilities to meet pandemic operational needs, and public health surveillance under

SUPPORTING THE PUBLIC HEALTH RESPONSE”

\$75,000 - Upgrade the Emergency Operations Center with data connectivity for “enhancement of public health data systems, capital investments in public facilities to meet pandemic operational needs, and public health surveillance under **SUPPORTING THE PUBLIC HEALTH RESPONSE”**. This one is a little on the fence and I would like to vet this one out a little more. A clear valid use for CARES ACT funds but ARP funds may be a little too strict for this one. If one has to go for budget reasons this one is also the first on my list for the same reasons.

\$500,000 – Hiring of a Full Time mental health professional. “For Public health, human services.....funds to cover full payroll and covered benefits costs for employees dedicated to COVID-19 response. Services to address behavioral healthcare needs exacerbated by the pandemic, including mental health treatment, behavioral health services, crisis intervention, and services or outreach to promote access to health and social services”. The idea behind this new employee is to fund this program for 4 years to respond to staff and residents from a mental health perspective. So many times our police officers (and ems first responders) are asked to intervene in a mental health crisis when they often do not have the training to do so. This would be done under the caveat of a 4 year appointment.

We should be receiving the first half of the \$3.6+ million soon after July 1, 2021. The second half should come in one year and we have until 2026 to spend these funds. It would be our plan to spend all of the funds within two years except for the one employee in the PD that we would retain for 4 years.

Council Options: Adopt the Resolution acknowledging the plan as outlined.
 Remand the Proposal back to staff with recommendations and suggestions.

Recommended Options: - Adopt the Resolution

Fiscal impact & Fund Source for Recommended Action: This item is about how to spend federal funds that will funnel to the city and the impact of such should only be a boon to the systems in which the council decides to allocate said funding.

Attachments: - Resolution

RESOLUTION 21-~~XX-XX~~

**A RESOLUTION ACCEPTING AMERICAN RESCUE PLAN ACT FUNDS AND
AUTHORIZING THE CITY MANAGER TO ALLOCATE THE REMAINDER TO CITY
NEEDS**

WHEREAS, Kaysville City (hereinafter “City”) has received, or will soon receive, American Rescue Plan Act Funds (hereinafter “ARP”) funds; and

WHEREAS, City Staff has vetted the needs facing the City and hereby proposes several ways these funds could be used; and

WHEREAS, the City Council of Kaysville City deems it to be in the best interest of the City to accept these funds and authorize their use in the way outlined below.

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

1. The City Manager is authorized to accept any and all ARP funds and is required to abide by the terms and conditions contained therein.
2. The City Manager is authorized to allocate the these funds to fulfil City needs in the following departments:
 - a. Fire Department funds approximating \$100,000 for upgrades to an ambulance, radio equipment, and equipment storage to support the public health response.
 - b. Public Works Department funds approximating \$1.5 million to invest in water infrastructure by upgrading pressure reducing valves and automated flushers, improvements associated with a new well, and procuring a mobile generator for chlorine stations.
 - c. Information Technology Division funds approximating \$1.5 million to invest in broadband infrastructure that will extend the City’s existing fiber ring and connect necessary infrastructure and city facilities to the City’s existing fiber ring.
 - d. Police Department funds approximating \$600,000 to upgrade radio equipment and the Emergency Operations Center to support public health response, and the hiring of a mental health professional to address behavioral healthcare needs exacerbated by the pandemic, including mental health treatment, behavioral health services, crisis intervention, and services or outreach to promote access to health and social services.
3. The City Manager is authorized to make minor alterations in the use of these funds, if necessary, to accomplish the desired goals as outlined above.
4. Any action taken heretofore in furtherance of this resolution is hereby ratified.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **16th day of July, 2020.**

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 17, 2021

TYPE OF ITEM: Action

PRESENTED BY: Mayor Katie Witt

SUBJECT/AGENDA TITLE: Resolution extending Fire Services to Fruit Heights

EXECUTIVE SUMMARY:

Kaysville City has been providing Fire/EMS Services to Fruit Heights through an agreement for decades. Over the past 4-5 years, this agreement has lapsed and there has been some dispute between the cities on the costs of said service. In March, Shayne Scott sent a breakdown of the anticipated costs and expectations to continue providing Fire/EMS services to Fruit Heights. Mayor Witt and Mayor Pohlman have met several times and at times with elected officials from both cities to discuss the details of the proposal and find common ground.

This agenda item is to discuss the common ground reached by both mayors and for Kaysville City Council to discuss and potentially adopt a Resolution outlying the understanding between the two communities for both Fiscal Year 2021 as well as Fiscal Year 2022.

Council Options: Approve the Resolution as proposed.
 Remand the Resolution back to staff with recommendations and suggestions.

Recommended Options: Approve the Resolution as proposed.

Fiscal impact & Fund Source for Recommended Action: This item would put Fruit Heights under contract for 2021 and 2022 to provide Fire/EMS services.

Attachments: Resolution

RESOLUTION 21-XX-XX

**A RESOLUTION EXTENDING FIRE SERVICE TO FRUIT HEIGHTS,
ACCEPTING THE AMOUNTS FRUIT HEIGHTS CITY HAS OFFERED FOR
CONTINUING SERVICE, AND RATIFYING ANY ACTION TAKEN
HERETOFORE IN FURTHERANCE OF THIS RESOLUTION**

WHEREAS, Kaysville City (the “City”) has a long-standing relationship providing fire service to Fruit Heights City; and

WHEREAS, Fruit Heights City recognizes that the Kaysville City Fire Department provides outstanding service to the residents of the City; and

WHEREAS, the City Council desires to demonstrate their commitment to continuing the relationship with Fruit Heights City for the time being; and

WHEREAS, the City desires to formally extend the provision of fire services to Fruit Heights City; and

WHEREAS, the City desires to formally indicate that the amounts offered by Fruit Heights City are acceptable; and

WHEREAS, it is deemed to be in the best interest of the citizens of the City to adopt and approve the course of action outlined below.

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

1. The City Council formally declares that the Fire Department will continue to provide service through the Fiscal Year 2022.
2. The City Council should anticipate that Fruit Heights City will appropriate the following amounts for ongoing fire service in their budgeting process:
 - a. \$220,000 for Fiscal Year 2021;
 - b. \$280,000 for Fiscal Year 2022.The City Council desires to acknowledge that these amounts are acceptable.
3. Any action taken heretofore in furtherance of this resolution is hereby ratified.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this **17th day of June, 2021.**

Katie Witt, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 17, 2021

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Request to rezone .57 acres of property at 1599 West 200 North from the R-1-20 (Residential single family 20,000 square feet) to R-1-14 (Single Family Residential 14,000 square feet) zoning district.

EXECUTIVE SUMMARY:

A zone change is being requested at the subject address in order to accommodate a proposed lot line adjustment. The property, is currently zoned to accommodate a Single Family Dwelling with a minimum 20,000 square foot lot. The Applicant would like to sell a large portion of his rear yard to the neighbor southeast of him at 181 N. Mountain Vistas Rd. The lot is now 24,994 square feet, and the zone would allow him to keep a minimum of 14,000 square feet and sell off the remainder of the lot.

As a rezone action the City Council has broad discretion as to whether or not to approve the request. In consideration of the rezone the Council should consider how the proposal fits with the city's General Plan and the specifics of the particular request.

In regards to housing, the City's **General Plan** states:

Identity and Character:

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

Goals and Policies

I. Housing

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

- | | |
|----|--|
| B. | The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City. |
| C. | Housing development should have a minimum of through vehicular traffic and a maximum of open space. |
| D. | Housing developments should essentially pay for themselves. |

Council Options: Approve, Deny, Table for more information

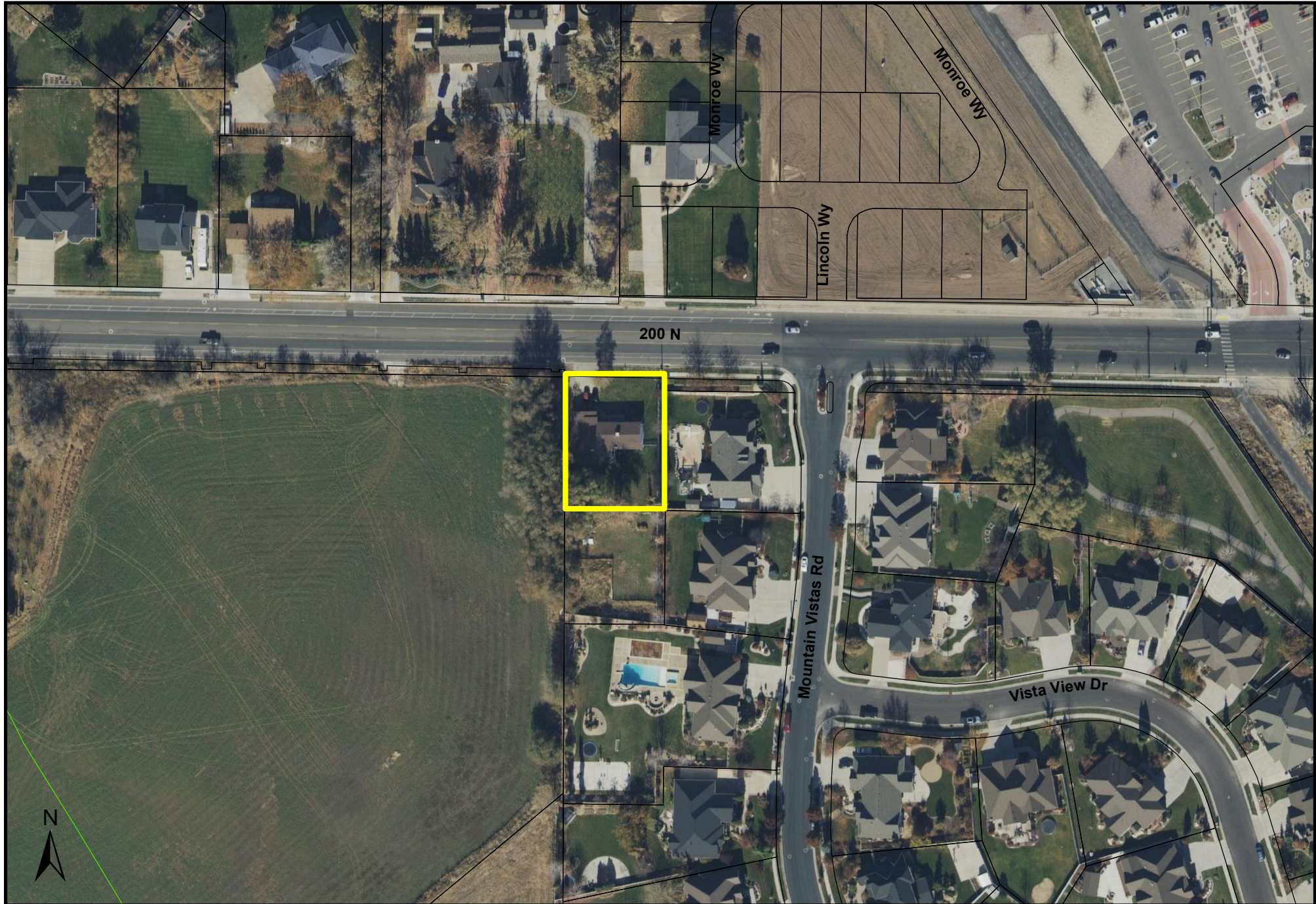
Recommended Options: The Planning Commission voted unanimously to recommend approval of the rezone as requested.

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

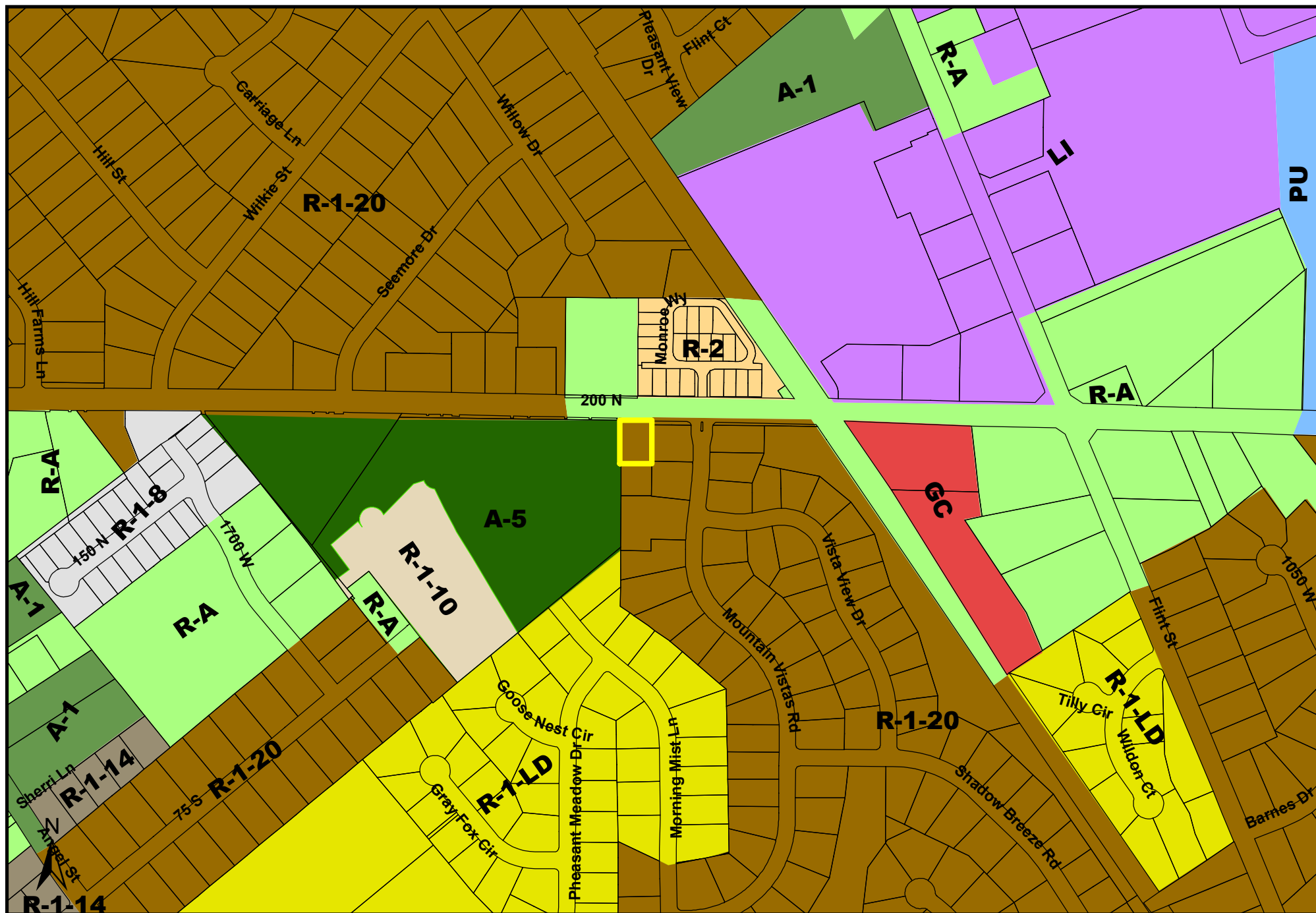
Attachments: Location Map, Zoning Map, Written Description and Supporting Images, Rezone Ordinance.



1599 West 200 North - Rezone to R-1-14



1599 West 200 North - Rezone to R-1-14



Purpose of the re-zone request:

The purpose of this rezone request of the home at 1599 West 200 North Street is to accommodate the neighbor to the south who wants to purchase the back portion of the property and add it to his yard. In order to accommodate the neighbor it requires a zone change on the home facing 200 North Street because the new property line would make the home lot under the current 20,000 square foot minimum in the R-1-20 zone.

The proposal is to rezone the home to R-1-14 and create a 14,000 square foot lot and sell the remaining 10,790 square feet to the neighbor who lived on Lot 2, Mountain Vistas Phase 1A Cluster Subdivision. In order to maintain a 14,000 square foot lot there would be a slight jog in the back yard as shown on the attached exhibit drawing.

200 North

200 North

200 North

200 North

200 North

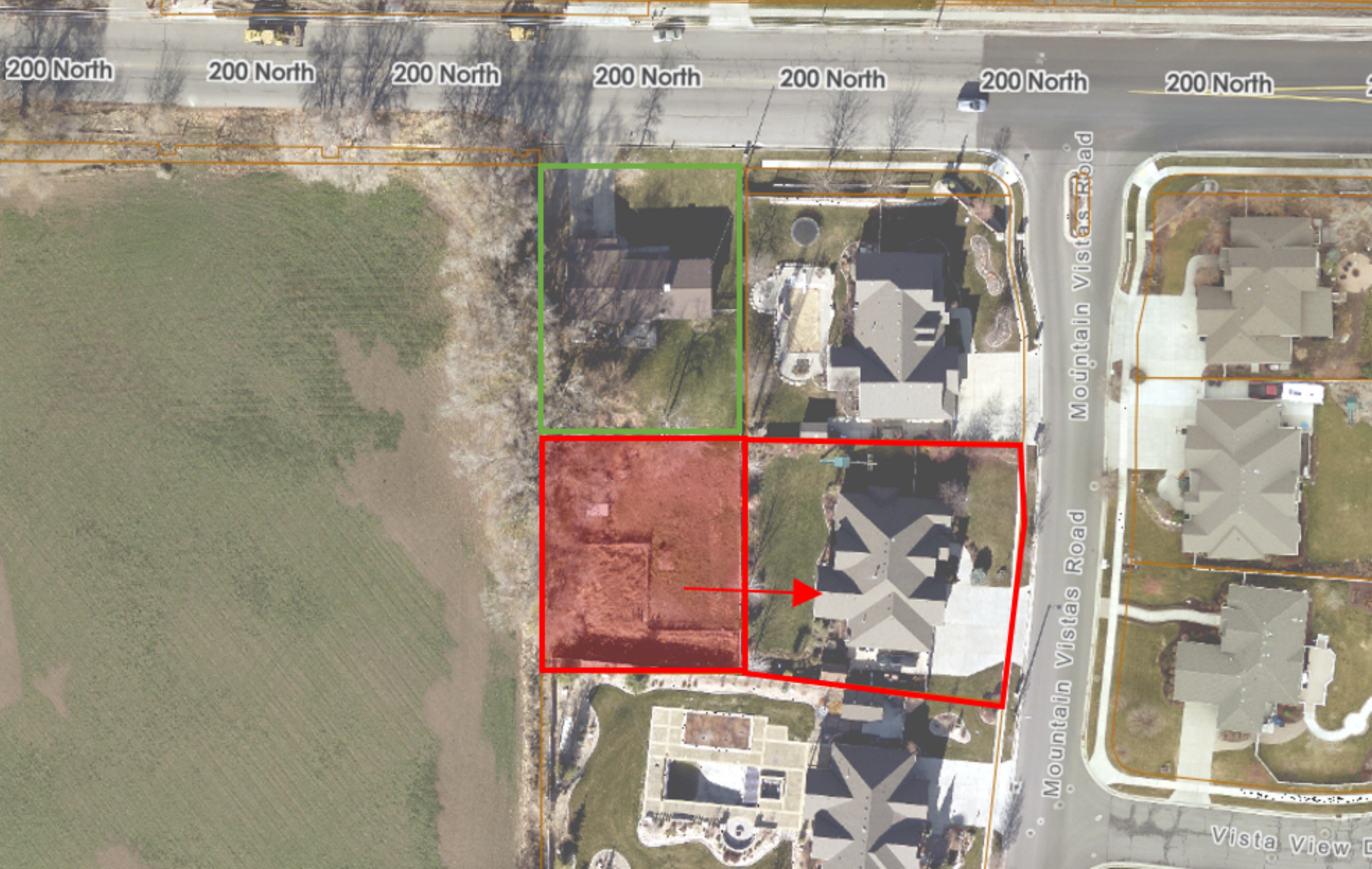
200 North

200 North

Mountain Vistas Road

Mountain Vistas Road

Vista View D



2021-04-13

Exhibit "A"

**Keith R. Russell Property Description
for home at 1599 West 200 North Street, Kaysville Utah**

Proposed R-1-14 Zone

Beginning on the south line of 200 North Street, said point being South $0^{\circ}03'30''$ West, 40.00 feet, more or less, along the section line from the West Quarter Corner of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South $89^{\circ}07'35''$ East 100.01 feet along the south line of said 200 North Street to the Northwest Corner of Common Area No. 3 as shown on the Mountain Vistas Phase 1A Cluster Subdivision;

Thence South $0^{\circ}03'30''$ West 132.33 feet along the west line of Common Area No. 3 to, along and to the Southwest Corner of Lot 1, Mountain Vistas Phase 1A Cluster Subdivision;

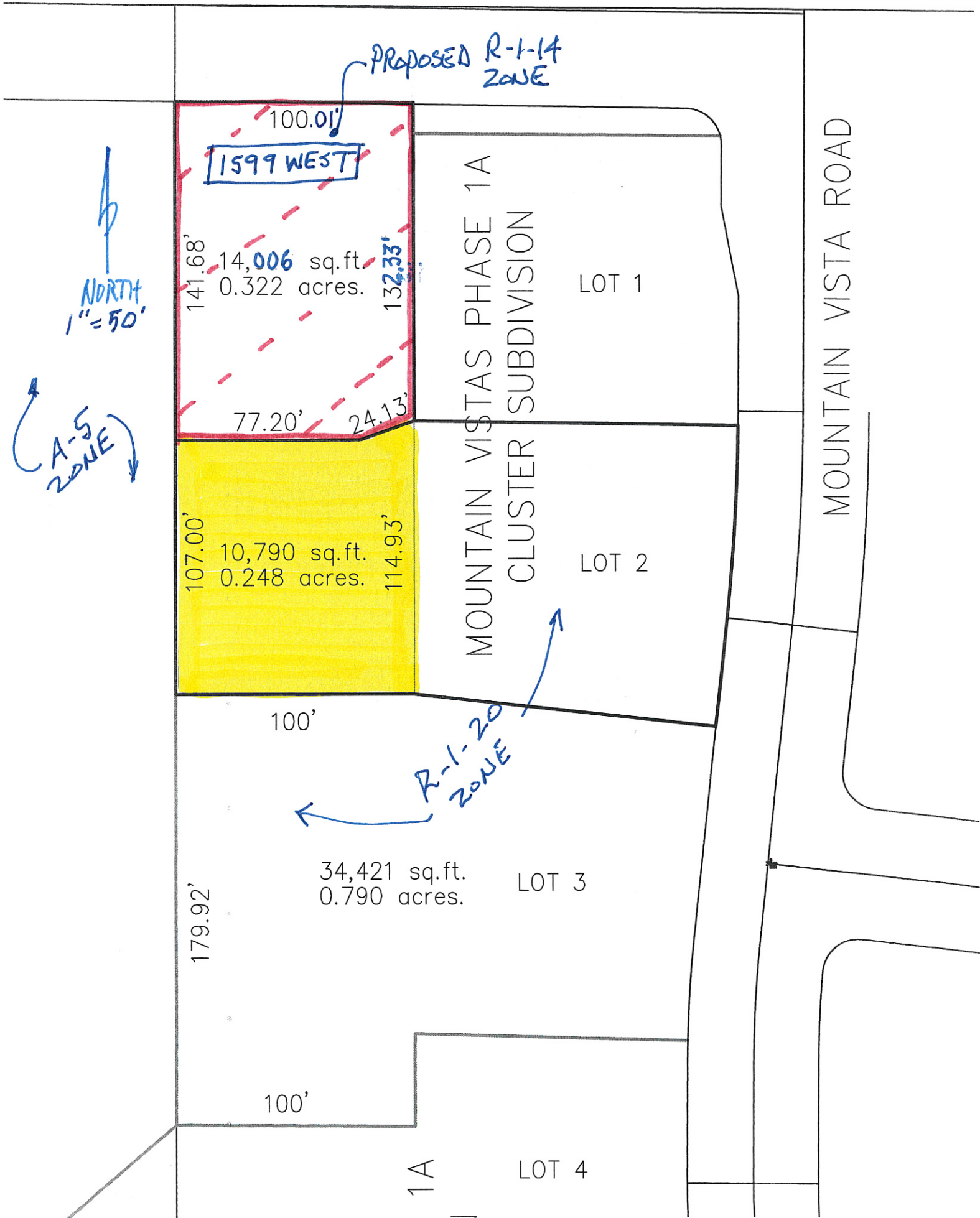
Thence South $70^{\circ}52'28''$ West 24.13 feet;

Thence North $89^{\circ}56'30''$ West 77.20 feet to the section line;

Thence North $0^{\circ}03'30''$ East 141.68 feet along the section line to the point of beginning.

Contains 14,006 square feet, 0.322 acres.

200 NORTH STREET



SW Quarter
Section 33
4N 1W

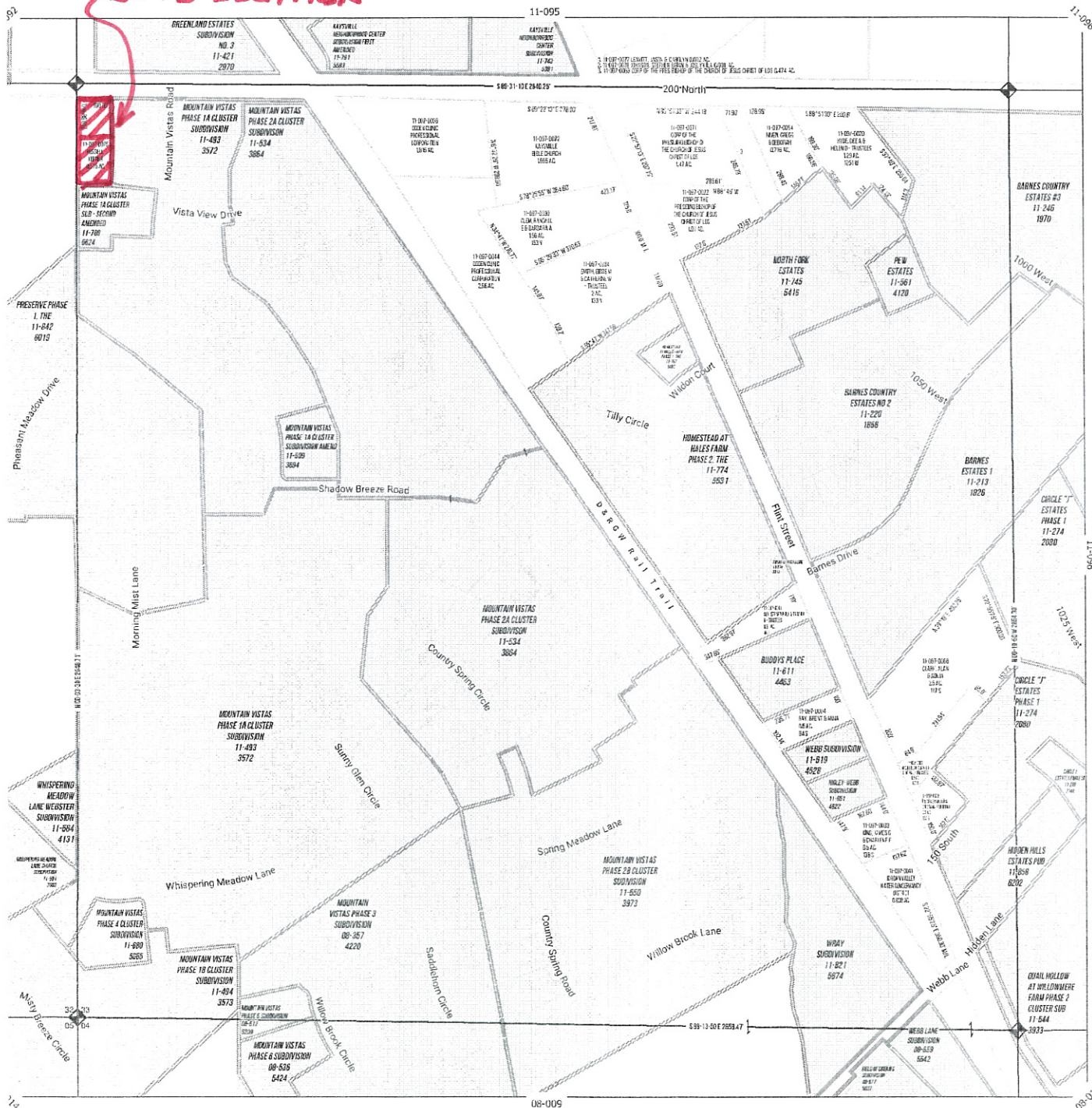
SLB & M

Tax ID Prefix

11 - 097

Sheet 1 of 1

SITE LOCATION



NOTE: Distances, bearings and
radius values are approximate.
User needs to refer to the record
legal descriptions for exact
bearing and distances. For
additional or technical information
see the dedicated plat and/or
descriptions in recorded documents.

ORDINANCE NO. 21-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-1-14 (SINGLE FAMILY RESIDENTIAL) ZONING, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the R-1-20 district to the R-1-14 zoning district for the purpose of allowing a smaller single family home lot; and

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

WHEREAS, after providing notice and holding a Public Hearing 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 the R-1-14 district has concluded that it is in the best interest of the City and the inhabitants thereof that said zoning be implemented;

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

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

SECTION II:

The real property described below and as shown on the attached map, which is made a part hereof, containing approximately 0.322 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation from the R-1-20 district to the R-1-14 district.

Legal Description:

Beginning on the south line of 200 North Street, said point being South 0°03'30" West, 40.00 feet, more or less, along the section line from the West Quarter Corner of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South 89°07'35" East 100.01 feet along the south line of said 200 North Street to the Northwest Corner of Common Area No. 3 as shown on the Mountain Vistas Phase 1A Cluster Subdivision;

Thence South 0°03'30" West 132.33 feet along the west line of Common Area No. 3 to, along and to the Southwest Corner of Lot 1, Mountain Vistas Phase 1A Cluster Subdivision;

Thence South 70°52'28" West 24.13 feet;

Thence North 89°56'30" West 77.20 feet to the section line;

Thence North 0°03'30" East 141.68 feet along the section line to the point of beginning.

Contains 14,006 square feet, 0.322 acres.

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

SECTION VI:

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

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 17, 2021

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Request to rezone .22 acres of property at 327 East 200 North from the R-1-8 (Residential single family 8,000 square feet) to R-2 (One or Two Family Residential) zoning district.

EXECUTIVE SUMMARY:

A zone change is being requested at the subject address in order to accommodate a proposed Duplex or Twin Home. The property is currently zoned to accommodate a single family dwelling on an 8,000 square foot lot.

While the R-1 zoning district has some provisions to allow for two-family dwellings, there are multiple within close proximity in the R-D zoning district to the south that requires the consideration of a different zone if a two-family dwelling is desired.

During the public hearing with the Planning Commission, the applicant shared a concept of a single story structure that they hope to build.

As a rezone action the City Council has broad discretion as to whether or not to approve the request. This decision should be based on its findings of compatibility with the General Plan and how well the requests works in the specific location.

KCC 17-14 One to Two Family Residential District

17-14-1 - Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of one and two-family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

The entire code can be found through the link above, the main difference in allowed uses from the existing and requested district is that a two-family dwelling is a permitted use in the requested zone.

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.

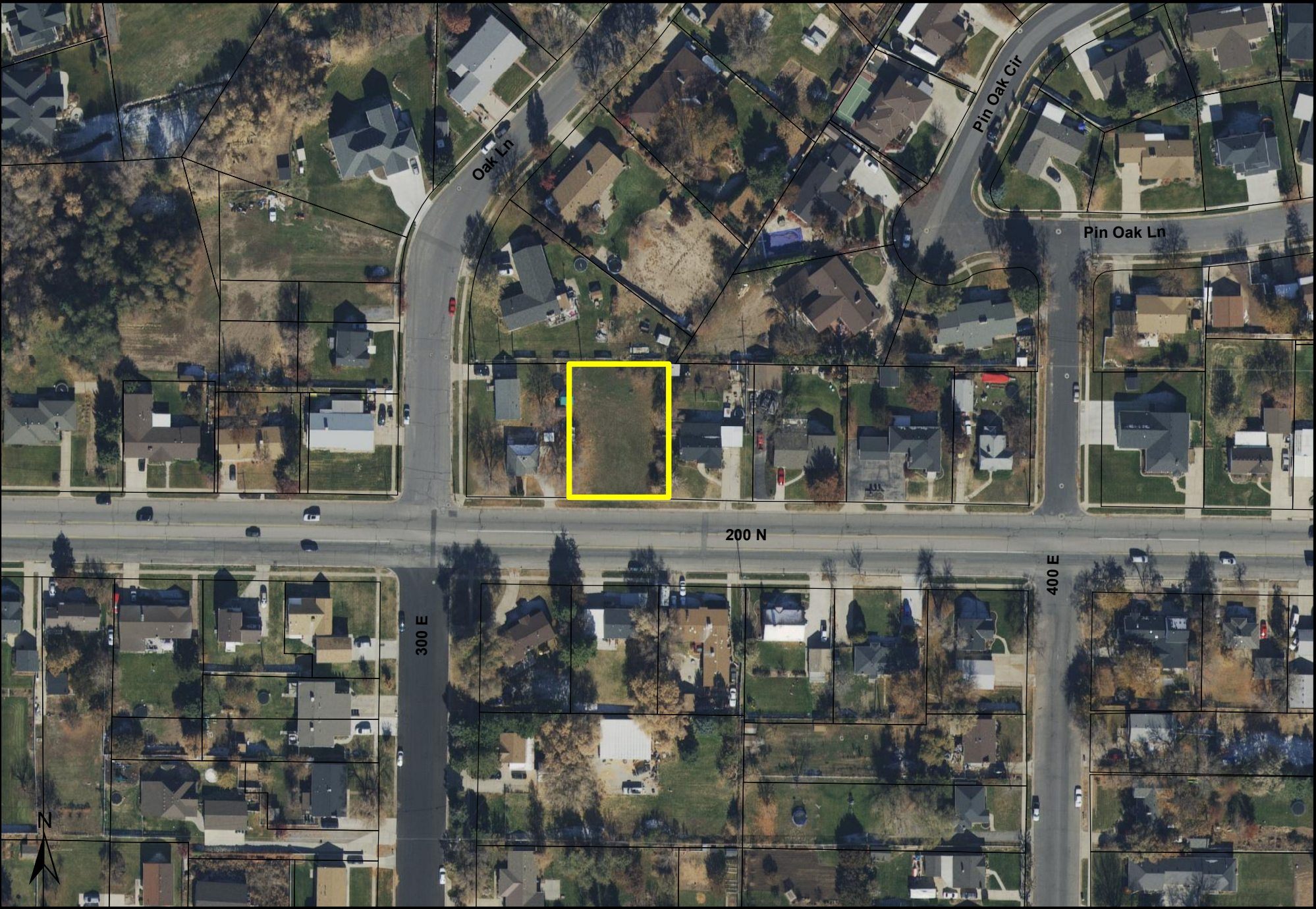
Council Options: Approve, Deny, Table for more information

Recommended Options: The Planning Commission voted 5 – 1 to pass along a favorable recommendation to the city council for the requested rezone. The descending vote expressed concern for the rezone because it seems to go against the intention of the existing zoning district which seeks to spread out duplexes and twin homes.

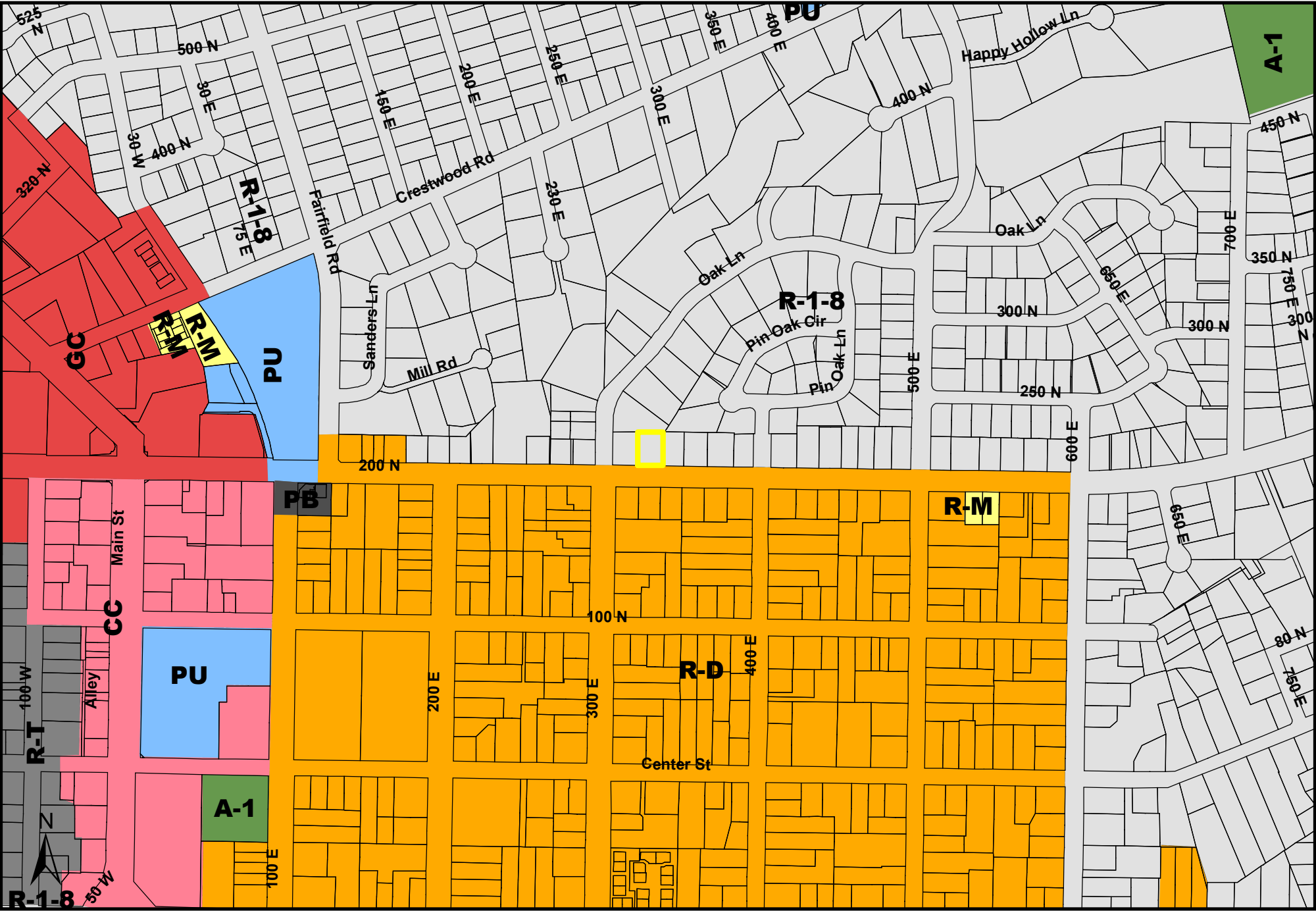
Fiscal impact & Fund Source for Recommended Action: N/A

Attachments: Location Map, Zoning Map, Rezone Ordinance.

327 East 200 North - Rezone to R-2



327 East 200 North - Rezone to R-2



ORDINANCE NO. 21-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-2 (ONE TO TWO FAMILY RESIDENTIAL) ZONING, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the R-1-8 district to the R-2 zoning district for the purpose of allowing a two-family dwelling or twin home; and

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

WHEREAS, after providing notice and holding a Public Hearing 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 the R-2 district has concluded that it is in the best interest of the City and the inhabitants thereof that said zoning be implemented;

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

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

SECTION II:

The real property described below and as shown on the attached map, which is made a part hereof, containing approximately 0.22 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation from the R-1-8 district to the R-2 district.

Legal Description:

ALL OF LOT 1, SANDERS SUBDIVISION. CONT. 0.22000 ACRES.

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

SECTION VI:

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

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney



**KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD
NOTICE OF SPECIAL MEETING AND AGENDA**

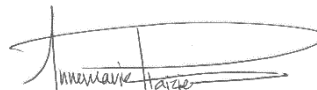
NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board of the Redevelopment Agency of Kaysville City, Utah (the “Authority”) will be held on Thursday, June 17, 2021 at 8:00 p.m. or as soon thereafter as the City Council Meeting adjourns in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.**

The agenda shall be as follows:

1. Opening.
2. A Resolution adopting a budget for the Kaysville City Redevelopment Agency for Fiscal Year 2022.
3. 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 June 11, 2021.


Annemarie Plaizier
Agency Secretary

RESOLUTION NO _____

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2022.

WHEREAS, the Kaysville City Redevelopment Agency has been created to transact the business and exercise all powers provided in the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, (the “Act”) Title 17C of the Utah Code, as amended; and

WHEREAS the “Act” requires the Agency to adopt a budget each fiscal year;

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY
REDEVELOPMENT AGENCY:

1. The Kaysville City Redevelopment Agency Budget for FY 2022 is hereby adopted.

Revenues

Property Tax (Tax Increment)	\$150,000
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Expenditures

Professional Services	\$25,000
Inter-Fund Loan Payment	<u>\$125,000</u>
	\$150,000

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Chair, Agency Board

ATTEST:

Annemaire Plaizier
Secretary



**Budget Worksheet
Fiscal Year 2022**

**REDEVELOPMENT
SPECIAL REVENUE FUND**

FY 19

FY 20

FY 21

FY 22

Actual

Actual

Current

Tentative
Requested

Tentative
Modified

Approval

REVENUE

1	20-30-130	PROCEEDS SALE OF REINVESTMENT	-	-	-	-	-	-
		ASSUMPTON OF LIABILITY ELECTRIC						
2	20-30-140	FUND	-	-	-	-	-	-
3	20-31-100	PROPERTY TAXES (TAX INCREMENT)	134,848	147,325	145,000	150,000		150,000
4	20-30-150	GENERAL FUND REVENUES	-					
5	20-38-100	INTEREST INCOME	8,751	18,647				
6	20-38-600	GRANT REVENUE	-					
7	20-38-800	SALE OF PROPERTY	-					
8	20-38-900	RDA SUNDRY REVENUES	25,000					
9	20-39-990	FUND BALANCE	-					
Total Revenue			168,599	165,972	145,000	150,000	-	150,000

GENERAL ADMINISTRATION

10	20-40-100	DISCOUNT ON SALE	56,931					
11	20-40-101	CLOSING COSTS	13,194					
12	20-40-470	INTEREST EXPENSE	18,349	11,677				
13	20-79-310	PROFESSIONAL AND TECHNICAL	1,000		25,000	25,000		25,000
14	20-79-320	FAÇADE GRANT DAVIS COUNTY	-	83,269	50,000			
15	20-79-480	SPECIAL SUPPLIES	-	-	-	-	-	-
Total General Administration			89,474	94,946	75,000	25,000	-	25,000

PROJECT 2- FLINT STREET AREA

16	20-81-200	PROPERTY PAYMENT	-	-	-	-	-	-
17	20-81-300	PROPERTY PAYMENT	-	-	-	-	-	-
18	20-81-650	FLINT STREET AREA SITE WORK	-	-	-	-	-	-
Total Project 2- Flint Street Area			-	-	-	-	-	-



Budget Worksheet
Fiscal Year 2022
REDEVELOPMENT
SPECIAL REVENUE FUND

 Budget Worksheet Fiscal Year 2022			FY 19	FY 20	FY 21	FY 22		
REDEVELOPMENT SPECIAL REVENUE FUND			Actual	Actual	Current	Tentative Requested	Tentative Modified	Approval
LOAN PAYMENTS								
19	20-90-200	LOAN PAYMENTS	-	-	70,000	125,000		125,000
Total Project 2- Flint Street Area			-	-	70,000	125,000	-	125,000
TOTAL EXPENDITURES			89,474	94,946	145,000	150,000	-	150,000
Differences in Revenue & Expenditures			79,125	71,026	-	-	-	-



**KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD
NOTICE OF SPECIAL MEETING AND AGENDA**

NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board of the Municipal Building Authority of Kaysville City, Utah (the “Authority”) will be held on Thursday, June 17, 2021 at 8:15 p.m. or as soon thereafter as the Redevelopment Agency Board Meeting adjourns in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.**

The agenda shall be as follows:

1. Opening.
2. A Resolution amending the budget for the Kaysville City Municipal Building Authority for Fiscal Year 2021.
3. A Resolution adopting a budget for the Kaysville City Municipal Building Authority for Fiscal Year 2022.
3. 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 June 11, 2021.

Annemarie Plaizier
Agency Secretary

RESOLUTION NO _____

A RESOLUTION AMENDING THE BUDGET FOR THE KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY FOR FISCAL YEAR 2021.

WHEREAS, the Municipal Building Authority of Kaysville City adopted a budget for the purpose of accounting for expenditures related to the Municipal Building Authority and

WHEREAS, The Municipal Building Authority of Kaysville desires to amend said budget for the purpose of accounting for expenditures related to the City Hall Remodel Project

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY MUNICIPAL
BUILDING AUTHORITY:

1. The Kaysville City Municipal Building Authority Budget for FY 2021 is hereby amended.

Revenues

	<u>Original</u>	<u>Amended</u>
General Fund Transfer	\$705,000	\$705,000
Fund Balance (Construction Account)	0	\$1,500,000

Expenditures

Debt Service / Lease Payment (Police Station)	\$365,000	\$365,000
Debt Service / Lease Payment (City Hall Project)	\$340,000	\$340,000
Construction Contract	0	\$1,500,000

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Chair, Municipal Building Authority

ATTEST:

Annemarie Plaizier
Secretary

RESOLUTION NO _____

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY FOR FISCAL YEAR 2022.

WHEREAS, the Municipal Building Authority of Kaysville City desires to adopt a budget for the purpose of accounting for expenditures related to the Municipal Building Authority.

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY MUNICIPAL
BUILDING AUTHORITY:

1. The Kaysville City Municipal Building Authority Budget for FY 2022 is hereby adopted.

Revenues

General Fund Transfer	\$705,000
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Expenditures

Debt Service / Lease Payment (Police Station)	\$365,000
Debt Service / Lease Payment (City Hall Project)	\$340,000

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 17th day of June 2021.

Katie Witt
Chair, Municipal Building Authority

ATTEST:

Annemarie Plaizier
Secretary



**Budget Worksheet
Fiscal Year 2022
MUNICIPAL BUILDING
AUTHORITY**

			FY 19	FY 20	FY 21	FY 22		
			Actual	Actual	Current	Tentative Requested	Tentative Modified	Approval
REVENUE								
1	25-30-125	TRANSFER FROM CAPITAL PROJECTS	-	-	-	-	-	
2	25-30-130	TRANSFER FROM GENERAL FUND	390,000	1,000,000		705,000		705,000
	25-30-130	TRANSFER FROM GF - EQUITY CONTRIBUTION	-					
3	25-30-540	INTEREST INCOME	-	2,604				
4	25-33-600	STATE GRANTS	-					
5	25-38-100	INTEREST INCOME	404					
6	25-38-200	DONATION- POLICE STATION	-					
	25-39-540	MBA LEASE REVENUE		750,000	705,000			
7	25-39-500	BOND PROCEEDS - CITY HALL PROJECT	-	8,140,000				
Total Revenue			390,404	9,892,604	705,000	705,000	-	705,000
EXPENDITURES								
8	25-54-310	PROFESSIONAL & TECHNICAL	-					
9	25-54-480	SPECIAL SUPPLIES						
10	25-54-490	CHAD HAWKINS MURAL	-					
11	25-54-650	SITE PREPARATION- CITY	-					
12	25-54-700	PROJECT RETAINAGE & ENCUMBRANCE	-					
13	25-54-710	FUNISHINGS AND FIXTURES	-					
14	25-54-750	CONSTRUCTION --- CITY HALL PROJECT	-	3,458,335				
15	25-54-755	EQUIPMENT	-					
16	25-54-760	LANDSCAPE IMPROVEMENTS	-					
17	25-54-910	INTEREST EXPENSE	-	82,538				
18	25-54-920	MBA DEBT SERVICE POLICE STATION	385,823	4,325,999	365,000	365,000		365,000
19	25-54-940	DEBT SERVICE CITY HALL	-	65,604	340,000	340,000		340,000
20	25-54-950	ISSURANCE COSTS	-	124,059				
Total Expenditures			385,823	8,056,535	705,000	705,000	-	705,000



Differences in Revenue & Expenditures

4,581

1,836,070

-

-

-

-