



MEETING NOTICE AND AGENDA
AMENDED

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, April 14, 2022, starting at 7:00 P.M. in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.**

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 – 6:30 P.M.

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

CITY COUNCIL MEETING – 7:00 P.M.

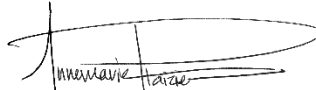
The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member John Adams.
2. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
3. PRESENTATIONS AND AWARDS
 - a. Proclamation to declare April 29, 2022 as Arbor Day.
 - b. Proclamation to declare May 1-7, 2022 as Public Service Recognition Week.
 - c. Police Department Accreditation Award.
 - d. Police Department Report – Chief Sol Oberg.
4. DECLARATION OF ANY CONFLICTS OF INTEREST
5. CONSENT ITEMS
 - a. Approval of Minutes of March 17, 2022.
 - b. Appointment of RAMP Advisory Committee Members.
 - c. Authorizing an Agreement for the Mutton Hollow Waterline Replacement and Repaving Project.
6. ACTION ITEMS
 - a. Preliminary plat approval for Bourne Estates Planned Residential Unit Development (PRUD) Subdivision located at 1742 West Phillips Street – Robert and Linda Bourne.
 - b. Consideration of a development agreement and request to rezone 478 South Main Street from R-1-8 (Single Family Residential) District to R-M (Multiple Family Residential District) – Mark Lund & Kelly White.
 - c. A Resolution for the council to accept a petition to adjust common boundary line with Davis County at approximately 775 East Oxford Drive.
7. WORK ITEMS
 - a. Cell Tower Lease Discussion.
8. COUNCIL MEMBER REPORTS
9. CITY MANAGER REPORT
10. CLOSED SESSION IN CONFORMANCE WITH UTAH STATE CODE §52-4-205
 - a. Discussion of pending or reasonably imminent litigation.
11. ADJOURNMENT

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

A Closed Session may be called to order pursuant to Utah State Code §52- 4-204 & §52- 4-205. The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on April 8, 2022.



Annemarie Plaizier
City Recorder

Proclamation
“ARBOR DAY”
April 30th, 2022

WHEREAS, Kaysville City, Utah has committed considerable time and resources to the urban forest and has chosen to set aside a special day for the planting of trees; and

WHEREAS, This Holiday called “Arbor Day” is observed in every state in the union and through out the world; and

WHEREAS, trees can reduce the erosion of topsoil, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas and beautify the community; and

WHEREAS, wherever they are planted, trees are a source of joy and spiritual and mental renewal.

NOW, THEREFORE, I, Tamara Tran, Mayor of Kaysville City, along with the Kaysville City Council, do hereby proclaim April 30th, 2022 as Arbor Day. I also urge all citizens to support efforts to protect our trees and woodlands and to support our urban forestry program.

FURTHER, I urge all citizens to plant trees to gladden hearts and promote the well-being of present and future generations.



Tamara Tran, Mayor

**Public Service Recognition Week
May 1-7, 2022**

WHEREAS, Americans are served every single day by public servants at the federal, state, county, and city levels. These unsung heroes do the work that keeps our nation running; and

WHEREAS, the City of Kaysville recognizes its local public employees and community volunteers who provide essential services to residents and visitors with efficiency, dedication, professionalism, and integrity. Those services include public safety, emergency medical services, firefighting and prevention, code enforcement, transportation, water and sewer systems, infrastructure upgrade and maintenance, power, recreation and conservation, financial, policy, and records management, planning and assessment services, and more.; and

WHEREAS, many public employees, including police officers and firefighters, risk their lives in service to the people; and

WHEREAS, public employees are our friends, our neighbors, and our family members committed to making life better for each and every one of us; and

WHEREAS, without these public employees, continuity would be impossible in a democracy that regularly changes its leaders and elected officials.

WHEREAS, the City of Kaysville recognizes the generous contributions of time and talent by public employees and community volunteers, and the importance of the services they render.

NOW, THEREFORE, BE IT RESOLVED, that I, Tamara Tran, Mayor of Kaysville City, along with the Kaysville City Council, do hereby proclaim the week of May 1 to May 7, 2022, as

Public Service Recognition Week

and call upon all citizens to recognize and express their appreciation for the important contributions of public employees and community volunteers that make the city a great place to live, work, and play.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Kaysville to be affixed this 14th day of April, 2022.



Mayor Tamara Tran

KAYSVILLE

POLICE DEPARTMENT



ANNUAL REPORT

2021

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

TABLE OF CONTENTS

2021 Organizational Chart.....	3
Mission Statement.....	5
Vision Statement.....	6
Oath of Honor	6
Core Values & Value Statement	7
Activity Summary	8
Police Service Calls	9
Police Service Calls Time Analysis.....	10
Cases	11
Arrests	12
Arrest Demographics	12
Traffic Statistics	13
Traffic Stops and Citations	13
Accidents	13
Investigations Division	14
Davis Metro Narcotics Strike Force Statistics.....	15
Registered Sex Offenders	16
Training.....	17
Pharmaceutical Disposal Program	18
Drug Disposal Bin	18
National Prescription Drug Take Back.....	18

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

TABLE OF CONTENTS

Notable Events	19
2020 FOP Officer of the Year Award.....	19
Therapy Dog	19
Jason W. Read Protect and Serve Foundation Donation	20
Together We Rise for Unity with Law Enforcement.....	20
New Officers.....	21
#copsandlemonade Challenge.....	22
Public Safety Therapist	23
Trunk or Treat.....	24
Cops and Kids Event.....	25
Safewise Report 2021	26
Department Awards	27
Certificate of Merit	29
Certificate of Merit	30
Certificate of Merit	31
Certificate of Merit	32
Lifesaving Award	33
Lifesaving Award	35
Lifesaving Award	36
Chief's Star Award	37
Leadership Award.....	38
Employee of the Year Award	39



CHIEF OF POLICE
SOL OBERG



ASSISTANT CHIEF
SETH ELLINGTON

SUPPORT SERVICES



**SUPPORT SERVICES
SUPERVISOR**
JESSICA BUSK



PSAT SERGEANT
JEREMY OWENS



**RECORDS/DISPATCH
EVIDENCE
CUSTODIAN**
SAMANTHA SMITH



TRAFFIC OFFICER
MASON FLINT



DESK OFFICER
JOSH DANIELSON



POP OFFICER
LEXI BENSON

**INVESTIGATIONS
DIVISION**



DETECTIVE SERGEANT
LACY TURNER



SRO SERGEANT
PRESTON BENOIT



VAWA DETECTIVE
JORDAN NICHOLAS



SRO DAVIS HIGH
MIKE CRIDDLE



SRO FAIRFIELD JR
BRANDON WOOLF



DETECTIVE
CRYSTAL ISAACSON



SRO MOUNTAIN HIGH
MATT THURGOOD



SRO KAYSVILLE JR
DEVAN RICH



DETECTIVE
DUSTIN BALLARD



D.A.R.E. OFFICER
JUSTIN STANFORD



SRO CENTENNIAL JR.
ROBERT JACKSON

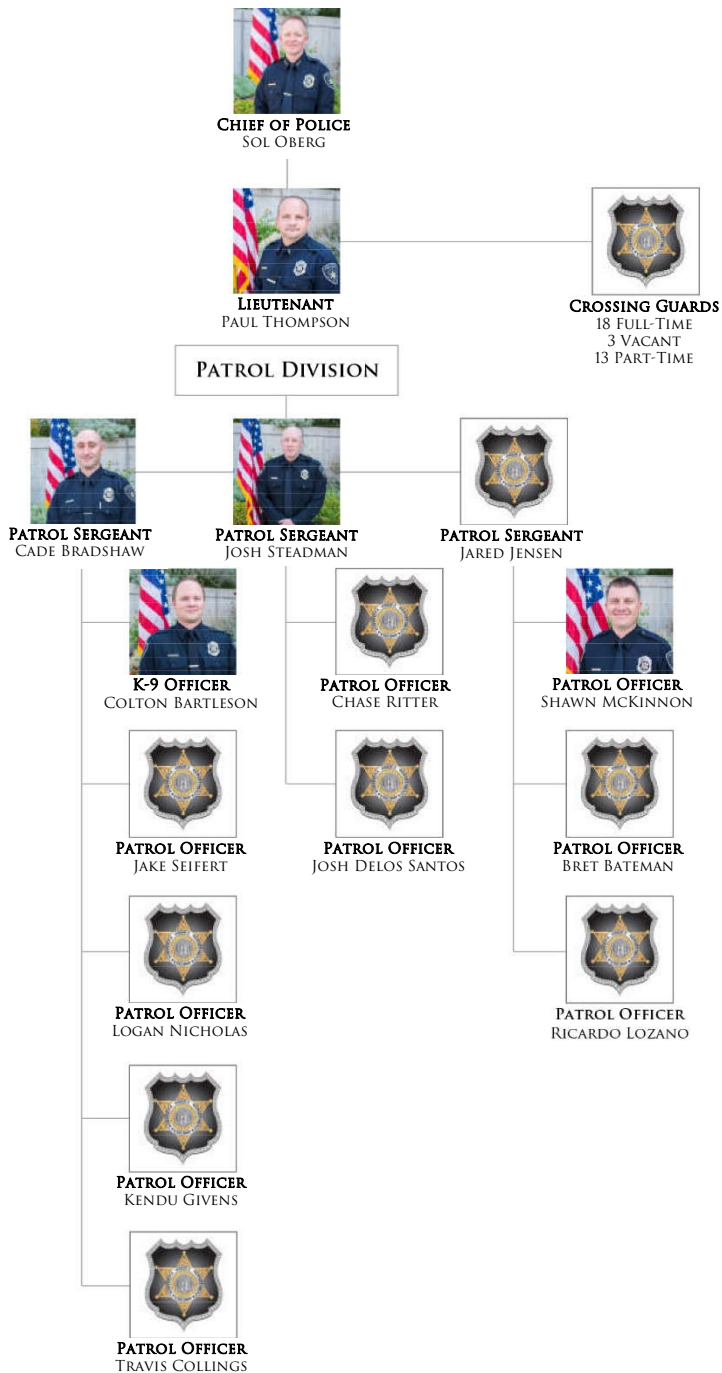


**METRO NARCOTICS
AGENT**



VICTIM ADVOCATE
JENNIFER WINCHESTER

**KAYSVILLE POLICE DEPARTMENT
2021 ORGANIZATIONAL CHART**



KAYSVILLE POLICE DEPARTMENT 2021 ORGANIZATIONAL CHART

MISSION STATEMENT

The mission of the Kaysville Police Department is to protect the lives, property, and rights of all people through prevention, professionalism, and partnership with our community, as guided by the Constitution of this great state and country.

We will enforce the law impartially with a reverence for human life and provide service with compassion, integrity, and honor.

VISION STATEMENT

Through innovation and a commitment to excellence, the Kaysville Police Department strives to offer exemplary service and unparalleled professionalism while continuing a dedication to enhancing community partnerships.

OATH OF HONOR

On my honor, I will never betray my badge, my integrity, my character, or the public trust.

I will always have the courage to hold myself and others accountable for our actions.

I will always uphold the Constitution and the community I serve.

CORE VALUES & VALUE STATEMENT

Excellence

Trust

Honor

Integrity

Community

Service

Kaysville Police Department members believe demonstrating **integrity** in all situations is paramount to earning the **trust** and confidence of our **community**.

We are dedicated to **serving** with respect and empathy in a professional, impartial manner.

Our commitment to **excellence** will enhance the quality of **service** to the **community** and uphold the **honor** of our profession.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

ACTIVITY SUMMARY

	2020	2021	% CHANGE
Total Police Service Calls	9,592	10,006	4.3%
<i>Average Daily Police Service Calls</i>	26.3	27.4	4.2%
Cases	2,738	2,682	-2.0%
<i>Average Daily Cases</i>	7.5	7.3	-2.7%
Average Emergency Response Times	6:52	6:29	-5.6%
Arrests	318	392	23.3%

Part I Index Crimes (Crime Index)*	313	171	-45.4%
Homicide	0	0	0.0%
Forcible Rape	13	6	-53.8%
Robbery	3	1	-66.7%
Aggravated Assault	11	6	-45.5%
Burglary	46	39	-15.2%
Larceny-Theft	227	198	-12.8%
Motor Vehicle Theft	8	24	200.0%
Arson	5	5	0.0%
Crime Index Per 1,000 Population	9.45	5.11	-45.9%

*Part I crimes (or violent crimes) compile the “crime index” used by the FBI to track our nation’s crime rate. If multiple Part I offenses are committed in the same criminal episode, only the most serious offense is reported, which may result in a variance in the number of total offenses reported below.

Crimes Against Persons	279	313	12.2%
Sex Offense	35	43	22.9%
Assault	60	63	5.0%
Domestic Violence	52	60	15.4%
Child Abuse / Neglect	132	147	11.4%

Property Crimes	450	358	-20.4%
Vehicle Burglary	134	61	-54.5%
Theft	112	143	27.7%
Fraud / Forgery / Financial Crimes	77	52	-32.5%
Vandalism	127	102	-19.7%

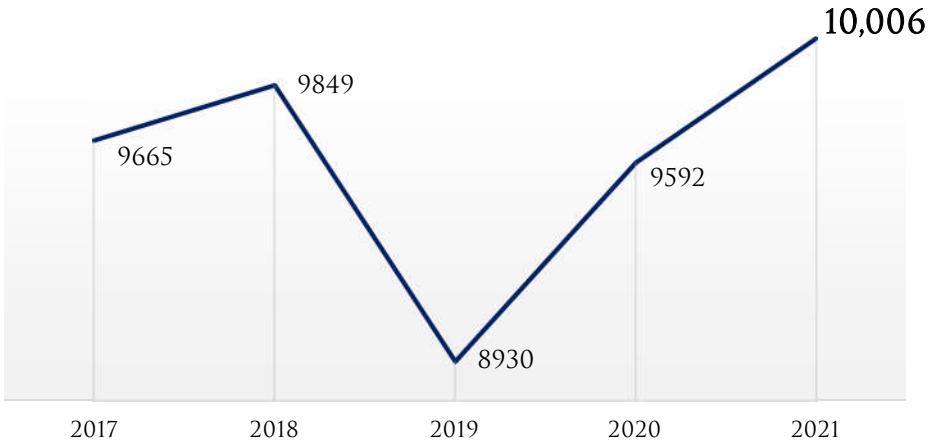
DUI Arrests	21	14	-33.3%
Drug Offenses	42	68	61.9%
K-9 Deployments	37	50	35.1%
SWAT Call Outs	6	9	33.3%

Traffic Stops	3,724	5,211	39.9%
Traffic Citations	2,313	3,365	45.5%
Traffic Accidents	265	307	15.8%
Traffic Fatalities	2	1	-50.0%

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

POLICE SERVICE CALLS

The following graph shows the total number of calls for service received each year.



TOP 10 CALLS FOR SERVICE	
Suspicious Circumstance	1,064
Radar Enforcement	966
Citizen Assist	928
Extra Patrol	671
Medical Assist	630
Alarm	456
Agency Assist	450
Traffic Accident	439
Welfare Check/Mental Subject	392
Juvenile Problem	364

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Police Service Calls Time Analysis

The following table shows the number of calls for service and the specific time and day they were received.

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
0000-0159	65	67	69	78	64	67	74	484
0200-0359	47	48	58	77	62	84	67	443
0400-0559	33	43	44	37	23	36	33	249
0600-0759	108	105	80	81	90	32	25	521
0800-0959	284	281	328	282	190	90	56	1,511
1000-1159	252	192	189	206	171	125	78	1,213
1200-1359	195	167	194	184	168	105	83	1,096
1400-1559	236	230	232	200	157	122	75	1252
1600-1759	169	178	152	170	141	95	90	995
1800-1959	120	108	95	120	118	94	85	740
2000-2159	98	118	105	117	115	105	78	736
2200-2359	88	69	127	101	144	153	84	766
Total by Day	1,695	1,606	1,673	1,653	1,443	1,108	828	10,006

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

CASES

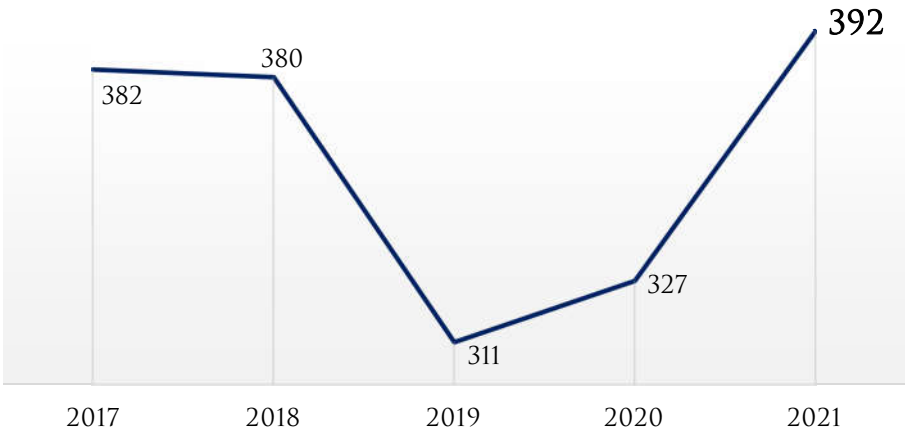
Cases are created from police service calls that require documentation by the responding officer.



TOP 10 CASES	
Traffic Accident	247
Suspicious Circumstance	224
Domestic Disturbance	132
Citizen Assist	130
Fraud	118
Juvenile Problem	118
Welfare Check/Mental Subject	117
Child Abuse Neglect Report	100
Lost or Found Property	100
Agency Assist	89

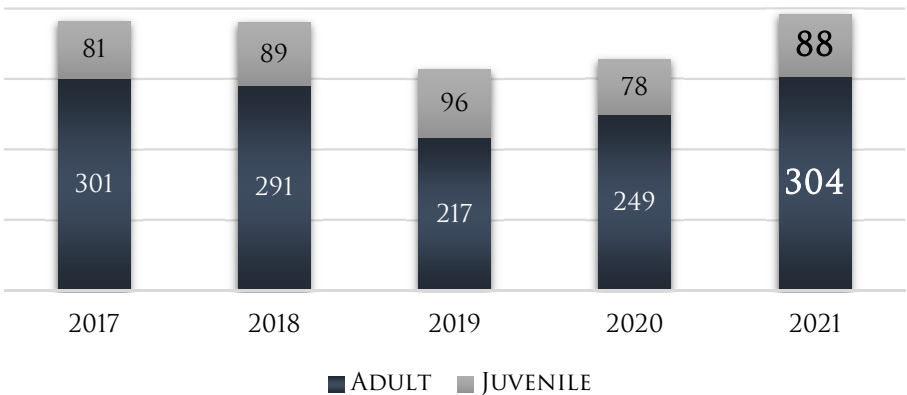
ARRESTS

An arrest consists of when criminal charges are filed on an individual; regardless if the individual was cited and released, served with a summons to appear in court, or physically arrested and booked into jail.



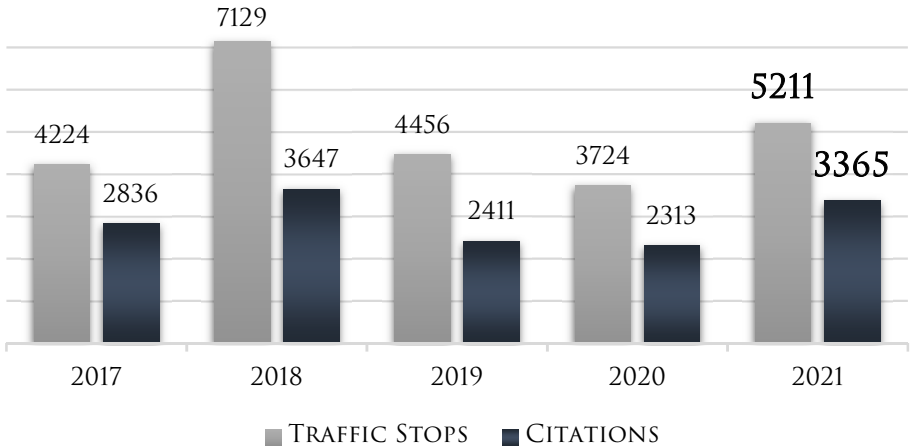
Arrest Demographics

The following chart shows a breakdown of the number of juvenile and adult arrests.



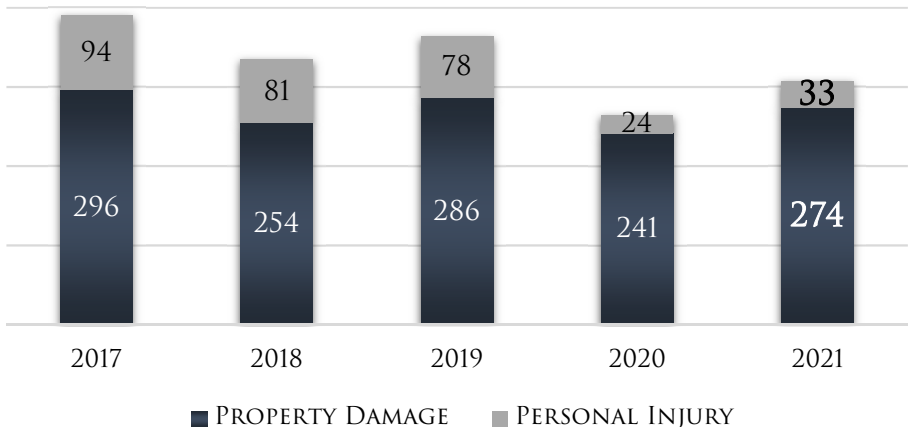
TRAFFIC STATISTICS

Traffic Stops and Citations



Accidents

Traffic accidents are categorized as either property damage only or with personal injury to someone involved in the accident. The following statistics show the number of traffic accidents, categorized by accident type.

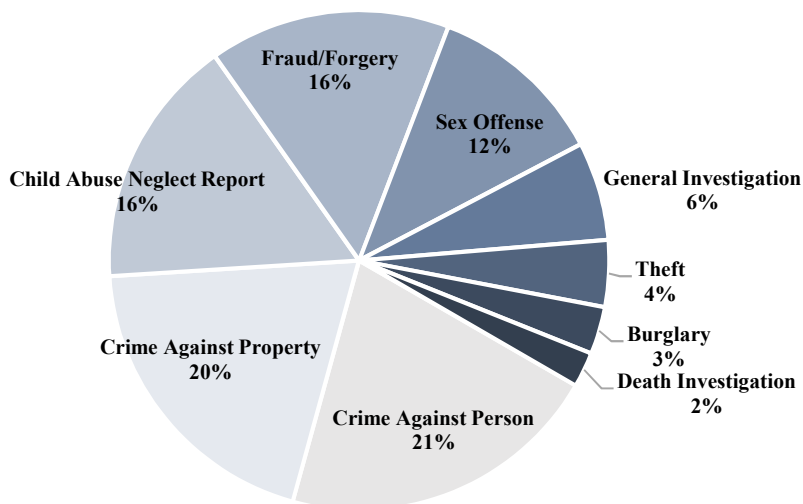


KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

INVESTIGATIONS DIVISION

In 2021, the Investigations Division investigated 487 total cases, which was a 13.5% decrease from 2020. Below is a comparison between the number and types of cases that were investigated in 2020 and 2021. The pie chart shows the percentage of types of cases investigated.

CASE TYPE	2020	2021	% CHANGE
Burglary	119	15	-87.4%
General Investigation	31	31	0.0%
Theft	55	21	-61.8%
Fraud/Forgery	89	76	-14.6%
Child Abuse Neglect Report (CANR)	80	79	-1.3%
Sex Offense	51	56	9.8%
Crime Against Person	92	102	10.9%
Crime Against Property	33	96	190.9%
Death Investigation	10	11	10.0%
Robbery	3	0	-300.0%
Total	563	487	-13.5%



KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Davis Metro Narcotics Strike Force Statistics

STRIKE FORCE ACTIVITY	
New Cases Generated	194
Search Warrants	109
Felony Arrests	113

NARCOTICS SEIZURES	
Methamphetamine	186.20 lbs.
Cocaine	26.20 lbs.
Crack Cocaine	0.05 lbs.
Fentanyl	2.10 lbs.
Fentanyl (<i>Dosage Units</i>)	355 DU
Marijuana	75.60 lbs.
Marijuana Extract	4,411.7 ml
Marijuana Edibles (<i>Dosage Units</i>)	8,898 DU
Prescription Drugs	1.20 lbs.
Prescription Drugs (<i>Dosage Units</i>)	1,158 DU
Club Drugs (<i>Dosage Units</i>)	8 DU
Heroin	23.80 lbs.
Hallucinogens	24.50 lbs.
Hallucinogens (<i>Dosage Units</i>)	998 DU
Spice	2.90 lbs.
Weapons	43

PROPERTY SEIZURES	
Cash	\$665,510.25
Vehicles	\$17,900.00
Total	\$683,410.25

Registered Sex Offenders

Registered sex offenders are required to register and provide information required by statute to the Department of Corrections or registering entity every six months. Offenders who are not under the supervision of AP&P must register with the Police Department or Sheriff's Office that has jurisdiction over the area where the offender resides.

The following is a breakdown of the different types of sex offender registrations in Kaysville City:

13 Active

Offenders who still have a legal obligation to register with the State of Utah

1 Inactive – Other

Offenders whose conviction is not registerable or reduced to a non-registerable offense

3 Inactive – Registration Expired

Offenders who have been terminated from the registry

1 Inactive – Deceased

2 Pending

New offenders awaiting verification

In 2021, there were a total of 20 registered sex offenders residing in Kaysville City and detectives tracked 13 sex offenders with active registrations. Kaysville detectives conducted 26 sex offender registration compliance checks throughout the year.

TRAINING

Utah law requires every police officer to complete 40 hours of training per year in order to maintain their peace officer certification. In 2021, Kaysville police officers completed the following training courses:

- IACP Violence Against Women Crimes
- Duty to Intervene
- Elder Abuse
- Implicit Bias Training
- Diversity, Inclusion, and Equity
- Getting to Know the LGBTQ Community
- American Sign Language for Law Enforcement
- Emotional and Psychological Disorders
- Verbal De-Escalation
- Real World De-Escalation
- De-Escalation and Minimizing Use of Force
- In Custody Death
- Legal Update
- DT/ASP
- Firearms
- OC Recertification
- EVO, Stop Sticks, Felony Stops
- SIAC 101, TACCOM
- CPR, Narcan, Tourniquet
- Use of Force
- Police One Academy Defensive Tactics

PHARMACEUTICAL DISPOSAL PROGRAM

Drug Disposal Bin



The Kaysville Police Department provides a disposal bin for the public to safely and confidentially dispose of their unwanted or expired medication.

In the year 2021, the Kaysville Police Department destroyed 456.40 pounds of prescription drugs that were received in the pharmaceutical disposal bin.

	2019	2020	2021
Medications received for disposal	583.60 lbs.	284.10 lbs.	456.40 lbs.

National Prescription Drug Take Back

Each year, the U.S. Drug Enforcement Administration periodically hosts National Prescription Drug Take Back events, where temporary drug collection sites are set up in communities for citizens to safely dispose of prescription drugs.



Kaysville officers participated in various Take Back events by operating collection sites in Kaysville City.

NOTABLE EVENTS

2020 FOP Officer of the Year Award



In January 2021, Detective Steadman was the recipient of the 2020 FOP Officer of the Year Award.

Detective Steadman served as the first Violence Against Women Act (VAWA) detective for the department. He also serves as a firearms instructor and SWAT operator.

Therapy Dog

In January 2021, our victim advocate, Jennifer Winchester, was able to obtain grant funding for a therapy dog. Walter is an English retriever and works side-by-side with our victim advocate to provide assistance to victims.

Walter successfully completed a therapy dog training program to obtain his Service Dog certification.



KAYSVILLE POLICE DEPARTMENT ANNUAL REPORT 2021

Jason W. Read Protect and Serve Foundation Donation

In February 2021, the Jason W. Read Protect and Serve Foundation donated \$2,000 to the police department. We are so grateful for their generous donation, which was used to purchase equipment for the department.



Together We Rise for Unity with Law Enforcement



On February 25, 2021 Chief Oberg was interviewed for the Good Cause Foundation's *Together We Rise for Unity with Law Enforcement*.

Together We Rise is a group of Kaysville residents building unity in diversity within the community. Residents from different backgrounds come together to create a platform where learning and growth surrounding the topics of racial unity and social awareness can be discussed in a positive, respectful environment.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

New Officers

Kaysville Police Department hired three new officers in the spring and summer of 2021.

Officer Joshua Delos Santos graduated from the police academy on April 15, 2021.

He was sworn in at the City Council meeting on May 6, 2021.



In June 2021, Officer Ricardo Lozano joined the department from Fox Valley Metro Police Department in Little Chute, Wisconsin.

In July 2021, Officer Travis Collings joined the department from the Clearfield Police Department.

Officers Lozano and Collings were both sworn in at the City Council meeting on July 19, 2021.

All three of our newest officers successfully completed their field training programs and are great new additions to the department.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

#copsandlemonade Challenge

Each summer, Kaysville officers look forward to lemonade stand season. This year, we extended the Cops and Lemonade challenge to all law enforcement agencies. Agencies received one point for every post and bonus points for each additional officer in the picture. The challenge was a huge success and participants included Bountiful PD, Harrisville PD, Lone Peak PD, North Salt Lake PD, Salt Lake City PD, South Ogden PD, Weber State PD, West Bountiful PD, Woods Cross PD, Summit County Sheriff, and Weber County Sheriff. Kaysville Police won the challenge with Bountiful PD coming in at a close second.



Public Safety Therapist



In September 2021, the Kaysville Police Department hired Stuart Palmer as a full-time public safety therapist.

Stuart retired from the West Valley Police Department in 2017 and graduated from the University of Utah in 2018 with a master's degree in social work. He is certified in Trauma Focused Cognitive Behavior Therapy, Dialectical Behavior Therapy, Eye

Movement Desensitization and Reprocessing, and Accelerated Resolution Therapy, which are all modalities used for trauma.

Stuart is a tremendous resource to the community and our officers in our effort to emphasize the importance of mental health. His position is funded for four years with money from the American Rescue Plan Act (ARPA).

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Trunk or Treat



The Kaysville Police Department was excited to continue the annual trunk or treat event on October 29, 2021, after cancelling the event last year due to the coronavirus pandemic. Various departments within Kaysville City as well as other agencies participated in the event. The community response and turnout was extraordinary.



KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Cops and Kids Event

On December 11, 2021, members of the Kaysville Police Department participated in the Cops and Kids event hosted by the Davis County FOP. Officers took the kids to breakfast at Layton Applebee's then shopped for Christmas gifts at the Syracuse Walmart.



Safewise Report 2021



Kaysville City was ranked the 3rd safest city in Utah by the 2021 SafeWise report, making the list for the fifth year in a row. The SafeWise Report previously ranked Kaysville City as the #1 safest city in 2017, the 9th safest city in 2018, 6th safest in 2019, and 3rd safest in 2020.

The results are based on the most recent FBI crime report statistics and population data, narrowed down by the number of reported violent and property crimes in each city. They calculate the rate of crimes per 1,000 people in each city to directly compare the likelihood of these crimes occurring in cities with vastly different populations.

Below is an excerpt from the Utah's 20 Safest Cities of 2021 Report:

"Utah is less concerned overall about crime and safety than most of the country, with the least-worrisome issues being gun violence and the pandemic. Chances are people who live in one of Utah's 10 safest cities have even less to worry about, especially when it comes to violent and property crime."

The full Safewise Utah's Safest Cities of 2021 Report can be found at <https://www.safewise.com/blog/safest-cities-utah>.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

DEPARTMENT AWARDS

Each year during National Police Week, the Kaysville Police Department hosts an annual awards banquet to celebrate the year's achievements and future perspectives.

Due to the coronavirus pandemic, the department was unable to host the awards banquet in 2020, so those awards were also presented during the 2021 awards banquet.

The following awards were given to officers, whose actions were a great credit to themselves and the Kaysville Police Department.



KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Certificate of Merit

Jared Jensen



The Kaysville Police Department recognized Officer Jared Jensen for the apprehension of a suspect committing a strong-arm robbery and assault.

On April 5, 2020, Officers Jensen and Embley responded to a robbery call, where a convenience store employee had been assaulted and robbed. With the assistance of Utah Highway Patrol, they were able to locate the suspect behind a nearby business.

Officers Jensen and Embley were able to apprehend and arrest the suspect, who actively resisted and assaulted officers.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Certificate of Merit

Tyson Embley

The Kaysville Police Department recognized Officer Tyson Embley for the apprehension of a suspect committing a strong-arm robbery and assault.

On April 5, 2020, Officers Embley and Jensen responded to a robbery call, where a convenience store employee had been assaulted and robbed. With the assistance of Utah Highway Patrol, they were able to locate the suspect behind a nearby business.

Officers Embley and Jensen were able to apprehend and arrest the suspect, who actively resisted and assaulted officers.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Certificate of Merit

Alexis Benson



The Kaysville Police Department recognized Officer Alexis Benson for the recovery of a stolen vehicle and apprehension of the suspect.

On July 14, 2020, Officer Benson responded to an attempt to locate for a stolen vehicle while the on-duty patrol officers were busy with other calls. While checking the area, Officer Benson located the stolen vehicle and suspect, which

she apprehended with a felony stop.

A subsequent investigation revealed the suspect had stolen the vehicle, along with two others that he lit on fire.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Certificate of Merit

Jared Jensen



The Kaysville Police Department recognized Officer Jared Jensen for the recovery of a stolen vehicle, trailer, and firearm, as well as the apprehension of the suspect. .

On August 15, 2020, Officer Jensen responded to a suspicious vehicle call. Upon his arrival, he found that Officer Ritter had located a matching vehicle and suspect.

Through their investigation, they were able to determine the vehicle, the attached trailer, and a handgun located within the vehicle had been stolen. They were able to arrest the suspect and ultimately identify him as a federal probationer with several outstanding arrest warrants.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Certificate of Merit

Chase Ritter

The Kaysville Police Department recognized Officer Chase Ritter for the recovery of a stolen vehicle, trailer, and firearm, as well as the apprehension of the suspect.

On August 15, 2020, Officer Ritter responded to a suspicious vehicle call. While searching the area, he located a potential suspect vehicle and driver.

Through their investigation, he and Officer Jensen were able to determine the vehicle, the attached trailer, and a handgun located inside the vehicle had been stolen. They were able to arrest the suspect and ultimately identify him as a federal probationer with several outstanding arrest warrants.



KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Lifesaving Award



Cade Bradshaw



The Kaysville Police Department recognized Officer Cade Bradshaw for his lifesaving actions on August 18, 2020.

While conducting investigative work, Officer Bradshaw heard patrol officers dispatched to a suicidal threat. The subject's location was unknown and Officers Bradshaw and Thurgood responded together to search the

area.

As school resource officers, they were familiar with the subject and ultimately used that knowledge to locate her. They found her unresponsive and bleeding from self-inflicted wounds. They stabilized the scene and summoned medical personnel. The subject was transported to the hospital and treated.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Lifesaving Award



Matt Thurgood

The Kaysville Police Department recognized Officer Matt Thurgood for his lifesaving actions on August 18, 2020.

While conducting investigative work, Officer Thurgood heard patrol officers dispatched to a suicidal threat. The subject's location was unknown and Officers Thurgood and Bradshaw responded together to search the area.



As school resource officers, they were familiar with the subject and ultimately used that knowledge to locate her. They found her unresponsive and bleeding from self-inflicted wounds. They stabilized the scene and summoned medical personnel. The subject was transported to the hospital and treated.

Lifesaving Award



Bret Bateman



The Kaysville Police Department recognized Officer Bret Bateman for his lifesaving actions on October 17, 2020.

While on routine patrol, Officer Bateman was dispatched to a suspicious circumstance. Upon his arrival, he located a suicidal juvenile who attempted to jump off the overpass onto the freeway below.

Officers Bateman and Turner were able to physically subdue the juvenile despite his active resistance and pleas to be shot. Through their efforts, the juvenile was transported to the hospital and treated.

Lifesaving Award



Lacy Turner

The Kaysville Police Department recognized Officer Lacy Turner for her lifesaving actions on October 17, 2020.

While on routine patrol, Sergeant Turner was dispatched to a suspicious circumstance. Upon her arrival, she located a suicidal juvenile who attempted to jump off the overpass onto the freeway below.

Officers Turner and Bateman were able to physically subdue the juvenile despite his active resistance and pleas to be shot. Through their efforts, the juvenile was transported to the hospital and treated.



Chief's Star Award



Paul Thompson



The Kaysville Police Department recognized Paul Thompson for his successful investigation into the allegations that the spouse of a Kaysville police officer posted racist comments online, in the midst of riots and civil unrest over racial tensions with law enforcement.

On May 28, 2020, Lieutenant Thompson was tasked with conducting an internal affairs investigation into racial posts while the FBI was asked to conduct a separate investigation. Through his investigation, Lieutenant Thompson was able to provide the FBI investigator with valuable information that ultimately helped to obtain enough evidence to criminally charge the suspect and clear the Kaysville officer's name.

Through his actions, Lieutenant Thompson was able to help restore the victim's reputation as well as that of the entire Kaysville Police Department.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Leadership Award

Sol Oberg



The members of the Kaysville Police Department recognized Chief Sol Oberg for his superior leadership and dedicated professionalism throughout 2020.

Chief Oberg successfully navigated the police department through an unprecedented worldwide pandemic without limiting our quality of response to our community. He proactively implemented safety procedures and protocols, providing the department with proper safety supplies and PPE during a nationwide shortage, and kept the community informed of important updates and mandates.

In the summer of 2020, high profile police encounters sparked local outrage, riots, and calls to defund police. Chief Oberg prioritized the safety of Kaysville by obtaining specialized equipment, ensuring increased staffing for the city, and providing support for outside agencies as needed and when available.

As a whole, 2020 took its toll on members of the police department. As a way to increase morale, recruitment, retention, and quality of service, Chief Oberg successfully advocated an increased and specialized compensation plan for department members. Chief Oberg exhibited exceptional leadership during various challenging situations throughout 2020; ensuring the safety and wellbeing of the public as well as department members.

KAYSVILLE POLICE DEPARTMENT
ANNUAL REPORT 2021

Employee of the Year Award

Jennifer Winchester

The Kaysville Police Department recognized Victim Advocate Jennifer Winchester for exemplary service throughout 2020.

Jennifer Winchester is the police department's victim advocate. In this role, she has built a strong foundation for victim advocacy, and contributed positively to investigative effectiveness and officer wellness.



In 2020, Jennifer led the change to trauma-informed interviews through departmental training, protocols, and interview room remodels. She also implemented the department's first crisis response canine program to provide comfort to victims and the department's officers. In addition to the victim advocate program grant and the VAWA investigator grant, she helped administer grants to implement the trauma-informed interview protocols and crisis response canine program.

CITY COUNCIL ANNUAL REVIEW 2022

City Council Presentation 2022

14 April 2022

Jennifer Winchester, Victim Services Coordinator



VOCA

VAWA

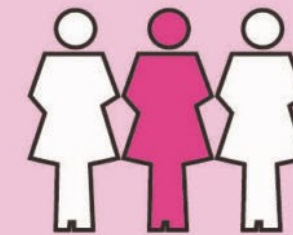


Case Example



- 32 Domestic Violence Incidents since 2017
- 16 Domestic Violence Incidents in 2021

1 in 3
women in
Utah



1 in 4
women
nationally



will experience
domestic violence
in their lifetime.

VAWA GRANT

Program Purpose

The purpose is to improve how our agency responds to sexual assault, domestic violence, and stalking.

Complex crimes such as these often require large amounts of investigation, follow-up, and training. VAWA funding allows the department to allocate a dedicated detective the time, resources, and training to focus on adequately investigating these cases, train officers, and help with policy review to improve our response as a department.

Position Funded

Position Funded:
(1) Part Time VAWA Detective

Victim Types:
Male/Female adults; ages 11
and over
Domestic Violence, Sexual
Assault, Stalking Crimes

Funding: 92,906.75
2 Year Grant Cycle
Jan -Dec 2021-2022

Next Application Sept. 2022



Cases Investigated

96 Total Cases in 2021
13 Victims had multiple victimizations
50 Adult Sexual Assault
40 Domestic Violence
8 Stalking
11 Violations of a Protective Order

VOCA GRANT

Program Purpose

Often, crime victims are not aware of their rights, how the criminal justice system works, or what type of resources are available to support or compensate them and their families. Advocates assist victims in sorting through confusing feelings and processes associated with the criminal justice system.



Grant Overview

Position Funded:
(1) Victim Services Coordinator
Victim Types:
Any age or sex
All crime types
Funding: \$140,073.66
July- June
2021-2023

One Full-Time Employee
(70% Grant Funded);
One Support K -9

1100 Victims Served
250-350 Cases Per Year
4200-5433 Direct Services
(Average Per Year)



The role of the Victim Advocate

Case Example Assistance Provided:

- Crises Intervention
- Transportation
- Emergency Funds
- Rental Assistance
- Police & Prosecution Case Updates
- Legal Aid
- Restitution
- Mental Health Assistance
- Personal Advocacy

Crisis Intervention

- Information & Support
- Emergency Aid
- Safety Planning
 - on-scene
 - during interviews
 - at crime-related interviews

Information and Referrals

- Victim rights & protections
- Referrals to community resources including food assistance, emergency housing, rental assistance, legal aid, mental health providers, etc.

Assistance Navigating Criminal Justice System

- Case status updates for both law enforcement and prosecution
- Notification of hearings
- Advocacy with law enforcement and prosecution on behalf of the victim
- Assistance with various types of protective orders
- Assistance with crime victims' compensation and restitution claims
- Assistance with victim impact statements

Personal Advocacy

- Intervention with landlords, employers, and/or creditors on behalf of the victim
- Accompaniment and transportation assistance for crime-related hearings and appointments,
- for example- from the crime scene to PD, hospital, home, shelter, interviews, court, childcare, or other crime-related appointments

Victim Services:

IMPACT ON POLICE DEPARTMENT AND VICTIMS

"I would have never reached out for help, but because you did and do so with such support and kindness, I was able to feel safe and trust you and the system."
-DV Victim

Increased victim cooperation throughout the criminal investigation

A felony sexual assault case was going to be dismissed because the officer couldn't get in touch with the victim for follow-up. Detective & prosecutors office attempted multiple times. I contacted and got the victim to call back within a day. Felony charges were filed.

Reduction in workload for officer

Officers responded to an unaccompanied death the victim's family were on the scene when officers arrived. The officers contacted me to respond to assist the family with questions, concerns, and resources. This allowed the officers to focus on processing the scene and still ensured the victim's family was taken care of.

Increased victim satisfaction with police response

During an interview with a victim, the victim stated that she felt the police didn't care when she lived in another city. She felt they just wanted to be done with her. She felt that our response was actually caring and that we wanted to help. That this had not been her experience in the past, so she stopped asking for help.

WHAT ARE VICTIMS SAYING.....



You're very welcome.. thank you for everything you've done. You've been very helpful and kind and wonderful and I could go on. You truly have been amazing. 😊

It has been a while since we talked - about three years! [REDACTED] at the time. I don't know if you remember me, but you were so influential during the hardest time of my entire life and the lives of my kids. You helped us so much and truly guided me through the criminal justice system when it comes to domestic violence.

Recently, I saw an amazing article that highlighted you and your work in the Davis Journal. I was so happy to see that you were being recognized for your dedicated work among our community, with people like myself. The night before I saw the article, I was talking to my husband (I got married [REDACTED]) about how impactful you were in my situation, and how I revere the work you and those like you do for victims.

Thank you for your time, and thank you for reading my email. I appreciate it a lot.

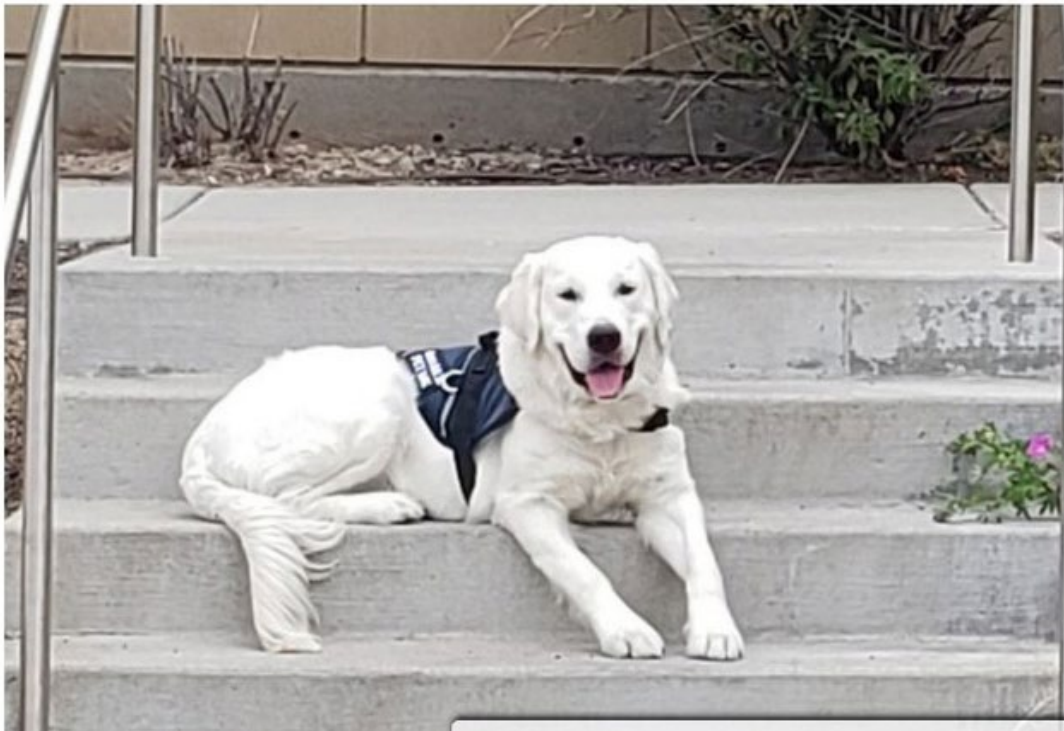


I owe a lot to you (and lacy for reaching out to you). I can't imagine where I would have been if i would have kept hidden and quiet. What you do and who you are make you amazing. So thank you.

Detective, Officer, ~ Jennifer,
I just wanted to thank you
for bringing light into one of
my darkest times. Thanks for
all you do to help those in
need. ♡ [REDACTED]

"Hello I'm Walter"

Dec 29, 2021 03:11PM • By Cindi Mansell



Number of Victims Served:
10 Sex Assaults
1 Suicidal
1 Stalking

Credentials-Certified Therapy, Service Dog & ACK Urban Good Citizen

Walter's Helping Task

Across



Rest



Place



Deep Pressure Therapy

DEEP PRESSURE THERAPY (DPT)—OR JUST PRESSURE THERAPY—INVOLVES A DOG USING ITS WEIGHT AND SOMETIMES WARMTH TO MITIGATE A PSYCHIATRIC SYMPTOM, OFTEN EITHER AS A CALMING STRATEGY OR TO MINIMIZE DISENGAGEMENT FROM THE WORLD. THE DOG RECOGNIZES THE HANDLER'S COMMAND AND RESPONDS WITH DPT. SIMILAR TO A WEIGHTED BLANKET, DPT CAN RELAX AND RE-ENGAGE A PERSON ENDURING AN OTHERWISE DISABLING SYMPTOM.

LIBRARY ENDOWMENT BOARD MEETING
March 17, 2022

Minutes of the Library Endowment Board Meeting held on March 17, 2022 at 6:45 p.m. in the City Council Chambers of the Kaysville City Municipal Center at 23 East Center Street, Kaysville, UT.

Board Members present: Tamara Tran, John Swan Adams, Mike Blackham, Abbigayle Hunt, Nate Jackson and Perry Oaks

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, Secretary Mindi Edstrom, Community Development Director Melinda Greenwood, Fire Chief Paul Erickson, Matt Goff, Jerry Goodspeed, Laurene Starkey, Val Starkey, Dwain Klein, Tyson Smith

OPENING

Chairperson Tran opened the meeting by welcoming those present.

Matt Goff, the Deputy Director of the Davis County Library, explained that the Blood Endowment Fund was created in 1993 by Alan and Kay Blood to purchase library materials for the residents of Kaysville. Originally, the Kaysville City Library was the recipient of those items, but in August 2006, the City Library joined the Davis County Library as the Kaysville Branch. Since that time, the Davis County Library has made requests for funds from the Library Endowment Funds to improve library materials for the Kaysville Branch. The money is used to enhance the Kaysville Branch collections used in addition to, and not as a replacement for County funds. The requests for funds for the library must come from the interest accrued from the Library Endowment Fund and not the principal amount. Due to unforeseen circumstances brought on during the COVID-19 pandemic, the library postponed any requests in 2020 and 2021. For 2022, the Davis County Library is requesting \$20,000 to be spent towards new titles and replacements in adult fiction, adult nonfiction, young adult, children's and eAudio collections. More funds will be used towards young adult and children's collections as those areas tend to have a higher turnover than the adult counterparts, and are subject to more wear and tear. EAudio titles are being requested because the trend of users in the library system is moving toward digital titles on devices using the Libby app rather than the traditional physical books or compact discs.

Board Member Blackham made a motion to approve the request for use of funds in the amount of \$20,000 from the Blood Endowment Flood, seconded by Board Member Oaks.

The vote on the motion was as follows:

Board Member Oaks, yea
Board Member Blackham, yea
Board Member Adams, yea
Board Member Hunt, yea

Board Member Jackson, yea

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Library Endowment Board Meeting at 6:58, seconded by Board Member Blackham and passed unanimously.

DRAFT

KAYSVILLE CITY COUNCIL
March 17, 2022

Minutes of a regular Kaysville City Council meeting held on March 17, 2022 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson and Council Member Perry Oaks

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, Secretary Mindi Edstrom, Community Development Director Melinda Greenwood, Fire Chief Paul Erickson, Matt Goff, Jerry Goodspeed, Laurene Starkey, Val Starkey, Dwain Klein, Tyson Smith

COUNCIL MEETING OPENING

Council Member Hunt opened the meeting by sharing a thought and led the audience in the pledge of allegiance.

CALL TO THE PUBLIC

Dwain Klein said that he had spoken with the community director about the “Flip the Strip” program. Mr. Klein asked the council to consider giving direction to Staff to work with Weber Basin for the city to adopt and qualify for the program. Mr. Klein says he believe that Kaysville residents want to do the right thing and would like to do their part to help conserve water, but that the council can still give direction and leadership to the city. If we can qualify for the program, it would send a clear message to our citizenship that the city council is serious about Kaysville citizens doing their part.

PRESENTATIONS AND AWARDS

UTAH STATE UNIVERSITY DAVIS HERITAGE FESTIVAL

Jerry Goodspeed, the USU Botanical Center Director, said that the Davis County Fair was eliminated last year and Utah State University felt that their holding a similar community event would be in the best interest to the community. They will be holding a “Davis Heritage Festival” on May 19-21, 2022 at the USU Botanical Center. The event will celebrate the history, agriculture, animals and crafts specific to Davis County. People from the Heritage Museum will be there to share information about this area’s history. There will also be demonstrations and activities, which will include art, quilting, food, gardening, as well as other areas. The Davis County Library will be doing story time for kids. There will also be baby animals to see, horse rides, miniature train rides, kids crafts, local entertainment and food trucks. Mr. Goodspeed added that this year the festival will be held out in their field, but they will soon be constructing another building as an indoor arena as well as an outdoor arena for the community. The USU Botanical Center has a membership program, and very few of their members are from Kaysville. They plan to push more

advertising for their membership program, and encouraged the council members to also become members. They are also looking for volunteers for the Davis Heritage Festival.

FIRE DEPARTMENT REPORT

Fire Chief Paul Erickson presented the report of the Kaysville Fire Department from the 2021 year. Chief Erickson explained that the fire department is staffed with 16 full-time firefighters, 16 part-time firefighters and a part-time administrative assistant. In May our staff numbers will go up again with the incorporation of the paramedic program. They have ordered a new command vehicle and the current command vehicle will be converted into a paramedic rescue vehicle in May. Our Annual Training Plan includes over 80 firefighter specific classes and 45 medical specific classes, plus over 113 hours of continuous education. They conduct over 1,000 annual inspections a year. They had to cancel their annual Fire Department Open House again last October, but they plan to hold it this year in October. They were able to participate in the city's Trunk or Treat event with the Police Department, and they have been able to do school visits again. Our department has stayed consistent over the years in regards to responses. We have been at 64% for EMS responses for the past 3 years. We did get 300 more calls in 2021. Our department is 78% compliant with the NFPA standard. The day and time of the week that we get our most calls are, and has been, very consistent over the last 5 years. In continuing to deal with the COVID-19 pandemic, the fire station was closed to the public and so no tours were conducted. We have been able to help with rapid testing over the last couple of years, which has been a help to the community. Only four of our firefighters were infected by COVID-19, but zero response was degraded. The department received some ARS funding which helped to purchase new radios, AED's for patrol and other vehicles, and PPE lockers.

Council Member Blackham asked about the paramedic program.

Chief Erickson responded that the paramedic program for Kaysville would begin in mid-May.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Oaks made a motion to approve the following consent items:

- a. Approval of Minutes of March 3, 2022.

The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Hunt, yea
Council Member Jackson, yea
Council Member Oaks, yea

The motion passed unanimously.

WORK ITEMS

FLIP YOUR STRIP PROGRAM DISCUSSION

Melinda Greenwood explained that last year the Planning Commission and City Council discussed water conservation programs, such as Weber Basin Water Conservancy District's "Flip Your Strip" program, but declined to adopt any ordinances at the time. Kaysville's ordinances do not prohibit a homeowner from removing grass from a park strip or installing xeriscaping, but without adopting ordinances that satisfy Weber Basin's parameters for their program, there is no financial incentive or rebate to a homeowner to do so. Staff is seeking direction from the council on whether or not to pursue Weber Basin's option or just inform residents they are free to make changes as they wish. Staff is also recommending to residents to check with their HOA to see if they have requirements that must be followed in regards to their park strips. Kaysville City does not prohibit nor require any type of landscaping. Weber Basin Water Conservancy District is the wholesale water provider who then sources the secondary water irrigation within Kaysville. We do have three different irrigation companies in Kaysville. There have been some programs put into place and there have been a few bills passed at the State Legislature this year that will affect an HOA's and any municipality's ability to require turf and landscaping. The state has set aside some money that would help to fund these types of rebate programs. The state is still sorting out the details on that and so we don't yet know how that program will work, but the intent is to have all of the water conservancy districts still be the ones authorized to use those funds to reimburse and rebate property owners for removing turf. Weber Basin is working to allow existing homeowners to participate in turf removal programs without concern of being in conflict with ordinances, and to hold new development to a higher water use standard. There are some requirements from Weber Basin in order for property owners to be qualified for the rebate amount. As part of those requirements, the local municipality must adopt an ordinance that supports Weber Basin's goals and meets their minimum requirements. Layton, Washington Terrace, Riverdale and Clearfield have already adopted these ordinances for Weber Basin as of this point. There are a number of other cities that are looking to follow suit.

Council Member Oaks asked about if Weber Basin was offering other landscaping incentives.

Melinda Greenwood responded that currently Weber Basin is only participating in the "Flip the Strip" program. Depending on what the state decides to do with the funding, they may expand the program to other areas of a property.

Council Member Blackham that the state also passed a bill requiring that secondary meters be installed and he feels that those meters will help people become more aware about their water usage.

Council Member Oaks said that there are still a lot of unknowns with the state bills that have passed, and it would be best to wait to adopt any ordinance until we have more understanding.

Council Member Jackson said that installing meters will be very costly for every city in our state. Those cities who start now to get meters installed are more likely to get financial help from the state because eventually that money set aside will run out. The drought has, and will continue to affect all of us. Our snowfall average has been severely declining over the last 30 years and water

conservancy is a severe issue that we need to get a handle on. The city is going to need a lot of resources to get secondary water meters installed, as well as educate our residents about this. The money being given to people for rebates could be used rather to help our cities and municipalities install these water meters. We are all in this together and we all need to change our watering habits.

Council Member Hunt commented that it will take several years for us to get all of the meters installed and running. We will have people who will be water every day, twice a day. We will have some people who will try to hook their irrigation system up to their culinary water. This Weber Basin program helps to educate individuals. As individuals are educated, hopefully they will help to educate their neighbors as well. As a state, we need to change the mentality of what needs to happen and what our citizens need to do.

Mayor Tran asked if we could write an ordinance that would put the responsibility of any reporting on Weber Basin.

Melinda Greenwood said that the requirements don't necessarily put the burden on the city but we would be the regulatory agency involved in Weber Basin's proposed ordinance were to be approved.. Especially with new developments coming in, the city would play the role of ensuring that their landscaping plans are in compliance.

Shayne Scott commented that there might not be a lot of people who would take advantage of this program, which in turn would not put a large burden on staff. We are concerned about cross connections and will be aggressive in investigating who is watering when the water has not been turned on yet by the secondary water providers.

Council Member Blackham said that one reason he is concerned with approving a proposed ordinance now is because once it is adopted, the city will become responsible for it and we do not have the staff right now to spare to incorporate a new enforcement.

Council Member Adams said that he feels that it would make more sense for Weber Basin to just provide the "Flip the Strip" to citizens, without the city having to adopt an ordinance. If someone is willing to flip their strip, we should make it easier for them without having to get the city involved. Council Member Adams suggested that rather than approving the ordinance proposed by Weber Basin, have staff review our ordinances to see if there are things that could be adjusted that would help to conserve water, especially with new homes and developments.

Council Member Adams made a motion not to adopt an ordinance for the "Flip the Strip" program with Weber Basin Water Conservancy District, seconded by Council Member Blackham.

Council Member Jackson made a substitute motion not to adopt an ordinance for the "Flip the Strip" program at this time, but for staff to discuss with Weber Basin Water Conservancy District their requirements of the program and if they would allow any alterations to those requirements.

The motion died for lack of a second.

The vote on the original motion was as follows:

Council Member Adams, yea
Council Member Hunt, nay
Council Member Jackson, yea
Council Member Oaks, yea
Council Member Blackham, yea

The motion passed with a vote of four to one.

Mayor Tran commented that water conservation is important and encouraged the council to communicate with our residents about how important it is.

COUNCIL MEMBER REPORTS

Council Member Oaks said that there was recently a discussion with some staff members and residents to discuss a city pool, and he was impressed by the amount of work that the residents had done. They feel that there is enough of a desire in the city for a recreation center and/or a pool in the city.

Mayor Tran commented that most of the council members were able to attend the National League of Cities conference recently and it was very informative and was a great opportunity to meet our colleagues from other areas of the country.

CITY MANAGER REPORTS

Shayne Scott said that the next city council meeting would be held on the second Thursday of April, on the 14th, rather than the typical first Thursday. The next day, April 15th, will be the city council's budget retreat.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the City Council meeting at 8:20 p.m., seconded by Council Member Adams and passed unanimously.

KAYSVILLE BUSINESS PARK
ARCHITECTURAL REVIEW COMMITTEE MEETING
March 17, 2022

Minutes of a Kaysville Business Park Architectural Review Committee Meeting held on March 17, 2022 at 8:20 p.m. in the City Council Chambers of the Kaysville City Municipal Center at 23 East Center Street, Kaysville, UT.

Board Members present: Tamara Tran, John Swan Adams, Mike Blackham, Abbigayle Hunt, Nate Jackson and Perry Oaks

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, Secretary Mindi Edstrom, Community Development Director Melinda Greenwood, Fire Chief Paul Erickson, Laurene Starkey, Val Starkey, Dwain Klein, Tyson Smith

OPENING

Chairperson Tran opened the meeting by welcoming those present.

CONSIDERATION AND APPROVAL OF A NEW 8,943 SQUARE FOOT WAREHOUSE BUILDING FOR READING HORIZONS LOCATED AT 1213 WEST FLINT MEADOW DRIVE

Melinda Greenwood explained that Reading Horizons has submitted plans for a new 8,943 square foot building to provide warehouse storage for their expanding business. The building is to be located on the existing grassy area in the southeast portion of their parcel, close to Flint Meadow Drive, as indicated on the site plan. Reading Horizons will also include a restroom facility in the building. The plans show the building will be just over 28 feet in height and will include a single dock/delivery area. The applicant plans to use architectural materials to match the existing building, utilizing the same color scheme, windows, stucco and CMU block. Staff has verified that adequate parking already exists for the new building. The existing two-story 23,000 square foot building was completed in 2016. While the submitted plans show a proposed addition to the existing building, the applicant does not want to proceed with the addition at this time, and is only interested in constructing the warehouse. The applicant is looking for approval before proceeding with further building design and construction level drawings.

Tyson Smith, the applicant, said that they have had to obtain storage trailers to store on their property because they have run out of warehouse space. When they built their building originally they didn't expect that they would need more space so soon, but they have grown quickly.

Board Member Blackham asked Staff to confirm that this lot will still meet the landscaping requirements with the building of this warehouse. Board Member Blackham also commented that he would like to see if the owners of the properties in the Business Park would prefer that the regulation of the Park be done by the property owners as an HOA since the city does not own that much property in the Business Park anymore.

Board Member Adams made a motion to approve a new warehouse building for Reading Horizons at 1213 West Flint Meadow Drive, seconded by Board Member Hunt.

The vote on the motion was as follows:

Board Member Hunt, yea
Board Member Jackson, yea
Board Member Oaks, yea
Board Member Blackham, yea
Board Member Adams, yea

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee Meeting at 8:32 p.m., seconded by Board Member Hunt and passed unanimously.

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: April 14, 2022

TYPE OF ITEM: Consent

SUBJECT/AGENDA TITLE: Appointment of RAMP Committee Members

EXECUTIVE SUMMARY: The Kaysville City Council recently approved Ordinance 4-10-7, thereby creating a Recreation, Arts, Museum and Parks (RAMP) Committee.

Section 4-10-7(5) states: *"The 4 standing members shall include; Kaysville City's Parks and Recreation Director or designee (Parks Representative), Kaysville City's Recreation Superintendent or designee (Recreation Representative), Kaysville Community Theater Committee member (Arts Representative), and a Kaysville Historic Preservation Committee member (Museum Representative). The 5 at large members shall be appointed, by the Mayor after counsel with and the consent of the City Council, from among the residents of Kaysville City."*

Mayor Tran accepted applications for the 5 at large committee member seats and recently held interviews for those positions. Mayor Tran is now proposing to appoint the following to the RAMP advisory committee:

Standing Members:

- Parks and Recreation Director - Cole Stephens
- Recreation Superintendent - Kris High
- Kaysville Community Theater - Laurie Storey
- Historic Preservation Committee - TBD (They have a committee meeting next week where they will select a representative)

At Large Members:

- Richard Heath
- Chaz Leech
- Chris Snell
- C. Fernando Morales
- Marcie Handy

The term of office for each at large member shall be 2 years. The terms will be staggered so that 2 at large members' terms of office will expire on December 30th of a given year, the other 3 at large members' terms of office that will expire on December 30th of the second year, and then continuing each year in that order.

Council Options: 1) Approve 2) Approve with modifications 3) Deny

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: RAMP Tax revenue

STAFF REPORT



COUNCIL MEETING DATE: April 14, 2022

TYPE OF ITEM: Consent

SUBJECT/AGENDA TITLE: Mutton Hollow Waterline Replacement and Repave

EXECUTIVE SUMMARY:

Staff has been working for 2 years on design plans for the replacement of ~4,500 LF of underground water lines and the subsequent repave of Mutton Hollow. Bids were recently opened for this project, and the low bid for this project was from 3XL Construction for \$2,145,160.79.

Staff has reviewed the bids and contacted other Cities who have worked with them, and our recommendation is to execute a contract with 3XL for the project.

Council Options: Approve/Table

Recommended Options: Approve

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

RESOLUTION __-__-__

**AUTHORIZING AN AGREEMENT WITH 3XL CONSTRUCTION FOR THE
MUTTON HOLLOW WATERLINE AND REPAVING PROJECT**

WHEREAS, Kaysville City (hereinafter “City”) has elected to construct improvements to the water and streets system by replacing aging piping and repaving the road; and

WHEREAS, the City received bids for construction of the referenced project recently, with the results of these bids attached hereto for the Council’s review; and

WHEREAS, City Staff has spent significant time reviewing and evaluating each response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Kaysville City to conditionally select 3XL Construction (hereinafter “3XL”) as the contractor for this project.

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

1. 3XL is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the Mutton Hollow project.

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with 3XL for the Mutton Hollow project. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price and other responses to the Advertisement for Bids contained in the proposal submitted by 3XL that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an agreement for the Mutton Hollow project.

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

4. The final Agreement shall not exceed the bid price without further action of this council.

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

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **14th day of April, 2022**.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: April 14, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Preliminary plat approval for Bourne Estates Planned Residential Unit Development (PRUD) Subdivision located at 1742 West Phillips Street – Robert and Linda Bourne

EXECUTIVE SUMMARY:

At the March 24, 2022 Planning Commission meeting, with a vote of 7-0, the Planning Commission recommended approval of the preliminary subdivision plat for Bourne Estates Subdivision, located at approximately 1742 West Phillips Street. The proposed 5-lot subdivision entails about 2.5 acres of land with private street and lot sizes ranging from 17,886 ft² to 22,921 ft².

[KCC 19-3-5](#) requires preliminary subdivisions be approved by the City Council. Preliminary subdivision approval is valid for one year.

The preliminary subdivision plat meets all zoning ordinances and engineering standards prescribed for R-1-LD with a PRUD overlay, but needs some minor edits prior to final subdivision approval.

The Planning Commission will approve the final subdivision.

City Council Options:

1. Approve
2. Deny

Recommended Option:

Staff recommends the City Council approve the preliminary subdivision plat for Bourne Estates subject to the staff comments on the draft plat.

Fiscal Impact:

The subdivision and development of single-family homes will bring in a small amount of annual property tax revenues to the City.

Attachments:

1. Planning Commission Staff report
2. Preliminary Subdivision Plat with Staff Comments

Agenda Item #3: Preliminary Subdivision of Bourne Estates Planned Residential Unit Development

Meeting Date	March 24, 2022
Application Type	Preliminary Subdivision
Applicant Owner	Robert and Linda Bourne
Address Parcel ID Number	1742 W Phillips Street 11-077-0023
Lot Size	2.54 acres 110,624 ft²
Current Use	One single family home
Current Zoning	R-1-LD PRUD
Subdivision Density	5 single family lots



The proposed preliminary subdivision plat for the Bourne Estates PRUD subdivision is before the Planning Commission for consideration for preliminary plat approval. The plat is consistent

with the zoning ordinance of R-1-LD with a PRUD overlay allowing for a private lane subdivision. Five lots, all of which comply with minimum lot size and frontage requirements, are proposed on this Preliminary Plat.

The 5 lots proposed are on approximately 2.5 acres of land zoned with the R-1-LD zoning district and approval for the PRUD overlay to accommodate a private street configuration last year. The lots range from 17,886 thousand ft² to 22,921 ft².

The applicant has now completed the engineering and is requesting preliminary plat approval.

2. REASONING

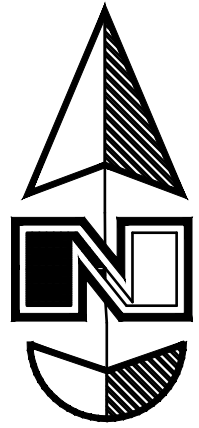
The plat is in compliance with the existing R-1-LD (PRUD) zone, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

3. RECOMMENDATION

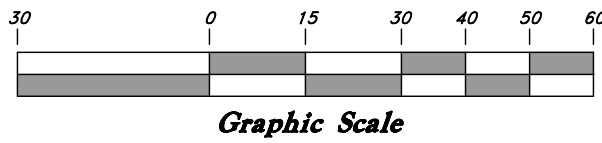
Staff recommends that the Planning Commission grant approval for the preliminary plat of the Bourne Estates PRUD Subdivision.

4. ATTACHMENTS

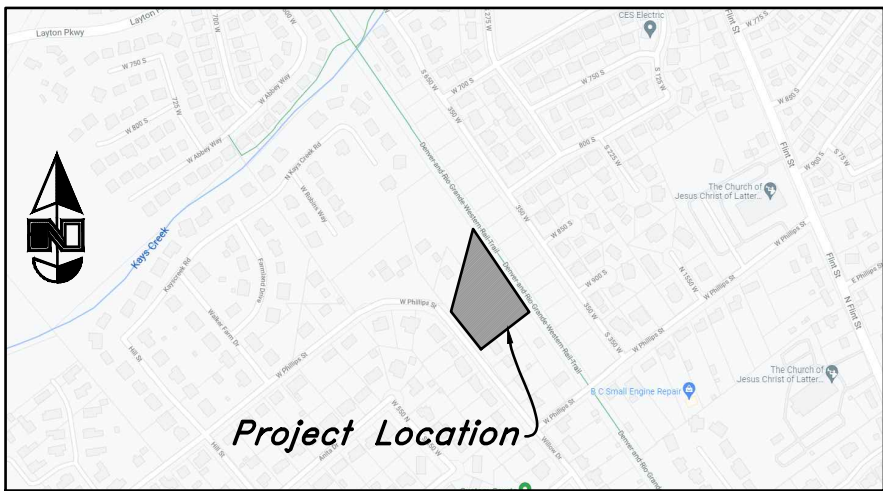
- A. Preliminary Plat



Scale: 1" = 30'



Graphic Scale



Vicinity Map
(Not to Scale)

Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Cheri & Marshall
Miller
Parcel # 117-90-0001

Marshall Miller & Mistie
Parcel # 117-90-0002

Dean & Connie Adam
Parcel # 113-88-0073

Derek & Teresa Sommer
Parcel # 113-88-0072

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Bourne Subdivision

A part of the North Half of Section 32 and the South Half of
Section 29, T9N, R2W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
March 2022

Need surveyor seal and signature

Add street names and make sure they
are labeled as private streets

add addresses to each lot. (I can help
with this once you have street names)

Please provide HOA CC&Rs when you
plan on recording.

wrong
township and
range

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	7°01'06"	229.64'	28.13'	N 41°00'36" W	28.11'
C2	87°44'00"	28.00'	42.87'	S 9°11'00" W	38.81'
C3	92°16'00"	28.00'	45.09'	S 80°49'00" E	40.37'

3
17,866 sq.ft.
Gas Pipeline Easement
Entry No: 107505

2
17,865 sq.ft.

1
21,781 sq.ft.

Northeast Corner of
Section 32, Township 4
North, Range 1 West
Salt Lake Base and
Meridian. (Not Found)

Point of Beginning
Property Corner
Set Rebar and Cap

KAYSVILLE CITY ATTORNEY

Approved by the Kaysville City
attorney on this _____ day
of _____, 2022.

Kaysville City Attorney

DAVIS COUNTY PUBLIC WORKS DIRECTOR APPROVAL

Approved by the Davis County
Public Works Department on this _____ day
of _____, 2022.

Signature

KAYSVILLE CITY ENGINEER APPROVAL

Approved by the Kaysville City Engineer
on this _____ day of _____, 2022.

Kaysville City Engineer

KAYSVILLE CITY PLANNING COMMISSION APPROVAL

Reviewed by the Kaysville City Planning and Zoning
Commission on the _____ day of _____, 2022.

Chairperson

SURVEYOR'S CERTIFICATE

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

Signed this _____ day of _____, 2022.

624,920

License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owner(s) of the hereon described tract of land, hereby set
apart and subdivide the same into lots, streets, and private streets as shown on this
plat, and name said tract Bourne Subdivision, and hereby dedicate, grant and convey to
Kaysville City, Davis County, Utah, all those parts or portions of said tract of land
designated as public streets, the same to be used as public thoroughfares forever; and
also dedicate, to Kaysville City, those certain strips designated as public utility easements
for public utility and drainage purposes as shown hereon, the same to be used for the
installation, maintenance, and operation of public utility service lines and drainage, as
may be authorized by Kaysville City.

We also hereby dedicate and grant all those parts or portions of said tract of land,
designated as private roads, to the Home Owners Association, the same to be used as
private thoroughfares forever;

Signed this _____ day of _____, 2022.

Robert Bourne & Linda Bourne

Owner - Robert Bourne

Owner - Linda Bourne

ACKNOWLEDGMENT

State of Utah } ss
County of Davis }

The foregoing instrument was acknowledged before me this _____ day
of _____, 2022 by Robert Bourne & Linda Bourne.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

Beginning on Westerly Right-of-Way line of the Rail Trail at a point South 89°51'20"
West 1234.50 feet along Section line & South 34°41'00" East 55.02 feet along said
Westerly line from the Northeast Corner Section 32 Township 4 North Range 1 West Salt
Lake Base and Meridian and running thence South 53°03'00" West 305.02 feet to
Easterly line of Phillips Street; thence along said Easterly line of Phillips Street North
37°16'40" West 227.02 to the southerly point of Miller Ranch Amended Subdivision;
thence along the Southeasterly line of said Subdivision North 15°13'10" East 411.87 feet
to the said Westerly Right-of-Way line of Rail Trail; thence along said Right-of-Way
line South 34°41'00" East 480 feet to the point of beginning.

Contains 2.54 Acres

Rotate bearings counter clockwise 0°19'01" to equal Nad83 bearings.

NARRATIVE

This Survey and Subdivision was requested by Robert Bourne for the purpose of
preparing to develop and subdivide the property.

A line bearing North 5°52'48" West from a Monument found in the intersection of
Phillips Street and Walker Farm Drive and a street monument found on the center line
of Farmland Drive, was used as the Basis of Bearings, as shown hereon.
At the time of survey the North Quarter and the Northeast corner of Section 32
Township 4 North, Range 1 West, Salt Lake Base and Meridian, was not found. Miller
Ranch Amended Subdivision, and Mountain Shadow Estates No. 6 Subdivision was used
to establish the location of the boundary for the subject parcel.

See Record of Survey for boundary replacement.

The property corners were monumented as shown hereon.

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis
Sewer District on this _____ day
of _____, 2022.

Signature

KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this
plat were duly approved and accepted by the City Council
of Kaysville City, Utah this _____ day of _____, 2022

Attest:

Title:

Mayor

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AT _____
RECORDED _____ OF OFFICIAL
IN BOOK _____ RECORDS, PAGE _____
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

CITY COUNCIL STAFF REPORT



MEETING DATE: April 14, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Consideration of a development agreement and request to rezone 478 South Main Street from R-1-8 (Single Family Residential) District to R-M (Multiple Family Residential District) – Mark Lund & Kelly White

EXECUTIVE SUMMARY:

This item was initially discussed at the February 10, 2022 Planning Commission meeting, where a public meeting was held. Based on resident feedback at that meeting, the Planning Commission asked staff to work with the developer to consider other options for the property, including a different zone and limiting the project density through a development agreement.

At the March 24, 2022 Planning Commission meeting, the Planning Commission recommended approval of rezoning 478 South Main Street from to R-M subject to a development agreement limiting the development to six units as well as increased parking, site buffering and architectural standards. The Planning Commission's vote of 7-0 was unanimous.

During the public hearing, a petition opposing the rezone request and a traffic accident report were submitted to the Planning Commission. Those items, as well as public comments submitted to the Planning Commission have been attached to this packet. Minutes from both the February 10 and March 10 Planning Commission Meetings are attached.

City Council Options:

1. Approve
2. Approve with additional conditions to the development agreement
3. Deny

Recommended Option:

Staff recommends that the City Council approve the rezone request based on the Planning Commission's recommendation and the findings outlined in the staff report.

Fiscal Impact:

This item will bring in a small amount of annual property tax.

Attachments:

1. Planning Commission Staff report
2. Public Comments Received
3. Draft Development Agreement
4. Draft Rezone Ordinance

5. February 10, 2022 Planning Commission Meeting Minutes
6. March 10, 2022 Planning Commission Meeting Minutes



Planning Commission Staff Report

March 10, 2022

Consideration of a development agreement and rezone of 478 South Main Street from R-1 Single Family Residential District to R-M Multiple Family Residential District (item continued from the February 10, 2022 public hearing)

Applicant/Owner: Mark Lund & Kelly White

Address: 478 South Main Street

Lot Size: .56 acre (24,393 ft²)

Existing Zoning: R-1-8 Single Family Residential

Density Entitlement: 3 single family detached units

Requested Zoning: R-M Multiple Family Residential

Density Entitlement: 8 attached residential units; development agreement to limit to 6

Current Use: Undeveloped land used as a community garden

Background

At the February 10, 2022, Planning Commission meeting, the Commission held a public hearing and subsequently discussed the application requesting rezone of 478 South Main Street from [R-1-8 Single Family Residential](#) to [R-M Multiple Family Residential](#). The subject property is currently a .56 acre (24,393 ft²) undeveloped parcel which has been previously used as a community garden. During the dialogue, the Commission expressed concerns about the R-M zone allowing up to eight units on the property, but demonstrated some comfort with the allowance of six units. Based on this concern, the Commission requested staff work with the applicant to bring a development agreement back for consideration along with the zone change request.

Surrounding Land Use and Zoning

The parcel is located on the northwest corner of 475 South and Main Street. For the Commission's consideration of the whether or not the application of the R-M zone on the subject property is an appropriate location, the character of the surrounding neighborhood includes:

- **Adjacent** - Directly adjacent is R-1-8 zoning and single family dwellings which are located on the north and west sides of the subject property.
- **North** - The subject property is bordered by R-1-8 zoning and approximately 330' to the north is several parcels which are zoned R-2, and approximately 790' is a parcel zoned PB.
- **South** - A large church is located south of the lot across 475 South.
- **East** - The subject property is bordered by R-1-8 zoning.
- **West** - Across Main Street to the west is Davis High School and about 580' further south is PU zoning where large athletic fields are located.

General Plan

The currently adopted 2019 Kaysville City General Plan states the following excerpts as a goals and policies (emphasis added). These excerpts are germane to the R-M rezone application and should be considered as deciding criterion when the Commission makes their recommendation to the City Council.

I. Identity and Character

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

Because the R-M zone is considered a residential zone, the rezone request generally meets this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions.***

Because the R-M zone allows for townhomes, it diversifies available housing products and generally meets this goal and policy.

I. Housing

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

*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.***

Because the subject property is located east of the I-15 and on Main Street, the proposal generally meets this goal and policies. Further, the majority of the housing in the area is currently developed as single family detached housing, the addition of a six-unit townhome will diversify the size and type of housing while allowing for the preservation of currently existing development.

Plan For Additional Moderate Income Housing

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

*1. **Zoning properties** townsite (R-T), single family (R-1), diverse (R-D), two-family (R-2), one to four family (R-4), and **multiple family (R-M) residential** and central commercial (CC) which allows housing.*

*3. **Permitting multiple unit structures in single family residential zones.***

4. Permitting less costly size, design, materials and construction of housing.

9. Rezone for densities necessary to assure the production of moderate income housing.

Because the R-M zone allows for townhomes, which are typically considered more affordable than single family residences due to construction methods and efficiency of land development, this project would diversify available housing products and generally meets this goal and policies.

Zoning

The stated purpose of the R-M zone is:

To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end, the regulations permit, in accordance with stated regulations, dwellings ranging from single-family to multiple and necessary public services and activities subject to proper controls.

The R-M zone prescribes specific amounts of open space for outdoor leisure. A six-unit development would require a minimum of 3,600 ft².

The R-M zone requires a minimum of 20 ft² of enclosed outside storage for each dwelling unit, totaling 120 ft² for six units.

Differences between the height and setback regulations between the current and proposed zones are identified in the chart below.

	R-1-8	R-M
Height	30'	30'
Front Setback	25'	25'
Side Setback	≥ 8' both side yards ≥16'	≥ 8' both side yards ≥16' + 2' per unit over two; totaling 8' additional setback
Rear Setback	15'	15'
Corner	20' side abutting street	20' each side abutting street

Public Noticing and Public Comment

A total of 50 public notices were mailed to property owners within 500' of the subject property.

During the public hearing on February 10, 2022, concerns from citizens included increased traffic from the development, inadequate parking, impacts to the character of the surrounding single-family residences, high tenant turnover and safety.

Summary

Discussions at the February 10, 2022 Planning Commission meeting also included asking the applicant to consider amending their application to request the [R-2 One To Two Family Residential District](#) instead of the R-M zone, but the applicant didn't wish to proceed in that direction. The developer cited these concerns regarding changing their application to R-2 zone.

- Increased amount of time to process the re-notification of a public hearing to change from the previously advertised R-M zone to R-2.
- Increased amount of time and costs to process a subdivision application.
- Increased construction costs and loss of building efficiencies.

While the R-2 zone may offer esthetics similar to the neighboring properties, both staff and the developer concur that when considering access, traffic and safety, the R-M zone with a singular ingress/egress located on 475 South and further away from Main Street is exponentially preferable to the creation of three driveways and three points of ingress/egress. Further, there is approximately nine feet of grade change and curvature in the roadway on 475 South which causes additional concern for three points of vehicular conflict versus one.

Based on feedback from the Commission and the public, Community Development staff worked with the applicant to negotiate a development agreement, which includes the following considerations:

- **Density** - Limiting the development to 6 attached units
- **Parking** - Constructing a minimum of 12 parking stalls (10 are required by code)
- **Buffering** - Using trees and fencing as a landscape buffer to the two existing homes on the west and north sides of the property
- **Architectural Design** - Constructing the building to fit Craftsman, Traditional or Farmhouse architectural style

Recommendation

The Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the 2019 General Plan, considerations listed within this staff report, the proposed development agreement and how well this specific proposal works at this particular location.

The Planning Commission may make a recommendation to approve, approve with modifications to the development agreement or deny the rezone request.

Attachments

1. Draft development agreement
2. Draft rezone ordinance
3. Location map
4. Zoning map

Mindi Edstrom

From: noreply@civicplus.com
Sent: Tuesday, February 1, 2022 6:04 PM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Tarryle & Lori Bagley
------	-----------------------

Email Address	[REDACTED]
---------------	------------

Address	[REDACTED]
---------	------------

City	Kaysville
------	-----------

State	UT
-------	----

Zip Code	84037
----------	-------

Phone Number	[REDACTED]
--------------	------------

Your Message	
--------------	--

We are writing this letter to voice our concerns about the application to re-zone the property located at 478 S. Main in Kaysville by Mark Lund and Kelly White from R-1 Single Family Residential District to R-M Multiple Family Residential District. We feel that this would be totally inappropriate because it goes against the current zoning.

17-12-1 Purpose R-1 Single Family Residential District
"Single Family which describes: 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."

17-16-1 Purpose R-M Multiple Family Residential District

"To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end, the regulations permit, in accordance with stated regulations, dwellings ranging from single-family to multiple and necessary public services and activities subject to proper controls."

To re-zone to R-M would be a significant departure from Kaysville's General Plan Draft and Community Survey as well as detract from our neighborhood feel. "As Kaysville is largely a family-oriented bedroom community, this character area is consistent with established values that are hoped to be maintained into the future. Larger vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, which would provide a variety of single-family housing types and forms, and clustering development and open space in a manner the can preserve the small town, pastoral and open feel of the City". We purchased a house in this area, knowing it was an R-1 or R-2 zoned location.

We also feel that there would be an unsafe traffic issue. When Davis High has any activity there are already traffic problems, as well as Junior High traffic. People parking on the street would create a major bottleneck, as we have already seen in the summer with the garden traffic. To put a high density building in that location would just exacerbate the problem with tenants and visitors parking their vehicles on the street.

There is High Density housing in many other areas where it is more appropriate. Please help us keep this area as it was intended to be in Kaysville's General Plan Draft, keep it as R-1 zoning, and do not allow a zoning change to R-M.

Thank you,

Tarryle & Lori Bagley
[REDACTED]

Upload an Attachment

Field not completed.

Upload an Attachment

Field not completed.

Mindi Edstrom

From: noreply@civicplus.com
Sent: Monday, January 31, 2022 3:59 PM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Joshua and Michelle Lewis
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	United States
Zip Code	84037
Phone Number	Field not completed.
Your Message	We are against allowing the zoning to change from R1 to RM on the corner of 475 south and Main Street for the following reasons:

Jr. high traffic on 475 south is already heavily congested:

On school days, cars line both sides of 225 east to pick and drop off their kids from Jr. high, turning the tight residential road into a one-way street. It's a mess. As the cars leave Kaysville Jr. High on 225 east and head either east or west on 475 south it becomes a constant congested stream of cars. The road gets clogged especially east bound as they try and turn onto Main Street.

Pedestrian traffic (neighborhood children) crossing 475 south is already a concern:

Most neighborhood kids in this area walk to and from elementary, jr. high and high school, and do so by crossing 475 south. This road is long and strait with a very steep hill—making it a popular place to speed. Because of this, the city was kind enough to create a designated cross walk with signs and painted lines on the road to help our kids cross safely. However, our kids still cross with caution.

Additional seasonal traffic will turn into a permanent problem:

As this property was once used as the community garden, it has been eye opening as to the negative effects of added traffic it brought to the entrance of 475 south near Main Street. Every summer, people who used the garden parked their cars along 475 south, forcing drivers to slow down to a snail's pace as parking creates a bottleneck and visibility is severely compromised. We have seen a lot of close calls. Games or other large events at Davis High School also create this same problem as 475 south is also used as overflow parking.

We are concerned that this proposed 6-unit apartment will not be able to comfortably accommodate 6 cars, let alone the possible 12 from tenants (and any guests that may visit), forcing some to park along the road all year long, turning a seasonal safety issue into a permanent one.

In short, we cannot afford to have the additional traffic that an apartment building would bring to this already heavily-congested and long-established residential neighborhood.

Thank you so much for taking time to read this and listen to our concerns.

Joshua and Michelle Lewis

10 March 2022

To the City Planning Commission:

Dear Mindi,

Thank you so very much, for working to help make our record accurate.

The below people (to my understanding) attended and signed in, yet are not included in the list of persons attending.

Laurene Starkey,
Val Starkey,
Tim Stephens
Will Walter
Craig Carlyle
Mark Jensen
DeEtte Jensen
Brandi Dunn
Doug Hyer
Brian Bennion

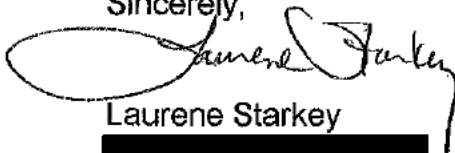
Others not signing, but present (some spoke)
Wen Fe Yu

I have contacted a good share of the above persons, have photographs, and am willing to get written confirmation.

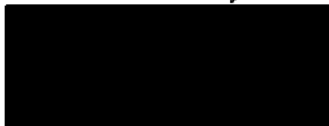
How do you recommend that this situation be remedied?

Thank you very much for your efforts.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurene Starkey", written in black ink.

Laurene Starkey



Mindi Edstrom

From: noreply@civicplus.com
Sent: Thursday, March 10, 2022 11:15 AM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop; [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Nedra Saunders
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]

Your Message	Re: Proposed Re-zone and project at 475 S. and Main, Kaysville: 1. Ours is an inter-connected community of friends, who live in well cared-for single family homes. 2. There's an underground stream beneath the property, flowing from NE to SW, coming from beneath Main Street and going SW under the property. During heavy rains, there is basement flooding of homes along 475 S. The stream could affect building plans; more pavement could affect west residents. 3. Quality of proposed construction, fencing, landscaping and fire safety is still somewhat vague and concerning. 4. Overflow parking for guests is still a concern. 5. Six-unit townhomes is better than original proposal but still too big. Please limit Zoning to R-4, require good quality construction, and please give us an ASSET to our community. Thank you.
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10 March 2022

My name is Laurene Starkey. I live at [REDACTED] in Kaysville. I attended our last meeting a month ago along with a room full of neighbors. I signed in. I invited our neighbors who are dietary specialists, one at a Salt Lake hospital, working from 6 a.m. They brought their young children, with a "special need" grade schooler, to participate in local government. To be heard as "the people." What took place?

We heard at the beginning of the meeting; a council member sworn in to uphold the Constitution of the United States that begins with "We the people." May I ask how our Kaysville planning commission is acting "of the people, by the people, and for the people" if the most part of the first hour was spent hearing a special interest of a pyrotechnic neighbor? The next, explaining the mandates of state and federal legislation and the importance of the planning commission.

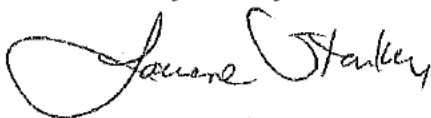
Our neighborhood showed up in full force. Even the Commissioner queried if they had mistaken the meeting for the Olympics. My husband stopped counting at 70. I saw photographs indicating a larger crowd that was represented on the books. My own signature was not included, along with 11 others, I am aware of. We have been told any other pages of meeting attendance cannot be found, which seems strange. The petition signed by 138 neighbors was omitted until I requested yesterday that it be included. The traffic data submitted was apparently "misplaced" until I resubmitted it last night and today. Neighbors waited until the meeting etched on until maybe 10 p.m.

As a neighbor, we been welcomed and will gladly welcome and warmly greet every new neighbor. The work that had been done on the preliminary agreement with the developer seems positive. Nevertheless, is it wrong to inquire a reason why Mr. White and his partner must receive an RM zoning if their end goal is six units? As I understand, most neighbors would accept an R2 zone. Our rejection is the big box, the blank check of RM, which if this developer fails as I understand it, will require few restrictions for any upcoming purchaser.

My father taught me as a child, NEVER sign a blank check. Are there reasons for defying prudent boundaries? What are the reasons for this parcel NOT to be zoned as R2?

Our planning commission pointed us to a parcel near the DATC. We drove past these units. They are zoned as R2.

In closing, imagine purchasing a home next to a neighborhood garden. How would you feel if, within months, a developer imposed a big box apartment building? Perhaps it is worth considering what "the people" in your city wish for, prefer, or choose accept. Thank you for your kind consideration.



Laurene Starkey

[REDACTED]

Kaysville UT 84034

[REDACTED]

February 8, 2021

Dear Kaysville City Council and Planning Commission,

Subject: Proposed Rezoning of Parcel on 475 S and Main Street

We live about 155 ft south of the parcel in question at [REDACTED] for 15 years. We have enjoyed Kaysville and benefited from the schools. We have seen concerns for our immediate neighbors, adjoining 550 S. The traffic on 550S can be very busy for a neighborhood street. Sometimes it seems more like an arterial!

Safety: Our primary concern is for safety of the neighborhood as a whole. Any change to the number of cars parked and traffic on 475 S will probably have repercussions to 550 S.

Here are two examples of why. #1 Two close neighbors have Down syndrome family members, the second just moved in. Neighbors have scoured the vicinity hunting a child, multiple times in 2021.

#2. Our 4 grandchildren, 9 and under, grew up in our house for 5 years while we were away. Kevin, age 4, was rescued by a Good Samaritan on Main Street, over 350 feet from "his" house.

Any traffic revisions and associated parking changes with this proposal will affect people more than just the 500 feet away. The church parking lot that separated use from 475 S is easily traversed by a child. It also is not infrequently used by people in a hurry to get somewhere.

Facts on Traffic Hazards: School traffic from Kaysville Jr. High has significant volume with few options to parents dropping off and picking up kids. Val produced 3 videos showing typical school traffic on 475 S.

Others are requesting information from the police on accidents associated with this immediate neighborhood (In Process). The intersection of 475 S and Main has had some incidents, whether reported or not, as also 550 S. and Main. With a street speed limit of 40 mph, the result has been more than fender-bender proportions, including an emergency room visit early 2022.

Rental housing will certainly add more traffic and parking on 475 S. and Main St., as mentioned before. There are no rules for renters or owners on the number of cars they can have.

The Church parking lot with a blind corner, although it is private property, sees significant cross through traffic already.

Kaysville Junior High will not change locations. There are few options for parents dropping off children.

Clearly, Davis High School and Columbia Elementary both affect family neighborhood traffic safety.

Street Width: 550 S. is about 41.0 feet wide, 475 S. is about 34.2 feet wide. Considering the measurement of the narrow car in our driveway, at 475S, if there was 1 parked car on each side of the street, there is only a 3 inch space between two-way passing traffic. That is a recipe for trouble.

Any parking on 475 S by the parcel probably will impact visibility for cars trying to pull out or entering.

Finally, the State's mandate of "Saferoutes" implies requires a focus toward the safety as a very high priority. Clearly, at the state level it is easier to legislate. We understand at the community level, in applying the rules, regulations and judgements, it is much harder.

But this neighborhood area is unique, with 3 schools, an elementary, a junior high, and a high school within an approximate circle of .38 mile diameter. It doesn't happen like this anywhere else in Kaysville, nor have we seen this in other cities.

Please Consider the Safety of the Children and be wise. This is a family neighborhood, it has been, it is, and should be in the future, a Safe Family Neighborhood.

In conclusion, as Safety of the Vulnerable and wisdom dictates, there is no situation ^{that} blatantly evident that the integrity of this family neighborhood should ~~not~~ be maintained. Prudence points to better locations for R-M zoning. ~~to be in~~ ^{to be in} or position

Recommended Actions:

1. Set up a monitoring system to collect both volume and speed data, ie. a Traffic Volume and Speed Survey
2. Request from the parcel owners more definitive plans on intents and share guidance.
3. If there is a rezoning of any type, ~~some~~ parking control measures must be applied.
4. 550 S. must be reconsidered in light of current high traffic and speeds. We recommend this street be surveyed similarly.
5. ~~The~~ School District's "Saferoutes" needs to be revisited for KJH.

Thank you for your service and conscientious consideration of this matter.

Sincerely,

Val Starkey

Val Starkey, cell [REDACTED] retired, professional structural engineer, for the Boeing Co., who understands the impact of design and safety decisions, and grandfather,

Laurene Starkey, [REDACTED] ^{concerned} wife and ~~caring~~ grandmother.

Your Message

We are writing this letter to voice our concerns about the application to re-zone the property located at 478 S. Main in Kaysville by Mark Lund and Kelly White from R-1 Single Family Residential District to R-M Multiple Family Residential District. We feel that this would be totally inappropriate because it goes against the current zoning.

17-12-1 Purpose R-1 Single Family Residential District

"Single Family which describes: 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."

17-16-1 Purpose R-M Multiple Family Residential District

"To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end, the regulations permit, in accordance with stated regulations, dwellings ranging from single-family to multiple and necessary public services and activities subject to proper controls."

To re-zone to R-M would be a significant departure from Kaysville's General Plan Draft and Community Survey as well as detract from our neighborhood feel. "As Kaysville is largely a family-oriented bedroom community, this character area is consistent with established values that are hoped to be maintained into the future. Larger vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, which would provide a variety of single-family housing types and forms, and clustering development and open space in a manner the can preserve the small town, pastoral and open feel of the City". We purchased a house in this area, knowing it was an R-1 or R-2 zoned location.

We also feel that there would be an unsafe traffic issue. When Davis High has any activity there are already traffic problems, as well as Junior High traffic. People parking on the street would create a major bottleneck, as we have already seen in the summer with the garden traffic. To put a high density building in that location would just exacerbate the problem with tenants and visitors parking their vehicles on the street.

There is High Density housing in many other areas where it is more appropriate. Please help us keep this area as it was intended to be in Kaysville's General Plan Draft, keep it as R-1 zoning, and do not allow a zoning change to R-M.

Thank you,

Tarryle & Lori Bagley

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Contact the Planning Commission - Submission #4291

Date Submitted: 2/4/2022

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name

Andrea Warren

Email Address

Address

City

Kaysville

State

UT

Zip Code

84037

Phone Number

Your Message

Hi! I'm contacting you regarding the proposed re-zoning of the property that used to be the Kaysville Community Garden. We live across the street from the Kaysville Community Garden.

I am not opposed to affordable housing. However, I do think the re-zoning should be thoughtful and something that matches the rest of the neighborhood. The re-zoning should also reflect the city's idea of an aesthetical salutation to those who visit Davis High and the DATC.

I do support building townhouses on the lot. I would prefer R-2 zoning which is consistent with other housing in the area.

I do not support street access on 475 S unless each resident has it's own driveway. All of the other townhouses in the neighborhood are accessed at Main Street. There is already significant traffic on 475 S especially during pick-up and drop-off at Kaysville Junior High (same time as many students are walking) and during activities or worship services at the church across the street to the south. I think adding high density housing with a single access on 475 S would overwhelm a residential street intended for single family housing. Main Street has a middle lane, stoplights, and is much wider. It has already proven to work well for other townhouse developments in the neighborhood.

I do not support easement of existing code for R-M housing if the re-zoning is approved.

Thank you for considering my comments.

Andrea Warren

Print

Contact the Planning Commission - Submission #4278

Date Submitted: 1/31/2022

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name

Joshua and Michelle Lewis

Email Address

Address

City

Keysville

State

United States

Zip Code

84037

Phone Number

Your Message

We are against allowing the zoning to change from R1 to RM on the corner of 475 south and Main Street for the following reasons:

Jr. high traffic on 475 south is already heavily congested:

On school days, cars line both sides of 225 east to pick and drop off their kids from jr. high, turning the tight residential road into a one-way street. It's a mess. As the cars leave Kaysville Jr. High on 225 east and head either east or west on 475 south it becomes a constant congested stream of cars. The road gets clogged especially east bound as they try and turn onto Main Street.

Pedestrian traffic (neighborhood children) crossing 475 south is already a concern:

Most neighborhood kids in this area walk to and from elementary, jr. high and high school, and do so by crossing 475 south. This road is long and strait with a very steep hill—making it a popular place to speed. Because of this, the city was kind enough to create a designated cross walk with signs and painted lines on the road to help our kids cross safely. However, our kids still cross with caution.

Additional seasonal traffic will turn into a permanent problem:

As this property was once used as the community garden, it has been eye opening as to the negative effects of added traffic it brought to the entrance of 475 south near Main Street. Every summer, people who used the garden parked their cars along 475 south, forcing drivers to slow down to a snail's pace as parking creates a bottleneck and visibility is severely compromised. We have seen a lot of close calls. Games or other large events at Davis High School also create this same problem as 475 south is also used as overflow parking.

We are concerned that this proposed 6-unit apartment will not be able to comfortably accommodate 6 cars, let alone the possible 12 from tenants (and any guests that may visit), forcing some to park along the road all year long, turning a seasonal safety issue into a permanent one.

In short, we cannot afford to have the additional traffic that an apartment building would bring to this already heavily-congested and long-established residential neighborhood.

Thank you so much for taking time to read this and listen to our concerns.

Joshua and Michelle Lewis

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REZONING PROTEST PETITION

Date: Feb 05, 2022

Address of Rezoning Request: 478 S Main Street

Property Owners: Mark Lund & Kelly White

To: Kaysville City Council & Kaysville Planning Commission

We, the undersigned owners of property affected by the requested zoning change of the lot at 478 S Main St, Kaysville, UT 84037, do hereby protest against any change of the Land Development Code which would rezone the aforementioned property from R-1-8 (single family) to R-M (Multi-Family) or similar zoning which would allow the developer to build five or more units on the lot.

Protest is outlined as follows:

1. Conflict with Kaysville General Plan Draft & 2021 Community Survey. Approval of this rezoning request would constitute a significant departure from the current draft of the Kaysville City General Plan, and dissonance with the sentiments of the majority of Kaysville residents as demonstrated by the statistically valid community survey findings.
 - o Page 152 (Land Use Goals) - "Goal 1: Preserve and Protect Kaysville's "Small Town" Atmosphere by **Limiting Change in Functioning Neighborhoods** and Districts."
 - o Page 155 (Land Use Goals) - "Goal 6b: Prohibit high density land uses **in areas established for lower density residential uses**. Higher density land uses are generally **limited to the City Center and similar areas** where they help meet long-term placemaking goals."
 - o Page 212/221 (appendices) - Over 60% of residents wish to preserve single family neighborhoods, with fewer than 1/3 of residents surveyed selecting *any multi-family housing type* as future housing options.
2. Heavy/Unsafe Traffic Conditions. The areas of Main Street & 475 S and nearby side streets already experience heavy traffic due to junior high, high school, and elementary traffic. In addition, the likelihood of tenants parking along 475 S creates a major traffic obstacle and bottleneck, effectively shrinking the 475 S entrance at main street. This was experienced in spring/summer months as garden users lined the top of 475 S. The addition of a 6+ or 8+ unit multifamily structure would create a difficult and potentially dangerous environment for local residents year-round.
3. Lack of Precedence. A review of the current Kaysville zoning maps clearly demonstrates no other use of R-M zoning in any location that is not adjoining to or directly within a Central Commercial (CC), General Commercial (GC), or Diverse Residential (R-D) zone. The property is located in the middle of a large single family (R-1-8) neighborhood with a single R-2 and R4 district, both of which have an entrance that faces a heavily trafficked road (Main Street and 50 W), as opposed to a residential street as is proposed. The nearest R-M district is nearly a half mile from the property.
4. Inappropriate Use of Zoning. Per city code 17-16-1, the purpose of the R-M residential district is "To provide for areas in **appropriate** locations where neighborhoods of varying degrees of density may be established, maintained, and protected." The proposed area is not "appropriate" considering the large R-1 residential district with limited degrees of density where the lot in question is located. R-1 residential district purpose (17-12-1): "To provide for areas in **appropriate** locations where **quiet, low-density residential neighborhoods** may be established, maintained, and protected."
5. High Tenant Turnover / Diminished Sense of Safety. With three schools around , a very high volume of students walk by the location and their safety would be compromised by increased traffic as well as potentially dangerous tenants whose criminal background are unchecked/unknown/undocumented .

In summary, the proposed rezoning request is inappropriate, potentially disruptive to local traffic/safety, and directly contradicts the future Kaysville City General Plan and wishes of most Kaysville residents. Please help us to preserve the small town, peaceful feel of Kaysville, using more appropriate areas for dense development.

REZONING PROTEST PETITION

Printed Name of Owner	Property Address	Owner(s) Signature(s)
Chelson Upham	572 S. 350 E, Kaysville, UT	Chelson Upham
Jeremy Upham	57 S. 350 E, Kaysville, UT	Jeremy Upham
Val K Starky	573 S. 350 E Kaysville UT	Val K Starky
Laurena Starky	573 S 350 E Kaysville, UT	Laurena Starky
Julie Ford	582 So. 350 E. Kaysville UT	Julie Ford
Ira Smith	588 S. 350 E Kaysville, UT	Ira Smith
Tyler Brighurst	581 S 350 E Kaysville, UT	Tyler Brighurst
Robert Carlyle	550 S. 358 E Kaysville, UT	Robert Carlyle
Margarita Hernandez	572 So. Main St. Kaysville	Margarita Hernandez
KELLY CRAWFORD	578 S. MAIN ST KAYL UT 84037	Kelly Crawford
Tina Sheffield	326 E. 550 S. Kaysville, UT 84037	Tina Sheffield
Shauntel Hogan	564 S 300 E Kaysville, UT 84037	Shauntel Hogan
Brian BENNION	574 S. 250 E. Kaysville, UT 84037	Brian Bennion
Leslie Dupaix	102 E. 550 S Kaysville 84037	Leslie Dupaix
Marisol Isaacson	520 S. 100 E. Kaysville 84037	Marisol Isaacson
Spencer Isaacson	520 S. 100 E, Kaysville 84037	Spencer Isaacson
David Palmer	496 So 100 E	David Palmer
Laura Dewsnup	501 S 100 E Kaysville 84037	Laura Dewsnup
WENFEI YU	293 E 475 S	Wenfei Yu
JUN CUI	293 E 475 S Kaysville UT 84037	Jun Cui
Will Walter	446 S. Main Kaysville	Will Walter
Megan Walter	446 S. Main Kaysville	Megan Walter
Austin Stevens	192 E. 475 S Kaysville	Austin Stevens
Lee Bagley	493 S. 275 E, Kaysville	Lee Bagley
Annette Allred	277 E. 475 S. Kaysville	Annette Allred
Lee Allred	277 E 475 S Kaysville	Lee Allred
Lucy Bennion	574 S 250 E Kaysville	Lucy Bennion
Tarryl Bagley	493 S. 275 E Kaysville	Tarryl Bagley

REZONING PROTEST PETITION

Printed Name of Owner	Property Address	Owner(s) Signature(s)
Tiffany Eaton	506 S 506 S 275 E	Tiffany Eaton
Mike Eaton	506 S 275 E	Mike Eaton
MICHELLE LEWIS	503 S. 275 E	Michelle Lewis
Josh Lewis	503 S. 275 E	Joshua Lewis
Andres Warren	284 E 475 S	Andrea Warren
Tyler Warren	284 E 475 S	Tyler Warren
Sean Burnham	491 S. 200 E	Sean Burnham
Kelli Burnham	491 S. 200 E	Kelli Burnham
Midori Burningham	501 S. 200 E	Midori Burningham
Thomas Burningham	501 S. 200 E.	Thomas Burningham
Kathi Allen	515 S. 200 E	Kathi Allen
Nancy Frandsen	504 S. 200 E.	Nancy Frandsen
END Murr	524 S. 200 E.	END Murr
LeAnn Jensen	183 E. 500 S.	LeAnn Jensen
Sheldon Jensen	" "	Sheldon Jensen
Jesse Johnson	123 E 550 S	Jesse Johnson
Wang Swift	N 6 E 550 S.	Wang Swift
Terry Sheffield	186 E 650 S	Terry Sheffield
Beth Rhoades	584 S. 200 E	Beth Rhoades
JASON GALL	569 S 200 E	JASON GALL
Ramon Morgan	571 S. 250 E.	Ramon Morgan
Karen Porter	291 E 550 S	Karen Porter
MARK JOHNSON	297 E. 550 S.	Mark Johnson
Renee Tanner	572 S. 300 E.	Renee Tanner
John Tanner	572 S 300 E	John Tanner
Nedra Saunders	578 S. 300 E.	Nedra Saunders
Korilyn Neel	388 S. Main	Korilyn Neel
Cam Stevens	192 E. 475 S.	Cam Stevens

REZONING PROTEST PETITION

Printed Name of Owner	Property Address	Owner(s) Signature(s)
Dakota Daines	28 S E 47 S S	<i>[Signature]</i>
Aaron Nilsen	426 S. 225 E	<i>[Signature]</i>
Jamileth Nilsen	426 S 225 E	<i>Jamileth Nilsen</i>
Angela Hull	251 E 425 S.	<i>Angela Hull</i>
Anna Haskell	251 E. 425 S.	<i>Anna Haskell</i>
Jean Brighton	256 E. 425 S.	<i>Jean S Brighton</i>
Angela Brighton	256 E 425 S	<i>Angela Brighton</i>
Lisa Fildan	240 E 425 S	<i>[Signature]</i>
Michael Martinez	240 E 425 S.	<i>[Signature]</i>
Heather Martinez	240 E 425 S.	<i>[Signature]</i>
Robert Elwood	235 E 425 S	<i>Robert Elwood</i>
Allan Johnson	417 S 225 E	<i>[Signature]</i>
Linda Johnson	" "	<i>Linda Johnson</i>
Christian Meyer	4106 S. 225 E	<i>[Signature]</i>
Debbie Meyer	225 E 407 S 225 E	<i>Debbie Meyer</i>
Debra Allen &	235 E 425 S	<i>Debra Allen &</i>
Mark Langston	215 E 475 S	<i>Mark Langston</i>
Diane Langston	215 E. 475 S.	<i>Diane Langston</i>
Doug Hyer	173 E. 475 S.	<i>Doug Hyer</i>
Peggy Hyer	173 E. 475 S.	<i>Peggy Hyer</i>
Dorion Dunn	163 E. 475 S.	<i>Dorion Dunn</i>
Brandi Dunn	163 E 475 S.	<i>Brandi Dunn</i>
DENNIS BROWN	153 E 475 S	<i>[Signature]</i>
DORIS BROWN	153 E 475 S	<i>Doris R. Brown</i>
Tammy Eveson	143 E. 475 S	<i>Tammy Eveson</i>
Bryan Hemslay	143 S 150 E	<i>Bryan Hemslay</i>
Mike Belnap	495 So. 150 E.	<i>Michael Fay Belnap</i>
JACK JOHNSON	505 SO. 160 EAST	<i>Jack Johnson</i>

REZONING PROTEST PETITION

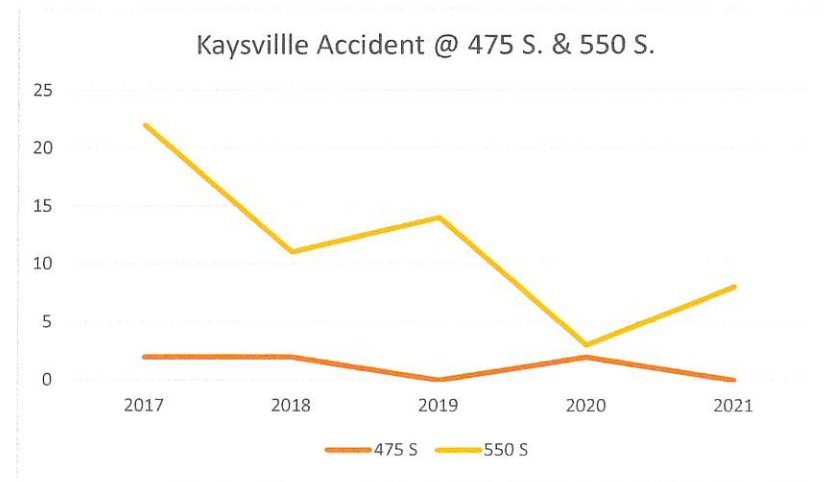
Printed Name of Owner	Property Address	Owner(s) Signature(s)
RICH SHAW	127 E 475 So.	Richard D. Shaw
Natalie Chamberlain	124 E. 475 S. - Kaysville	Natalie Chamberlain
Hettner Wilson	100 E. 475 S Kaysville	Hettner Wilson
SCOTT GODFREY	485 S 50 E KAYSVILLE	Scott R. Godfrey
Lydia Giles	512 S 50 E. Kaysville	Lydia Giles
Nancy Fullmer	504 So. 50 East Kaysville	Nancy Fullmer
Dale Fullmer	504 So. 50 E. Kaysville	Dale Fullmer
Joseph Fullmer	504 S. 50 E. Kaysville	Joseph Fullmer
JEFF PETERS	44 E 475 S Kaysville	Jeff Peters
Amy Peters	44 E. 475 S. Kaysville	Amy Peters
Korey Peters	44 E 475 S Kaysville	Korey Peters
Amy Wells	71 E. 475 S. Kaysville	Amy Wells
Andrew Shumway	51 E. 475 So. Kaysville	Andrew Shumway
Dan Shumway	" " " "	Dan Shumway
Cassie Kauer	43 E 475 So Kaysville	Cassie Kauer
Christine Bown	35 E. 475 S. Kaysville	Christine Bown
Stephanie Pinner	476 So. 25 E. Kaysville	Stephanie Pinner
Emily Child	502 So. 25 E. Kaysville	Emily Child
Paul Hansen	492 So 50 E Kaysville	Paul Hansen
Jason Dana	538 S. 25 E. Kaysville	Jason Dana
Emily Hansen	526 S 25 E Kaysville	Emily Hansen
Katherine Petersen	524 S. 25 E. Kaysville	Katherine Petersen
Jack Richards	508 S 25 E Kaysville	Jack Richards
Kori Richards	508 S. 25 E. Kaysville	Kori Richards
Bill Bryan	494 S. 275 E Kaysville	Bill Bryan
CRAIG CARLYLE	358 E. 550 So. KAYSVILLE	Craig Carlyle

REZONING PROTEST PETITION

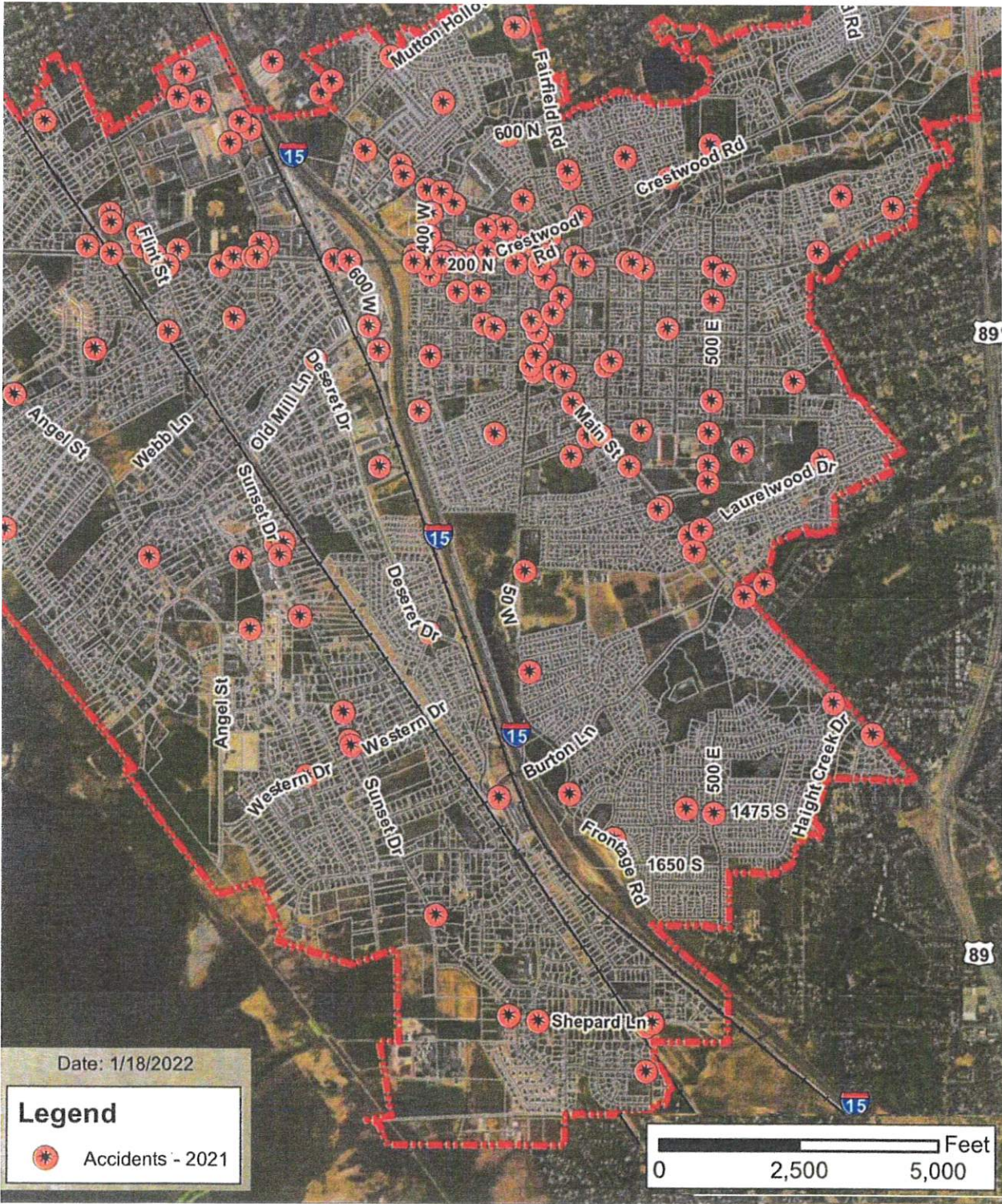
Printed Name of Owner	Property Address	Owner(s) Signature(s)
Bill Lewis	264 Moss Hollow PL	Bill Lewis
Bonnie Lewis	264 Moss Hollow PL	Bonnie Lewis
Steve Hadfield	344 Sanders Ln Kaysville	Steve Hadfield
Denise Hadfield	344 Sanders Ln Kaysville	Denise Hadfield
Anders B Christensen	522 Laurelwood Dr, Kaysville,	Anders B Christensen
Amy H Christensen	522 Laurelwood Dr, Kaysville	Amy H Christensen
Eric Schader	532 Laurelwood Kaysville	Eric Schader
Christine L Deppe	1713 W Phillips St Kaysville	Christine L. Deppe
Marie Hauck	277 E 1500 S. Kaysville	Marie Hauck
Scott Hauck	277 E 1500 S. Kaysville	Scott Hauck
Ashley Perrenoud	274 E 1500 S Kaysville	Ashley Perrenoud
Justin Perrenoud	274 E 1500 S Kaysville	Justin Perrenoud
Missa Newman	753 Foal Lane Kaysville	Missa Newman
Scott Newman	753 Foal Lane Kaysville	Scott Newman
Russell Lasson	1597 S Kentucky Derby Way	Russell Lasson
Elizabeth Lasson	1597 S Kentucky Derby Way, Kaysville	Elizabeth Lasson
Sally Zlotnick	608 Mare Drive Kaysville	Sally Zlotnick
Justin Zlotnick	608 Mare Drive Kaysville	Justin Zlotnick
Amy Gheen	1530 Kentucky Derby Way Kaysville	Amy Gheen
Shawna Whitworth	1573 S Kentucky Derby Way	Shawna Whitworth
Ami Seamons	1518 S. Kentucky Derby Way	Ami Seamons
Tanya Hatch	675 Mare Drive, Kaysville, UT	Tanya Hatch
Matthew Harris	1515 Kentucky Derby Way, Kaysville UT	Matthew Harris
Ellen Daines	285 E. 475 S Kaysville, UT	Ellen Daines
Allison Downs	257 E. 475 S Kaysville, UT	Allison Downs
Daryl R. Downs	257 E. 475 South Kaysville Utah	Daryl R. Downs

Kaysville Accident Data @ 475 S. and 550 S. Yrs: 2017-2021

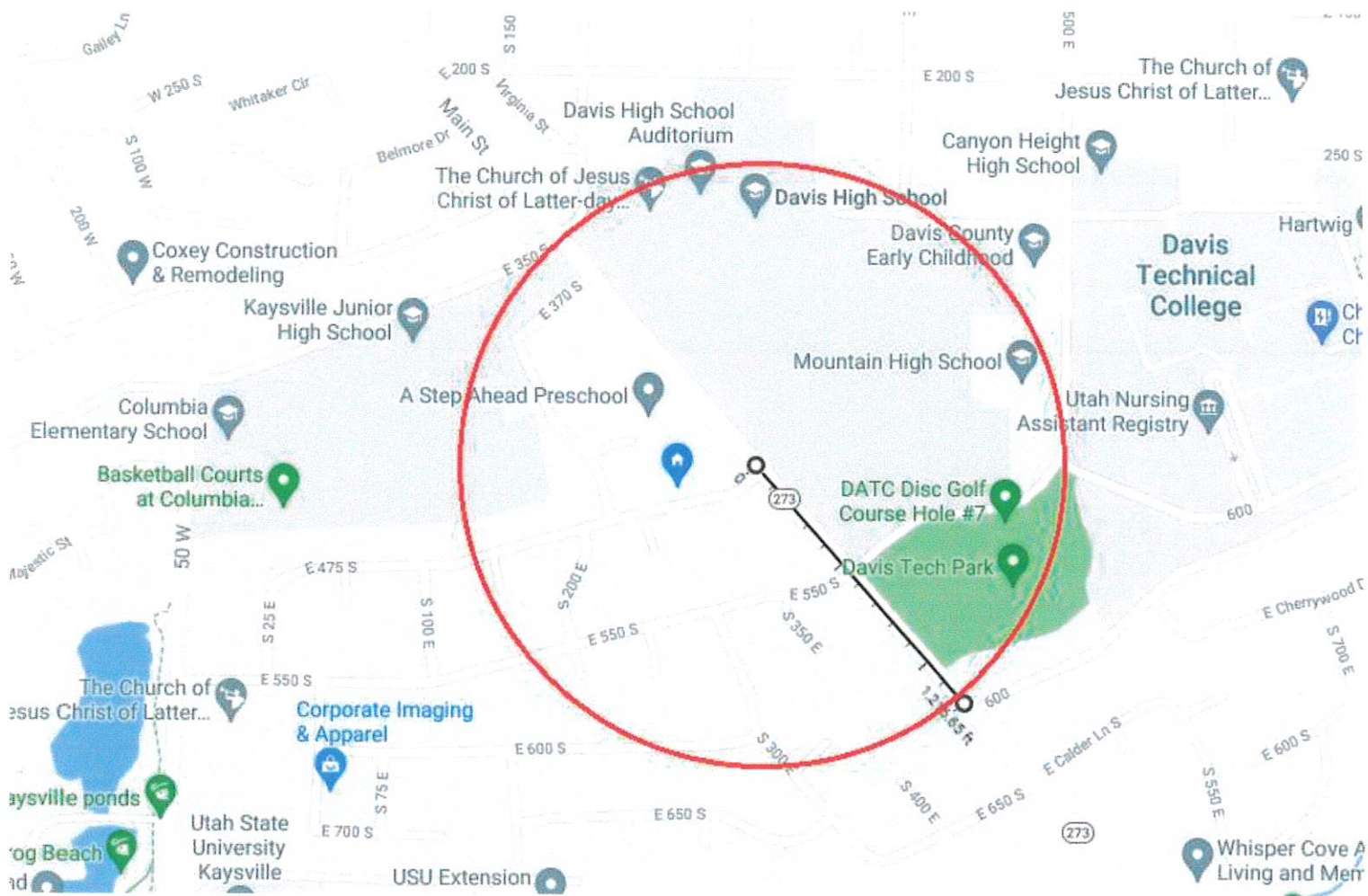
	2017	2018	2019	2020	2021	Total
475 S	2	2	0	2	0	6
550 S	22	11	14	3	8	58



Car accidents in 2021



Car accidents happen within 1200 FEET radius from Kaysville Community garden during last 5 years,
Total: 157



Car accidents happen within 1200 FEET radius from Kaysville Community garden during last 5 years,
Total: 157

1,200 FT RADIUS FROM 478 S MAIN ST

Incident number	Incident nature	Incident address	When reported
K17-00051	Acc Property	490 S 500 E	08:27:02 01/03/2017
K17-00278	Acc PI Law Only	446 S Main St	11:50:16 01/11/2017
K17-00499	Acc PI Law Only	325 S Main St	07:33:37 01/20/2017
K17-00517	Acc Property	475 S Main St	19:30:31 01/20/2017
K17-00527	Acc Property	550 S Main St	08:15:52 01/21/2017
K17-00745	Acc PI Law Only	550 S Main St	16:04:35 01/27/2017
K17-00789	Acc Property	350 S MAIN ST	07:22:41 01/30/2017
K17-01101	Acc Property	300 S Main St	12:45:52 02/09/2017
K17-01306	Hit & Run	325 S Main St	16:04:48 02/16/2017
K17-01521	Acc Property	325 S Main St	07:31:46 02/24/2017
K17-01568	Hit & Run	350 S Main St	07:54:26 02/27/2017
K17-01570	Acc Property	550 S Main St	08:01:56 02/27/2017
K17-01595	Acc PI Law Only	350 S Main St	17:22:59 02/27/2017
K17-01631	Acc Property	550 S Main St	09:13:18 03/01/2017
K17-01893	Acc Property	325 S Main St	14:25:34 03/08/2017
K17-02349	Acc Property	560 S Main St	15:01:56 03/24/2017
K17-02954	Acc Property	500 S Main St	14:25:16 04/18/2017
K17-03453	Hit & Run	600 S Main St	23:21:20 05/06/2017
K17-03618	Acc PI Law Only	350 S Main St	11:17:58 05/12/2017
K17-05399	Acc Property	584 S Main St	02:33:30 07/19/2017
K17-05584	Acc Property	550 S Main St	10:09:42 07/27/2017
K17-05596	Acc PI Law Only	550 S Main St	16:55:11 07/27/2017
K17-06156	Acc PI Law Only	300 S Main St	19:31:24 08/20/2017
K17-06244	Acc PI Law Only	350 S Main St	07:22:48 08/24/2017
K17-06357	Acc Property	550 S Main St	07:15:35 08/28/2017
K17-06822	Acc Property	400 S Main St	07:25:00 09/14/2017
K17-07114	Acc Property	325 S Main St	07:28:18 09/25/2017
K17-07182	Acc Property	350 S Main St	14:58:40 09/27/2017
K17-07263	Acc PI Law Only	325 S Main St	22:11:40 09/29/2017
K17-07301	Disorderly	325 S Main St	07:17:33 10/02/2017
K17-07302	Acc Property	325 S Main St	08:34:23 10/02/2017
K17-07497	Acc Property	550 S Main St	08:47:14 10/09/2017
K17-07499	Acc Property	500 S Main St	09:15:14 10/09/2017
K17-07942	Hit & Run	325 S Main St	15:45:38 10/26/2017
K17-08064	Acc Property	325 S Main St	12:31:13 10/31/2017
K17-08672	Acc Property	325 S Main St	13:51:06 11/22/2017
K17-08783	Acc Property	325 S Main St	08:31:16 11/28/2017
K17-08798	Acc Property	550 S Main St	13:55:36 11/28/2017
K17-08972	Acc Property	325 S Main St	06:52:03 12/04/2017
K17-09312	Acc Property	550 S Main St	12:57:57 12/15/2017
K18-00143	Acc PI Bravo	550 S Main St	15:40:44 01/05/2018
K18-00553	Acc Property	325 S Main St	15:25:36 01/19/2018
K18-01174	Acc Property	325 S Main St	12:11:34 02/09/2018
K18-01282	Acc Property	550 S Main St	08:24:19 02/13/2018
K18-01367	Acc Property	325 S Main St	09:01:38 02/16/2018
K18-02180	Acc Property	325 S Main St	14:36:46 03/20/2018

1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K18-02201	Acc PI Law Only	300 S Main St	12:16:34 03/21/2018
K18-02274	Citizen Assist	325 S Main St	12:20:28 03/23/2018
K18-02635	Hit & Run	325 S Main St	16:32:43 04/06/2018
K18-03103	Acc PI Law Only	475 S Main St	10:56:56 04/25/2018
K18-03180	Acc Property	325 S Main St	14:48:40 04/27/2018
K18-03206	Acc Property	325 S Main St	12:10:44 04/28/2018
K18-03209	Acc Property	293 E 475 S	15:29:53 04/28/2018
K18-03284	Acc Property	550 S Main St	16:03:56 05/01/2018
K18-03828	Acc Property	325 S Main St	14:49:03 05/18/2018
K18-04074	Acc PI Bravo	650 S Main St	21:01:18 05/25/2018
K18-04365	Acc Property	550 S Main St	11:03:48 06/05/2018
K18-04678	Acc Property	550 S Main St	18:48:47 06/16/2018
K18-05441	Acc Property	475 S Main St	17:21:02 07/14/2018
K18-06015	Hit & Run	325 S Main St	13:53:46 08/03/2018
K18-06190	Hit & Run	550 S Main St	11:49:31 08/09/2018
K18-06480	Acc Property	326 E 550 S	07:07:23 08/20/2018
K18-06599	Acc Property	325 S Main St; Davis High Scho	13:43:37 08/24/2018
K18-07080	Acc Property	650 S Main St	18:48:34 09/09/2018
K18-07175	Acc Property	550 S Main St	12:02:33 09/12/2018
K18-07416	Acc Property	325 S Main St; Davis High Scho	11:10:13 09/21/2018
K18-08646	Acc Property	325 S Main St; Davis High Scho	12:13:47 11/05/2018
K18-09515	Acc Property	325 S Main St; Davis High Scho	11:15:20 12/14/2018
K18-09585	Acc Property	325 S Main St; Davis High Scho	09:19:49 12/18/2018
K19-00383	Acc PI Bravo	550 S Main St	15:06:50 01/17/2019
K19-00662	Hit & Run	325 S Main St; Davis High Scho	13:36:08 01/30/2019
K19-00812	Acc Property	560 S Main St	12:32:30 02/05/2019
K19-00896	Acc Property	300 S Main St	15:19:45 02/07/2019
K19-00918	Acc PI Law Only	325 S Main St; Davis High Scho	07:13:32 02/08/2019
K19-00987	Acc Property	490 S 500 E; Mountain High Sch	08:57:08 02/11/2019
K19-01081	Acc PI Law Only	325 S Main St; Davis High Scho	06:33:57 02/14/2019
K19-01446	Acc Property	325 S Main St; Davis High Scho	08:34:18 02/28/2019
K19-01969	Acc PI Bravo	350 S Main St	14:46:33 03/19/2019
K19-01970	Acc Property	370 S Main St	15:03:52 03/19/2019
K19-02116	Acc Property	325 S Main St; Davis High Scho	12:16:10 03/25/2019
K19-02481	Acc Property	490 S 500 E; Mountain High Sch	09:50:07 04/10/2019
K19-02605	Acc Property	325 S Main St; Davis High Scho	12:28:21 04/15/2019
K19-02716	Acc Property	325 S Main St; Davis High Scho	23:21:42 04/19/2019
K19-02953	Acc Property	320 S Main St	11:12:04 04/30/2019
K19-03319	Acc Property	325 S Main St; Davis High Scho	12:34:34 05/14/2019
K19-03357	Acc Property	325 S Main St; Davis High Scho	13:12:51 05/15/2019
K19-03617	Acc PI Law Only	440 S Main St	16:33:21 05/25/2019
K19-04088	Acc PI Law Only	550 S Main St	20:21:16 06/14/2019
K19-04559	Acc Property	350 S Main St	16:22:35 07/03/2019
K19-05280	Acc PI Law Only	650 S Main St	11:23:07 08/01/2019
K19-05349	Acc PI Law Only	325 S Main St	17:02:17 08/03/2019
K19-06018	Acc PI Law Only	325 S Main St; Davis High Scho	17:05:35 08/30/2019

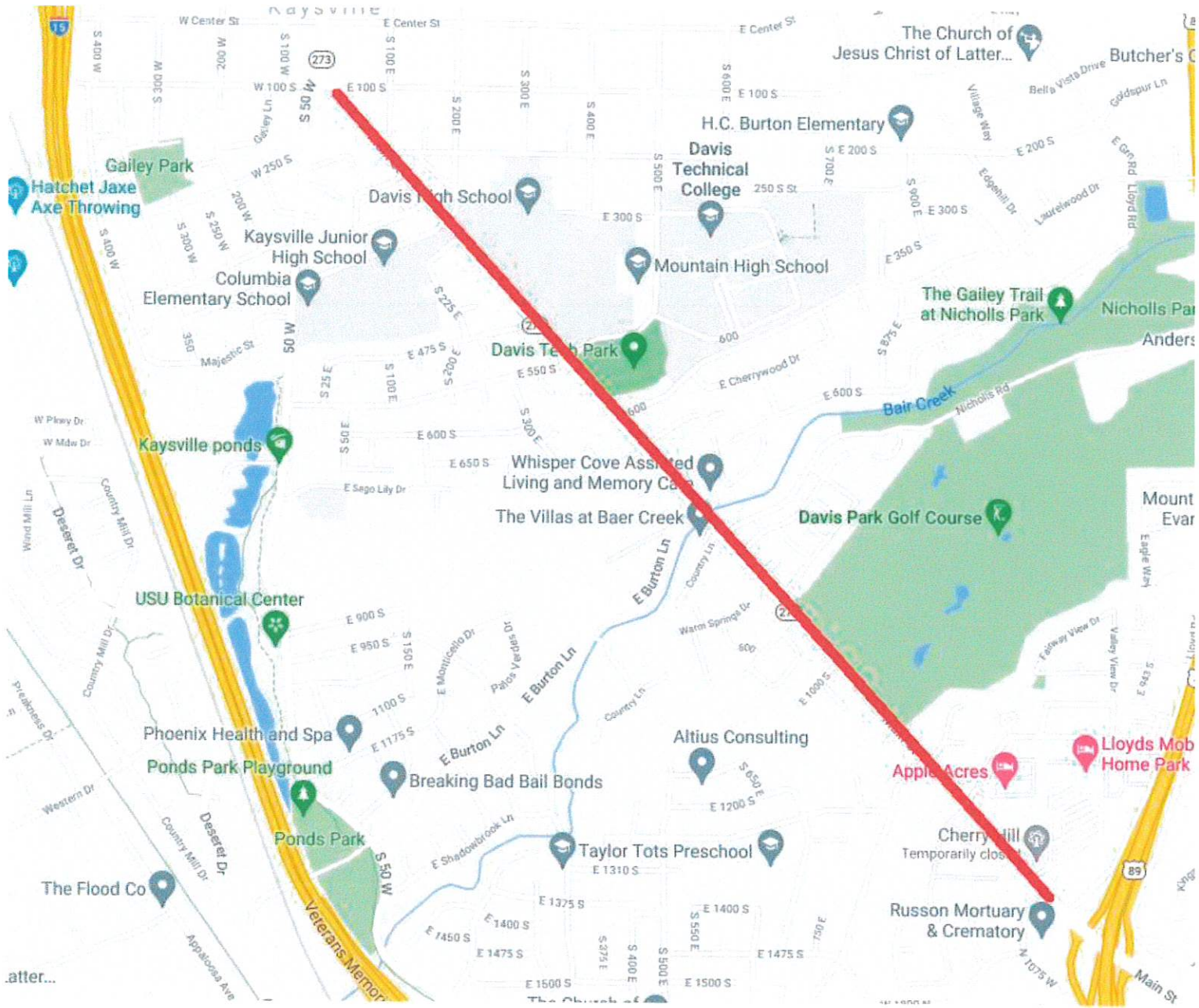
1,200 FT RADIUS FROM 478 S MAIN ST

Incident number	Incident nature	Incident address	When reported
K19-06125	Acc Property	550 S Main St	17:38:50 09/04/2019
K19-06190	Acc Property	325 S Main St; Davis High Scho	14:34:30 09/06/2019
K19-06367	Acc Property	350 S Main St	17:34:35 09/12/2019
K19-06399	Acc Property	650 S Main St	16:08:31 09/13/2019
K19-06401	Acc Property	650 S Main St	17:09:41 09/13/2019
K19-06586	Acc PI Law Only	550 S Main St	14:54:20 09/20/2019
K19-06956	Acc Property	325 S Main St; Davis High Scho	08:00:22 10/07/2019
K19-07142	Acc Property	325 S Main St; Davis High Scho	12:17:01 10/14/2019
K19-07149	Acc Property	325 S Main St; Davis High Scho	14:26:20 10/14/2019
K19-07708	Acc Property	550 S Main St	10:59:09 11/01/2019
K19-07818	Acc Property	325 S Main St; Davis High Scho	12:56:09 11/06/2019
K19-08018	Acc Property	325 S Main St; Davis High Scho	14:31:45 11/14/2019
K19-08300	Acc Property	550 S Main St	14:45:23 11/29/2019
K19-08519	Acc Property	325 S Main St; Davis High Scho	13:24:43 12/10/2019
K19-08645	Acc Property	325 S Main St; Davis High Scho	12:17:56 12/16/2019
K19-08669	Acc Property	550 S Main St	11:28:05 12/17/2019
K19-08673	Acc Property	325 S Main St; Davis High Scho	13:00:09 12/17/2019
K20-00310	Acc Property	550 S 400 E	08:30:40 01/15/2020
K20-00321	Acc Property	550 S Main St	17:29:41 01/15/2020
K20-00500	Acc Property	350 S Main St	10:51:18 01/25/2020
K20-00748	Acc Property	325 S Main St; Davis High Scho	08:34:01 02/04/2020
K20-00937	Acc Property	650 S Main St	14:51:03 02/11/2020
K20-01528	Acc Property	325 S Main St; Davis High Scho	07:25:37 03/04/2020
K20-01686	Acc Property	450 S Main St	14:43:11 03/09/2020
K20-03427	Acc Property	325 S Main St; Davis High Scho	12:34:40 05/22/2020
K20-04086	Acc Property	325 S Main St	18:19:36 06/14/2020
K20-05039	Acc Property	572 S Main St	23:09:12 07/21/2020
K20-06560	Acc PI Law Only	325 S Main St; Davis High Scho	17:55:24 09/10/2020
K20-07276	Acc Property	325 S Main St; Davis High Scho	14:24:31 10/05/2020
K20-07277	Acc Property	325 S Main St; Davis High Scho	14:54:07 10/05/2020
K20-07466	Acc Property	404 S Main St	22:51:56 10/10/2020
K20-07780	Acc Property	475 S Main St	12:40:14 10/22/2020
K20-08081	Acc Property	325 S Main St; Davis High Scho	11:15:19 11/03/2020
K20-08132	Acc Property	325 S Main St; Davis High Scho	14:29:50 11/04/2020
K20-09144	Hit & Run	490 S 500 E; Mountain High Sch	16:10:22 12/10/2020
K21-00308	Acc Property	325 S Main St; Davis High Scho	12:15:09 01/13/2021
K21-00602	Acc Property	350 S Main St	07:17:28 01/25/2021
K21-00783	Acc Property	550 S Main St	08:08:53 02/01/2021
K21-00827	Hit & Run	325 S Main St; Davis High Scho	16:52:59 02/02/2021
K21-01529	Acc Property	325 S Main St; Davis High Scho	14:41:33 03/03/2021
K21-01856	Acc Property	325 S Main St; Davis High Scho	14:36:26 03/18/2021
K21-02008	Acc Property	325 S Main St; Davis High Scho	14:49:01 03/24/2021
K21-02686	Acc Property	325 S Main St; Davis High Scho	12:29:45 04/22/2021
K21-02825	Hit & Run	325 S Main St; Davis High Scho	15:59:59 04/28/2021
K21-02968	Acc Property	550 S Main St	16:54:45 05/03/2021
K21-02996	Acc Property	350 S Main St	16:29:01 05/04/2021

1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K21-03408	Hit & Run	550 S Main St	18:30:27 05/19/2021
K21-03990	Acc Property	350 S Main St	16:22:06 06/11/2021
K21-04322	Acc Property	550 S Main St	14:59:03 06/23/2021
K21-04705	Acc Property	650 S Main St	12:42:53 07/06/2021
K21-04810	Acc Property	350 S Main St	18:31:45 07/09/2021
K21-05256	Acc Property	400 E 550 S	14:40:35 07/27/2021
K21-06578	Acc PI Law Only	325 S Main St; Davis High Scho	14:27:32 09/09/2021
K21-06620	Acc Property	325 S Main St; Davis High Scho	14:47:06 09/10/2021
K21-06762	Acc PI Law Only	650 S Main St	08:53:42 09/15/2021
K21-07027	Acc Property	325 S Main St; Davis High Scho	12:17:13 09/23/2021
K21-07475	Hit & Run	325 S Main St; Davis High Scho	13:03:34 10/08/2021
K21-07876	Acc Property	650 S Main St	08:31:06 10/21/2021
K21-08333	Acc Property	325 S Main St; Davis High Scho	14:28:33 11/04/2021
K21-08334	Acc Property	325 S Main St; Davis High Scho	14:38:31 11/04/2021
K21-09293	Acc PI Law Only	325 S Main St; Davis High Scho	07:55:56 12/09/2021
K21-09312	Hit & Run	325 S Main St; Davis High Scho	17:00:52 12/09/2021
K22-00393	Acc Property	325 S Main St; Davis High Scho	12:08:57 01/14/2022
K22-00734	Acc Property	325 S Main St; Davis High Scho	16:33:06 01/26/2022
K22-00844	Hit & Run	325 S Main St; Davis High Scho	09:31:53 01/31/2022

Car accidents happen on Main street(100s to Fruit high border) during last 5 years,
Total: 251



Car accidents happen on Main street(100s to Fruit high border) during last 5 years,
Total: 251

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident_number	Incident_nature	Incident_address	When_reported
K17-00135	Acc Property	E LAURELWOOD DR & S MAIN ST	12:54:38 01/05/2017
K17-00141	Acc Property	S MAIN ST & E BURTON LN; E 100	15:30:26 01/05/2017
K17-00150	Acc Property	E WOODLAND VALLEY DR & S MAIN	07:24:58 01/06/2017
K17-00226	Acc Property	135 S Main St	14:34:36 01/09/2017
K17-00278	Acc PI Law Only	446 S Main St	11:50:16 01/11/2017
K17-00450	Acc PI Law Only	Main St & Haight Creek Dr	14:52:00 01/18/2017
K17-00499	Acc PI Law Only	325 S Main St	07:33:37 01/20/2017
K17-00517	Acc Property	475 S Main St	19:30:31 01/20/2017
K17-00527	Acc Property	550 S Main St	08:15:52 01/21/2017
K17-00528	Acc Property	S MAIN ST & E BURTON LN; E 100	08:49:04 01/21/2017
K17-00745	Acc PI Law Only	550 S Main St	16:04:35 01/27/2017
K17-00789	Acc Property	350 S MAIN ST	07:22:41 01/30/2017
K17-01101	Acc Property	300 S Main St	12:45:52 02/09/2017
K17-01306	Hlt & Run	325 S Main St	16:04:48 02/16/2017
K17-01521	Acc Property	325 S Main St	07:31:46 02/24/2017
K17-01529	Acc PI Law Only	200 S Main St	09:59:08 02/24/2017
K17-01568	Hlt & Run	350 S Main St	07:54:26 02/27/2017
K17-01570	Acc Property	550 S Main St	08:01:56 02/27/2017
K17-01595	Acc PI Law Only	350 S Main St	17:22:59 02/27/2017
K17-01631	Acc Property	550 S Main St	09:13:18 03/01/2017
K17-01633	Acc PI Law Only	175 S Main St	12:26:44 03/01/2017
K17-01635	Acc Property	175 S Main St	12:37:04 03/01/2017
K17-01787	Acc PI Law Only	1247 S Main St	20:29:58 03/04/2017
K17-01893	Acc Property	325 S Main St	14:25:34 03/08/2017
K17-02286	Acc PI Law Only	100 S Main St	12:43:51 03/22/2017
K17-02349	Acc Property	560 S Main St	15:01:56 03/24/2017
K17-02954	Acc Property	500 S Main St	14:25:16 04/18/2017
K17-03334	Acc Property	S MAIN ST & E BURTON LN; E 100	14:49:33 05/03/2017
K17-03453	Hlt & Run	600 S Main St	23:21:20 05/06/2017
K17-03618	Acc PI Law Only	350 S Main St	11:17:58 05/12/2017
K17-03723	Acc PI Law Only	100 S Main St	14:33:52 05/16/2017
K17-04719	Acc PI Law Only	1234 S Main St	17:25:59 06/22/2017
K17-04844	Acc Property	E BELMORE DR & S MAIN ST	17:11:47 06/27/2017
K17-05399	Acc Property	584 S Main St	02:33:30 07/19/2017
K17-05584	Acc Property	550 S Main St	10:09:42 07/27/2017
K17-05596	Acc PI Law Only	550 S Main St	16:55:11 07/27/2017
K17-05627	Citizen Assist	1325 S Main St	18:34:41 07/28/2017
K17-06156	Acc PI Law Only	300 S Main St	19:31:24 08/20/2017
K17-06226	Acc PI Law Only	200 S Main St	12:17:51 08/23/2017
K17-06244	Acc PI Law Only	350 S Main St	07:22:48 08/24/2017
K17-06357	Acc Property	550 S Main St	07:15:35 08/28/2017
K17-06822	Acc Property	400 S Main St	07:25:00 09/14/2017
K17-06868	Acc PI Bravo	Main St & Haight Creek Dr	09:09:36 09/15/2017
K17-07114	Acc Property	325 S Main St	07:28:18 09/25/2017
K17-07182	Acc Property	350 S Main St	14:58:40 09/27/2017
K17-07263	Acc PI Law Only	325 S Main St	22:11:40 09/29/2017

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident number	Incident nature	Incident address	When reported
K17-07301	Disorderly	325 S Main St	07:17:33 10/02/2017
K17-07302	Acc Property	325 S Main St	08:34:23 10/02/2017
K17-07497	Acc Property	550 S Main St	08:47:14 10/09/2017
K17-07499	Acc Property	500 S Main St	09:15:14 10/09/2017
K17-07906	Acc Property	900 S Main St	07:25:49 10/25/2017
K17-07911	Acc PI Law Only	E WOODLAND VALLEY DR & S MAIN	13:25:41 10/25/2017
K17-07942	Hit & Run	325 S Main St	15:45:38 10/26/2017
K17-08064	Acc Property	325 S Main St	12:31:13 10/31/2017
K17-08672	Acc Property	325 S Main St	13:51:06 11/22/2017
K17-08783	Acc Property	325 S Main St	08:31:16 11/28/2017
K17-08798	Acc Property	550 S Main St	13:55:36 11/28/2017
K17-08972	Acc Property	325 S Main St	06:52:03 12/04/2017
K17-08974	Acc Property	E LAURELWOOD DR & S MAIN ST	07:24:11 12/04/2017
K17-09312	Acc Property	550 S Main St	12:57:57 12/15/2017
K18-00143	Acc PI Bravo	550 S Main St	15:40:44 01/05/2018
K18-00338	Acc Property	150 S Main St	07:26:03 01/12/2018
K18-00438	Acc Property	1100 S Main St	07:00:59 01/16/2018
K18-00439	Acc Property	S MAIN ST & E BURTON LN; E 100	07:26:31 01/16/2018
K18-00492	Acc Property	1150 S Main St	18:55:20 01/17/2018
K18-00553	Acc Property	325 S Main St	15:25:36 01/19/2018
K18-00582	Acc Property	S MAIN ST & E BURTON LN	10:59:13 01/20/2018
K18-00885	Acc Property	S MAIN ST & E NICHOLLS RD	07:19:14 01/31/2018
K18-01174	Acc Property	325 S Main St	12:11:34 02/09/2018
K18-01282	Acc Property	550 S Main St	08:24:19 02/13/2018
K18-01314	Acc Property	Main St & Haight Creek Dr	16:53:07 02/13/2018
K18-01367	Acc Property	325 S Main St	09:01:38 02/16/2018
K18-01429	Acc Property	Main St & Haight Creek Dr	10:29:18 02/19/2018
K18-02180	Acc Property	325 S Main St	14:36:46 03/20/2018
K18-02201	Acc PI Law Only	300 S Main St	12:16:34 03/21/2018
K18-02274	Citizen Assist	325 S Main St	12:20:28 03/23/2018
K18-02470	Acc Property	1065 S Main St	17:17:59 03/30/2018
K18-02635	Hit & Run	325 S Main St	16:32:43 04/06/2018
K18-02869	Acc Property	175 S Main St	14:41:10 04/16/2018
K18-02915	Acc Property	135 S Main St	14:47:04 04/18/2018
K18-03103	Acc PI Law Only	475 S Main St	10:56:56 04/25/2018
K18-03180	Acc Property	325 S Main St	14:48:40 04/27/2018
K18-03206	Acc Property	325 S Main St	12:10:44 04/28/2018
K18-03284	Acc Property	550 S Main St	16:03:56 05/01/2018
K18-03356	Acc Property	175 S Main St	12:29:45 05/03/2018
K18-03361	Acc Property	150 S Main St	14:33:37 05/03/2018
K18-03828	Acc Property	325 S Main St	14:49:03 05/18/2018
K18-04029	Acc Property	S MAIN ST & E BURTON LN; E 100	20:04:25 05/24/2018
K18-04074	Acc PI Bravo	650 S Main St	21:01:18 05/25/2018
K18-04180	Acc Property	1325 S Main St	16:27:06 05/29/2018
K18-04343	Acc Property	135 S Main St	20:15:52 06/04/2018
K18-04365	Acc Property	550 S Main St	11:03:48 06/05/2018

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident number	Incident nature	Incident address	When reported
K19-03319	Acc Property	325 S Main St; Davis High Scho	12:34:34 05/14/2019
K19-03357	Acc Property	325 S Main St; Davis High Scho	13:12:51 05/15/2019
K19-03398	Acc PI Law Only	E Laurelwood Dr & S Main St	18:14:39 05/16/2019
K19-03617	Acc PI Law Only	440 S Main St	16:33:21 05/25/2019
K19-03964	Acc PI Law Only	900 S Main St	21:47:18 06/09/2019
K19-04038	Acc Property	S Main St & E Laurelwood Dr	16:04:40 06/12/2019
K19-04088	Acc PI Law Only	550 S Main St	20:21:16 06/14/2019
K19-04559	Acc Property	350 S Main St	16:22:35 07/03/2019
K19-04583	Acc Property	135 S Main St; RB's One Stop P	19:38:21 07/04/2019
K19-05142	Acc Property	E Nicholls Rd & S Main St	17:39:14 07/26/2019
K19-05280	Acc PI Law Only	650 S Main St	11:23:07 08/01/2019
K19-05349	Acc PI Law Only	325 S Main St	17:02:17 08/03/2019
K19-05624	Acc Property	S Fairway Cir & S Main St	15:54:55 08/15/2019
K19-05632	Acc Property	S Main St & E Laurelwood Dr	18:19:48 08/15/2019
K19-05934	Acc Property	S Haight Creek Dr & S Main St	20:36:42 08/27/2019
K19-06018	Acc PI Law Only	325 S Main St; Davis High Scho	17:05:35 08/30/2019
K19-06125	Acc Property	550 S Main St	17:38:50 09/04/2019
K19-06190	Acc Property	325 S Main St; Davis High Scho	14:34:30 09/06/2019
K19-06367	Acc Property	350 S Main St	17:34:35 09/12/2019
K19-06399	Acc Property	650 S Main St	16:08:31 09/13/2019
K19-06401	Acc Property	650 S Main St	17:09:41 09/13/2019
K19-06474	Acc Property	S Main St & E Burton Ln	10:05:41 09/17/2019
K19-06586	Acc PI Law Only	550 S Main St	14:54:20 09/20/2019
K19-06745	Hit & Run	S Haight Creek Dr & S Main St	12:24:27 09/26/2019
K19-06956	Acc Property	325 S Main St; Davis High Scho	08:00:22 10/07/2019
K19-07142	Acc Property	325 S Main St; Davis High Scho	12:17:01 10/14/2019
K19-07149	Acc Property	325 S Main St; Davis High Scho	14:26:20 10/14/2019
K19-07353	Acc Property	E Nicholls Rd & S Main St	08:59:35 10/21/2019
K19-07560	Hit & Run	175 S Main St	12:24:25 10/28/2019
K19-07708	Acc Property	550 S Main St	10:59:09 11/01/2019
K19-07818	Acc Property	325 S Main St; Davis High Scho	12:56:09 11/06/2019
K19-08018	Acc Property	325 S Main St; Davis High Scho	14:31:45 11/14/2019
K19-08063	Acc Property	S Main St & E Nicholls Rd	23:21:56 11/16/2019
K19-08300	Acc Property	550 S Main St	14:45:23 11/29/2019
K19-08519	Acc Property	325 S Main St; Davis High Scho	13:24:43 12/10/2019
K19-08633	Acc Property	200 S Main St	07:28:58 12/16/2019
K19-08645	Acc Property	325 S Main St; Davis High Scho	12:17:56 12/16/2019
K19-08669	Acc Property	550 S Main St	11:28:05 12/17/2019
K19-08673	Acc Property	325 S Main St; Davis High Scho	13:00:09 12/17/2019
K20-00098	Acc Property	S Main St & E Laurelwood Dr	07:25:20 01/06/2020
K20-00142	Acc Property	S Main St & E Laurelwood Dr	14:08:14 01/07/2020
K20-00321	Acc Property	550 S Main St	17:29:41 01/15/2020
K20-00500	Acc Property	350 S Main St	10:51:18 01/25/2020
K20-00502	Acc Property	50 S Main St	11:38:05 01/25/2020
K20-00644	Acc Property	S Main St & E Laurelwood Dr	21:16:19 01/30/2020
K20-00748	Acc Property	325 S Main St; Davis High Scho	08:34:01 02/04/2020

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident number	Incident nature	Incident address	When reported
K20-00901	Acc Property	166 S Main St	15:53:27 02/10/2020
K20-00937	Acc Property	650 S Main St	14:51:03 02/11/2020
K20-01071	Acc Property	1142 S Main St	01:46:03 02/16/2020
K20-01163	Acc Property	E Burton Ln & S Main St	08:07:55 02/20/2020
K20-01528	Acc Property	325 S Main St; Davis High Scho	07:25:37 03/04/2020
K20-01686	Acc Property	450 S Main St	14:43:11 03/09/2020
K20-02211	Acc Property	1200 S Main St	15:02:33 03/29/2020
K20-02400	Acc PI Law Only	135 S Main St; RB's One Stop P	13:19:15 04/07/2020
K20-02911	Acc Property	E Burton Ln & S Main St	19:58:48 05/02/2020
K20-03427	Acc Property	325 S Main St; Davis High Scho	12:34:40 05/22/2020
K20-04086	Acc Property	325 S Main St	18:19:36 06/14/2020
K20-04630	Acc PI Law Only	S Main St & E Nicholls Rd	14:02:25 07/07/2020
K20-05039	Acc Property	572 S Main St	23:09:12 07/21/2020
K20-05430	Acc Property	900 S Main St; The Church of J	21:58:18 08/03/2020
K20-06560	Acc PI Law Only	325 S Main St; Davis High Scho	17:55:24 09/10/2020
K20-06606	Acc Property	E Nicholls Rd & S Main St	20:07:15 09/12/2020
K20-07276	Acc Property	325 S Main St; Davis High Scho	14:24:31 10/05/2020
K20-07277	Acc Property	325 S Main St; Davis High Scho	14:54:07 10/05/2020
K20-07411	Acc Property	E 350 S & S Main St	22:04:43 10/08/2020
K20-07466	Acc Property	404 S Main St	22:51:56 10/10/2020
K20-07780	Acc Property	475 S Main St	12:40:14 10/22/2020
K20-08081	Acc Property	325 S Main St; Davis High Scho	11:15:19 11/03/2020
K20-08132	Acc Property	325 S Main St; Davis High Scho	14:29:50 11/04/2020
K20-09427	Acc Property	S Haight Creek Dr & S Main St	21:00:45 12/22/2020
K21-00308	Acc Property	325 S Main St; Davis High Scho	12:15:09 01/13/2021
K21-00602	Acc Property	350 S Main St	07:17:28 01/25/2021
K21-00783	Acc Property	550 S Main St	08:08:53 02/01/2021
K21-00827	Hit & Run	325 S Main St; Davis High Scho	16:52:59 02/02/2021
K21-01529	Acc Property	325 S Main St; Davis High Scho	14:41:33 03/03/2021
K21-01822	Acc Property	175 S Main St	12:15:02 03/17/2021
K21-01856	Acc Property	325 S Main St; Davis High Scho	14:36:26 03/18/2021
K21-02008	Acc Property	325 S Main St; Davis High Scho	14:49:01 03/24/2021
K21-02451	Acc Property	175 S Main St; Kaysville Fire	12:21:32 04/12/2021
K21-02686	Acc Property	325 S Main St; Davis High Scho	12:29:45 04/22/2021
K21-02825	Hit & Run	325 S Main St; Davis High Scho	15:59:59 04/28/2021
K21-02968	Acc Property	550 S Main St	16:54:45 05/03/2021
K21-02996	Acc Property	350 S Main St	16:29:01 05/04/2021
K21-03357	Acc Property	200 S Main St	13:15:40 05/18/2021
K21-03408	Hit & Run	550 S Main St	18:30:27 05/19/2021
K21-03590	Acc Property	E Nicholls Rd & S Main St	19:25:30 05/26/2021
K21-03649	Acc Property	175 S Main St; Kaysville Fire	16:09:11 05/28/2021
K21-03990	Acc Property	350 S Main St	16:22:06 06/11/2021
K21-04094	Acc Property	1142 S Main St	14:52:48 06/15/2021
K21-04322	Acc Property	550 S Main St	14:59:03 06/23/2021
K21-04705	Acc Property	650 S Main St	12:42:53 07/06/2021
K21-04810	Acc Property	350 S Main St	18:31:45 07/09/2021

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident number	Incident nature	Incident address	When reported
K21-05709	Acc PI Law Only	S Main St & E Nicholls Rd	12:46:48 08/12/2021
K21-05867	Acc PI Law Only	S Main St & E Laurelwood Dr	17:31:44 08/18/2021
K21-06200	Acc Property	135 S Main St; RB's One Stop P	18:12:32 08/28/2021
K21-06316	Acc Property	S Haight Creek Dr & S Main St	16:31:10 08/31/2021
K21-06578	Acc PI Law Only	325 S Main St; Davis High Scho	14:27:32 09/09/2021
K21-06620	Acc Property	325 S Main St; Davis High Scho	14:47:06 09/10/2021
K21-06762	Acc PI Law Only	650 S Main St	08:53:42 09/15/2021
K21-06874	Acc PI Law Only	1175 S Main St	20:42:46 09/18/2021
K21-06915	Acc PI Law Only	175 S Main St; Kaysville Fire	14:35:08 09/20/2021
K21-07013	Acc Property	S Main St & E Nicholls Rd	20:37:47 09/22/2021
K21-07027	Acc Property	325 S Main St; Davis High Scho	12:17:13 09/23/2021
K21-07475	Hit & Run	325 S Main St; Davis High Scho	13:03:34 10/08/2021
K21-07876	Acc Property	650 S Main St	08:31:06 10/21/2021
K21-08333	Acc Property	325 S Main St; Davis High Scho	14:28:33 11/04/2021
K21-08334	Acc Property	325 S Main St; Davis High Scho	14:38:31 11/04/2021
K21-09293	Acc PI Law Only	325 S Main St; Davis High Scho	07:55:56 12/09/2021
K21-09312	Hit & Run	325 S Main St; Davis High Scho	17:00:52 12/09/2021
K22-00393	Acc Property	325 S Main St; Davis High Scho	12:08:57 01/14/2022
K22-00643	Acc Property	E Nicholls Rd & S Main St	11:21:40 01/24/2022
K22-00734	Acc Property	325 S Main St; Davis High Scho	16:33:06 01/26/2022
K22-00844	Hit & Run	325 S Main St; Davis High Scho	09:31:53 01/31/2022

**DEVELOPMENT AGREEMENT
FOR 478 SOUTH MAIN STREET**

THIS AGREEMENT is made and entered into this ____ day of _____, 2022 by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the “City”), and Kelly White & Mark Lund (hereinafter the “Developer;”) (“Developer” includes successors and/or assigns of Kelly White & Mark Lund), as follows:

RECITALS

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

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

WHEREAS the City is willing to grant the R-M (Multiple Family Residential District) rezone of the property and to authorize the development of the Facility proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law;

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

AGREEMENT

1. GENERAL DESCRIPTION.

- A. Area Description. The property upon which the Facility shall be developed (the “Property”) is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as a .56 acre parcel ID 08-002-0116 and addressed as 478 South Main Street.
- B. Project Description. The project proposed by Developer is a residential townhome building consisting of six units.

2. DEVELOPMENT STANDARDS AND GUIDELINES

- A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Facility (the “Development Standards”), the following

in addition to all other applicable City Ordinances, standards and guidelines:

- (1) Compliance with Approved Plans. Developer shall develop the site in general accordance with the concept site plan included with this Agreement as Exhibit B. The single point of ingress/egress for the site shall be located on 475 South toward the west end of the site and shall be aligned with the ingress/egress for the church located at 500 South Main Street.
 - (2) Density. The City approves the construction of no more than six (6) dwelling units on the project site.
 - (3) Architecture. Developer shall construct the Facility in substantial compliance and conformance with the Architecture styles known as Craftsman, Traditional or Farmhouse.
 - (4) Building Height. No building shall be permitted to exceed thirty feet (30') in height as defined by Kaysville City Ordinances.
 - (5) Fencing. The existing fence shall be maintained or a new fence installed along property lines shared with parcel ID 08-123-0011 and 08-364-0002. The fence shall be a solid or visual screening structure and shall meet all fence standards as defined by Kaysville City Ordinances.
 - (6) Landscaping. In addition to the landscaping required by Kaysville City Ordinance, there shall be planted adequate trees along the west and north property lines to provide screening. Trees shall be planted at an average of 1 tree per every 25 feet so as to create a visual screening.
 - (7) Parking. Developer agrees to exceed the minimum requirement of ten (10) parking spaces and will provide a no less than twelve (12) parking stalls for the facility.
- B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Facility, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential facility in an appropriate location. The City further finds that the development of the Facility, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council.

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

drawings and building plans is vested.

3. ON-SITE PROJECT IMPROVEMENTS

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

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install street improvements, sidewalks, utilities, and drainage improvements, on 478 South Street and Main Street with the construction of the on-site improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that it has authority to proceed with the Facility.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Facility. Developer agrees to begin construction of the Facility as soon as practicable and complete development with occupancy approval by December 31, 2024.

6. ASSIGNMENT

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

7. BINDING EFFECT

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

8. ATTORNEY'S FEES

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

9. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or

unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

10. CAPTIONS

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

11. GOVERNING LAW

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

12. ENTIRE AGREEMENT

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

13. CONSTRUCTION

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

14. AUTHORIZATION OF EXECUTION

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

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

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

Kelly White & Mark Lund

By: _____

TITLE

TITLE

KAYSVILLE CITY

ATTEST:

By:

Tamara Tran
Mayor

Annemarie Plaizier
City Recorder

On the _____ day of _____, 2022, personally appeared before me KATIE WITT, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for himself and herself that he, the said TAMARA TRAN, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said TAMARA TRAN and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On the ____ day of _____, 2022, personally appeared before me, _____, the signer of the foregoing Development Agreement for KELLY WHITE & MARK LUND, who duly acknowledged to me that he executed the same for and on behalf of KELLY WHITE & MARK LUND.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

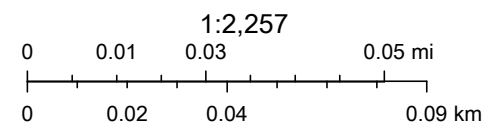
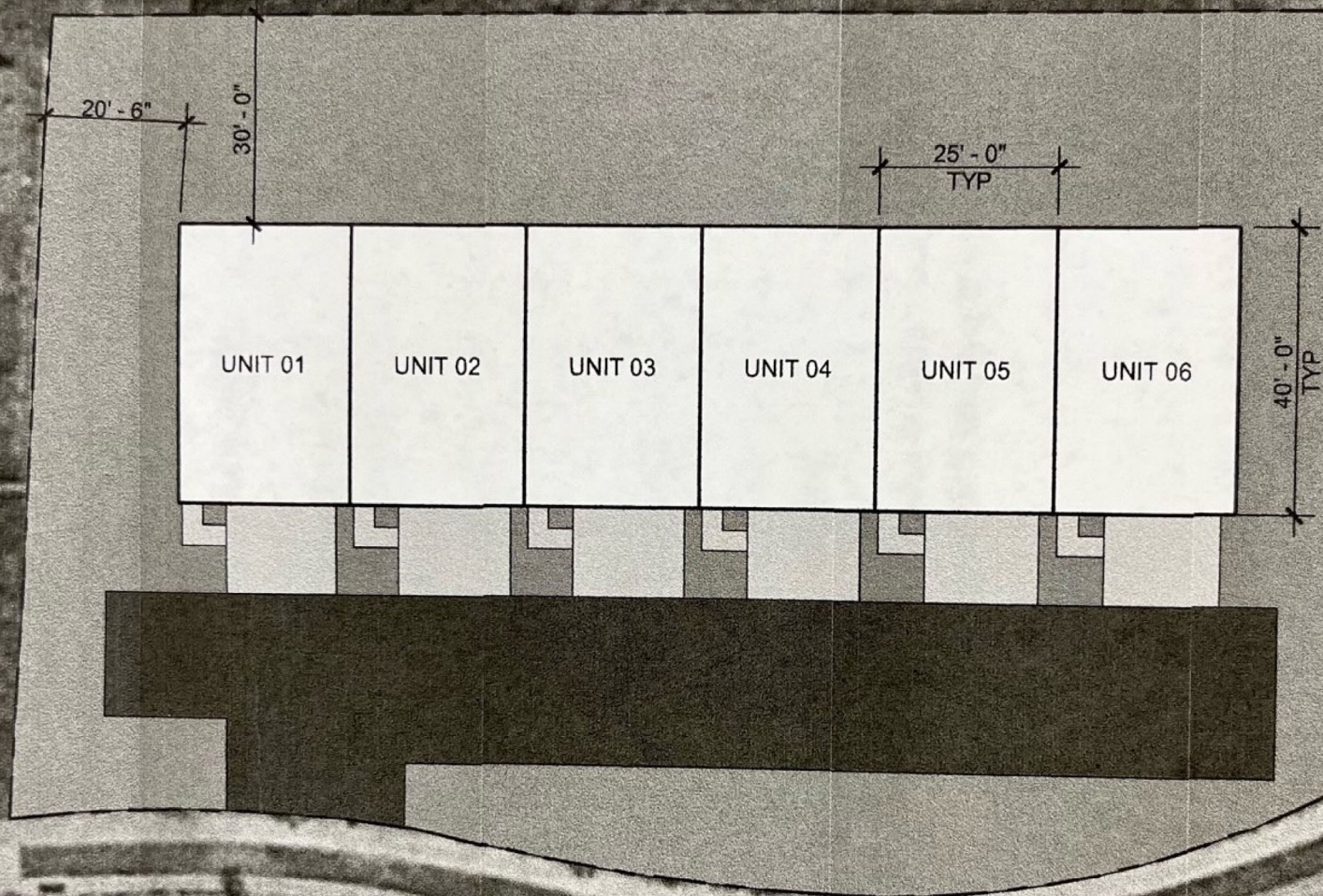
[illegible]

Exhibit B



AN ORDINANCE REZONING 478 SOUTH MAIN STREET, A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-M (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT, 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 at 478 South Main Street from the R-1-8 Single Family Residential district to the R-M Multiple Family Residential for the purpose of allowing potential future multiple family dwellings; and

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

WHEREAS, the applicant for the rezone request has agreed to place certain limitations on the potential use of property to address concerns of the R-M zoning district by development agreement; and

WHEREAS, on March 10, 2022, with a vote of 7-0, the Kaysville City Planning Commission made a recommendation of approval to the City Council on said zoning action; and

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

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

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

SECTION II: Rezone. The real property at 478 South Main Street, and known by Parcel Identification Number 08-002-0116, as shown on the attached map which is made a part hereof, containing approximately .56 acre (24,393 ft²) of land, shall be rezoned and the Zoning Map amended by removing it from the Kaysville City R-1-8 Single Family Residential district as currently delineated and rezoning it to the R-M Multiple Family Residential zoning district.

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

SECTION VI: This Ordinance shall take effect upon execution of the ordinance.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____, 2022

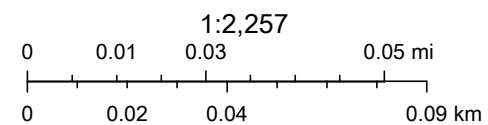
ORDINANCE NO. 22-_____

Tamara Tran
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

Area Map 478 South Main Street



KAYSVILLE CITY PLANNING COMMISSION

MEETING MINUTES

February 10, 2022

Planning Commission Members in Attendance: Chairman Nguyen, Commissioners Sommerkorn, Doxey, Branch, Barrus, Lyon, and Sundloff

Staff Present: Melinda Greenwood, Mindi Edstrom, Dan Jessop

Public Attendees: Thomas Burningham, Margarita Hernandez, Dakota Daines, Ellen Daines, London Jacobs, Amy Christensen, Tim Stephens, Mike Eaton, Annett Allred, Lee Allred, Alex Bagley, Carrie Cyr, Spenser Neel, Lindsey Edmunds, Christian Nielsen, James S. Bean Jr., David Hogan, Lindy Hogan, Lonilyn Neel, Daryl Downs, Diane Langston, Jared Warren, Andrea Warren, Jun Cui, Douglas F. White, Don K. Davies, Abbigayle Hunt, Brittany Bringham, Tyler Bringham, Celeste Bringham, Isabella Bringham, John Love, Sarah Love, Pat Shaw, Mike Belnap, Rich Shon, Ross Eveson, and Candi Stephens.

The Planning Commission meeting was held on Thursday, February 10, at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairman Nguyen opened up the meeting by welcoming those present.

MINUTES:

Commissioner Nguyen asked for a motion to approve the minutes from the January 27, 2022 meeting.

Commissioner Lyons made a correction in the draft minutes stating the motion for the Conditional Use Permit approval was made by Commissioner Sommerkorn and added that Commissioner Lyons seconded the motion. Commissioner Nguyen asked for a motion to approve the change and Commissioner Lyons made the motion to approve the minutes subject to the correction. Commissioner Doxey seconded the motion and the Commissioners unanimously approved the minutes.

Oath of Office for Cody Branch and Paul Allred:

Melinda Greenwood led the swearing in of Cody Branch and Paul Allred, who both took the Oath of Office.

Commissioner Nguyen welcomed them to the Planning Commission and thanked them for their time.

Election of a Vice Chair:

Commissioner Nguyen explained the purpose of election for Vice-Chair.

Commissioner Lyon nominated himself to serve as Vice-Chair.

Chair Nguyen inquired if there were any other nominations, and the Commission declined making further nominations.

Motion: Commissioner Sundloff made a motion to appoint Commissioner Lyon to Vice-Chair. Commissioner Doxey seconded the motion.

Vote: 7-0

Public Hearing for Ordinance 17-7-5: Explosives Prohibited in Residentially Zoned Districts:

Introduced by: Melinda Greenwood

Commissioner Nguyen gave a brief explanation of what a Public Hearing is and that the Planning Commission has guidelines to follow. He then asked about how many attendees were present for the hearing regarding ordinance 17-7-5 and only one resident indicated he was there for the hearing.

Melinda Greenwood: Stated this is a straight forward ordinance proposing that we prohibit the manufacturing of explosives in single family residential, mixed use and multifamily zoned districts.

Melinda Greenwood corrected her misuse of the term firearms in the memo in the packet it should read explosives. Commissioner Nguyen noted the change.

Melinda Greenwood shared that last fall the Bureau of Alcohol, Tabaco, Firearms and Explosives came to the city to see if we allowed the manufacturing of explosives in residential neighborhoods. It was determined by staff that we didn't allow it nor was it listed as prohibited. Based on this, staff recommends the Planning Commission forward to the City council a recommendation of approval of the 17-7-5 explosives ordinance. This ordinance has been reviewed by the Kaysville City Fire and Police Chief.

Commissioner Lyon asked if there is any zone in which it is allowed. He suggested that if it wasn't allowed, he would like to include locations where the use would be allowed.

Melinda Greenwood responded and said if that is the Planning Commission's wish, language could be added into the ordinance with a motion. Commissioner Nguyen ask Commissioners to discuss where this ordinance should it be allowed.

Commissioner Sundloff asked staff for an explanation of why this issues was brought to staff.

Melinda Greenwood explained that there had perhaps been a change in staff or existing ATF rules. After discussion with staff it was determined we shouldn't allow manufacturing of explosives in a residential neighborhood. The ATF follows the lead of the local jurisdiction when they issue permits, and subsequently is why we are attempting to addressing the concern.

Commissioner Sundloff: Do we know what the ATF is concerned about?

Melinda Greenwood said that City Attorney, Nic Mills, drafted the ordinance and went back and forth on language with the local ATF agent. Many of the definitions in the ordinance were taken from the ATF.

Commissioner Sundloff asked if there has been any inquiry into what other cities have done in Davis County?

Melinda Greenwood: Staff has not made that inquiry and offered that other cities she has worked in would not allow this use in residential zones.

Commissioner Sommerkorn: In ordinance 17-7-3-1 it states no land or building can be used for anything other than what is listed as permitted uses. He continued and said if it is not stated in the ordinance as permitted, it means we don't allow that use in that zone. He questioned the need for the proposed ordinance and asked why we would need extra assurance.

Melinda Greenwood shared that there is a resident who has been receiving permits in the past and that to her knowledge, this is the first time that the ATF checked with the city prior to issuing a permit.

Commissioner Sundloff restated that the reason the ATF came to the city is because it is in our purview and it is up to us and City Council.

Commissioner Sommerkorn: It sounds like explosives manufacturing is not allowed as of right now and this ordinance would be secondary assurance.

Commissioner Nguyen asked Commission members where they felt explosives manufacturing should be allowed in the city.

Commissioner Sundloff suggested the Industrial zone, Business Park, Manufacturing Zone, potentially Commercial Zones and not Residential Zones.

Commissioner Nguyen opened discussion about the limitations on black powder.

Commissioner Sommerkorn: As of right now, we do not have an ordinance that includes explosives. Does it mean that as of right now we do not allow it or do we allow it because we don't have it in our ordinance?

Commissioner Nguyen suggested the need to limit black powder.

Dan Jessop said the ATF regulates explosives and gun powder for reloading as a propellant and it is not classified as an explosive. He explained it is regulated by the ATF in commercial locations and said if they have more than 50 pounds they are to put them in a powder magazine.

Commissioner Sommerkorn said he is interested in the perspective of resident Mr. McGraw,

Commissioner Nguyen opened the Public Hearing.

Bruce McGraw: Mr. McGraw explained he has been an explosive hobbyist for over 40 years. And this matter was brought to the city last year when he needed to renew his

permit, which is something he does every three years. It was at that point the ATF asked if it was allowed in Kaysville City. He said he believes this is what started the ordinance.

Mr. McGraw apologized for doing the explosives in his front yard and said he was not aware it was against city ordinance. He also apologizes for how many emails he sent to the Commission members.

Mr. McGraw said he feels strongly that if this ordinance passes it should be sent to every resident in Kaysville City so that everyone would know about it. He said that any intelligent person can make an explosive bigger or louder but it takes someone with talent to do what he does. Mr. McGraw said he is willing assist in drafting a new ordinance in place of the one proposed.

Commissioner Nguyen asks if anyone in the audience have any comments and no one else chose to comment. Commissioner Nguyen then closed the Public Hearing.

Commissioner Sundloff said he doesn't think there is an urgency to push this through and feels like we should get additional information about our concerns and he said the information given tonight is from a narrow window.

Commission Sommerkorn agreed with Commissioner Sundloff and would like more time to find out if this is a problem and to determine if we really need to add this to our ordinances.

Commissioner Branch said we are vacillating between two topics. One being if we really need the ordinance and the other is that we don't have enough information to make the decision tonight.

Commissioner Barrus added that he feels the same and that it would be in the best interest to table the item and get more information.

Commissioner Doxey would like to know if there are other city's in Davis county doing this.

Motion: Commissioner Branch made a motion to defer making a recommendation to City Council. Commissioner Sommerkorn seconded the motion.

Vote: The motion passed 7-0.

Public Hearing for Ordinance 17-7-5: Explosives Prohibited in Residentially Zoned Districts:

Introduced by: Melinda Greenwood

Melinda Greenwood gave an introduction of the Rezone at 478 South Main Street and said public hearing notices were mailed out to the required homes within the 500 square foot radius. She explained the area has various zoning districts in the local area. She shared that the 2019 General Plan has provisions which support the rezone request. She specifically mentioned that the Plan for Additional Moderate Income Housing from the 2019 General Plan listed zoning properties to R-M, permitting multiple unit structures

and rezone for densities necessary to assure the production of moderate income housing.

Commissioner Nguyen mentioned the 2021 General Plan has not been approved so the 2019 General Plan is the reference plan for this hearing.

Melinda Greenwood said that when considering a rezone we are talking about uses of the property not a particular project. She said the applicant is aware they could construct eight units if they could make that fit the site, but they know they will at least do six units. She went through slides showing the concept renderings submitted by the applicant and include in the packet, but noted the renderings may not depict what the final project would be.

Commissioner Nguyen asked Melinda if the applicant is required to submit a site plan and said at past hearings the Commission has asked for a site plan.

Melinda Greenwood stated a site plan is not a requirement of the rezone application.

Commissioner Nguyen invited the applicant, Kelly White, to come forward and address the Planning Commission.

Kelly White said he owns a small business in Kaysville and said his partner, Mark Lund is not present at the meeting, but is watching it on Youtube. He explained they have an idea of what they would like to do with this project, but they are open to the comments of the Planning Commission and the public.

Commissioner Nguyen asks the applicant if they have communicated with residents and get the word out about their project.

Kelly White said they came to the last City Council meeting to speak with council members anticipating that residents would be at the Q&A to discuss the Rezone and no one came. They felt that residents would be uncomfortable with them knocking door due to COVID concerns said they have not sent any flyers to neighbors. Kelly said he has read several comments on Facebook about the rezone and wanted to have a face to face conversation with people instead of over the keyboard.

Commissioner Nguyen asks applicant why they are wanting to rezone to R-M and not leave it as R-1.

Kelly White stated concerns that about affordability and wondered if anyone would want a home on a busy Main Street corner. They did not feel that it would be something anyone would want to buy and be cost effective.

Commissioner Sundloff asks if the project would be for sale or rent and Mr. White replied they are open to both options.

Commissioner Branch thanked residents for comments they had received and said big concerns revolved around the parking with this project.

Kelly White said that .5 spaces per unit is what is required and said they are willing to put more parking in and double garages. The property would be able to absorb the

parking if it is developed. He also said the public is currently parking going on the street but he doesn't feel that would be an issue with their development. He said they have not approached UDOT for having an entrance on the west side and understands the biggest concerns are with the school hours because of the schooling hours.

Commissioner Sundloff asked if they had considered any traffic study to determine project impacts.

Kelly White said they have not looked into a traffic study. Refers to the draft general plan about the three activity centers and the Davis High and DTC area is one of those activity centers.

Commissioner Barrus stated that the current zone would allow three single family homes as it is right now. He said he had an open field across from his home and there was a concern from the neighbors about increased traffic. He said after it has been built he feels that there isn't that big of a difference from three units to six.

Commissioner Branch: Asked Melinda if she could find anywhere that this project would not align with what is outlined in the general plan?

Melinda Greenwood: You could probably find information in the General Plan that would be counter to the information which supports the rezone, but I didn't necessarily look for that.

Wilf Sommerkorn said the language would allow for the uses for the rezone but the Planning Commission looks at it to see how we feel about it and if it fits into the surrounding area and neighborhood.

Melinda Greenwood said a traffic study isn't required and would be counter intuitive for a development under 50 units. The traffic impacts on the difference of three to six would be negligible. She added that UDOT wouldn't even require a study for a project this small.

Commissioner Sommerkorn said the zoning would potentially allow up to 8 units without looking at setbacks or green space and parking.

Melinda Greenwood: Once you start adding green space, parking and setbacks the site could potentially limit a project to six or seven units.

Melinda Greenwood added that while the public often comments on renters versus ownership, the city does not regulate ownership.

Commissioner Doxey: Where we have not adopted the new General Plan, the former plan supports higher density housing on major arteries.

Commissioner Nguyen: It does fall in line with SB34 which provides affordable housing and funding from the state.

Commissioner Allred said the staff report included information about moderate income housing and asked Melinda to explain to the public and the Planning Commission what moderate income housing is.

Melinda Greenwood: There is a difference of what people think is affordable housing and housing affordability. Affordable housing traditionally includes some sort of subsidy from the government. Housing affordability more commonly refers to the price point of a home. Attached dwelling units like townhomes or the like are generally far less expensive than single family homes and provide less costly opportunities for those with moderate incomes. The State requires us to have a moderate income housing plan in place and each December we are required to submit a report to the state on how we are helping do our part.

Commissioner Nguyen opened the public hearing and requested a 3 minute limit to each speaker.

Jim Stevens lives at 246 East 475 South and stated he is not totally opposed to the project and understands the need. He asked the Commission consider the project and the rezone and said a rezone is a legislative act. He suggested the use of a development agreement for the project. He said General Plans are mandated in California and you have to follow them but not Utah. He said the future land use map shows the property as open space and said he thinks there should be a brief analysis if this would be appropriate for multi-family.

Commissioner Nguyen acknowledged email comments and a petition from the public.

Will Walters resides at 446 South Main Street, directly adjacent to the property on the north side. He said in a three block radius there is a series of R-2 zoning in a two block area. He said the 2021 General Plan draft says on page 180-182 that the west side of Main Street is an area of stabilization and residents want to maintain small town feel preserve Kaysville small town. Page 38 shows a map of the city center. The plan states, "That residential stand-alone uses are proposed along the eastern edges helping to create a seamless transition, a mix of yard and row buildings are envisioned, the height and density decreasing as one approaches established neighborhoods."

Craig Carlisle who lives at 358 East 550 South said he has lived in his home for 36 years and loves living there. When he moved in there was not a traffic signal at that time and he said he has called 911 twenty five times for accidents that have happened at Main Street and 550 South and said Main Street is dangerous. He wondered where are all the cars going to park. He said he lives in a single family home and he had duplex come in across the street and the duplex wasn't kept up. He said he is concerned about up keep up the townhomes and parking on the street and says he can't park in front of his home.

Mark Jensen: 407 South 225 East said if the project turned into 8 units it would be an impervious lot and detention is a huge issue.

Doug Hyer: 475 South. He has lived there 34 years. Cars parked for the garden were an inconvenience for the neighborhood. If Multi Family then the developer should widen the street.

Rich Shaw: 125 East 475 South has lived in Kaysville for over 30 years. His concerns are that he moved there because of the single family zoning that was around them. He

commented about traffic calming and says experience trumps someone's opinion and said it is narrow at that location on the street. He said he has a brother that has done construction and teaches at the DTC his brother doesn't feel the rezone fits the neighborhood. He said that development doesn't fit the neighborhood.

Austin Stevens resides at 192 East and 475 South and said not being able to reference the new General Plan is an issue. He said he takes offense that there was no effort made to reach out to the neighborhood by the developer. He also indicated that only one neighbor parks their "toys" on the street.

Sarah Love: 475 South referenced the draft 2021 General Plan and the major corridors and the stress the traffic is putting on Main Street. She asked the Commission to leave the property zoned as R-1 and not make it a R-M zone.

Amy Christensen: 552 Laurelwood Drive said there are business on Main Street that are located within single family homes and that helps keep the small town feel residents want to preserve.

Thomas Burningham at 801 South 200 East says he lives around the corner of proposed project and expressed concerns with traffic congestion and feels the project will increase congestion. He said we are living in a democracy and we are represented by those who represent us as well as a large vision. He asked the Commissioners to vote no to the rezone.

Al Starky: 573 North 350 East submitted a letter to staff and said in a 3.8 mile radius there is an elementary school, a junior high school, and a high school and any change has to count for increases in traffic and students and safe routes.

Christian Nielson said he is a resident of Kaysville and sees a lack of housing for his children in the future. He stated his support for more housing in Kaysville and says when he looks at Layton he sees zoning that allows for more housing. He thinks that we should rezone the entire 200 South area to RM because we need a place for housing. He said to rezone all residential housing to RM and then we would have the housing needed in the future. Has said he owns a business and a home in Kaysville and appreciates that neighbors are very passionate. He said this is a hard decision for everyone and is support of the rezone and he would like to see more of this in Kaysville.

Ross Eveson: 475 South 143 East said they are not opposed to housing but the level and type of housing. She said she finds it difficult to rezone without knowing what exactly is going to be there. She said that 475 South has posed a problem with traffic and said it is a thorough fair all the way down to Ponds Park. She said the corner is a hazard that his own wife has been hit there making a turn onto Main Street.

Larene Starky: 573 South 350 East she has two neighbors with Down Syndrome children. She feels families moved here for families to be protected and said many have been injured because of the traffic there.

Dave Hogan said he has lived at 564 south 300 East and has been living in Kaysville for 22 years. He mentioned that many cars have been hit in that area including his own

daughter. He asked about other areas a project like this could be located and stated it doesn't match the neighborhood. He said he feels neglected that the developer did not choose to reach out to the residents.

Ellen Daines: 285 East 475 South said her big concern is the height and the density of new development, especially height as it approaches existing neighborhoods. She said something else to consider is that the elevation will feel higher because it is at the top of the street. She said traffic is not just limited to certain times but high school games, band competition, Thursday night basketball games and Saturday events.

Margarita Hernandez: 572 s. Main Street said she has happily lived in the area for 20 years, lives alone and knows her neighbors. She said if the property is rented you lose knowing your neighbors because they come and go. She is concerned that renters will create safety and security issues.

Fe Cui: Lives at 293 E. 475 South and said most of his points have been covered by his neighbors. He said he got car accident reports from the police department yesterday and submitted the report to Chair Nguyen. He said the draft General Plan shows affordable housing should be focused on the north east quadrant of the city and not in the south east where the Community Garden is located. He mentioned a buffer zone, said he measured the distance from the property to be .9 miles from downtown and doesn't feel that this would be considered the city center.

Chair Nguyen closed the public comments.

Commissioner Barrus clarified the height of the building is limited to 30 feet. He said that right now a residential home could also be 30 feet. He said there is a possibility of an apartment eight-plex and noted that apartments versus townhomes are one in the same as they are attached buildings.

Kelly White asked the Commissioners if they had any questions for him.

Chair Nguyen asked Mr. White if he was willing to set a time to meet with the neighbors to discuss the rezone, and Mr. White indicated he would be happy to set up several meetings if needed.

Chair Nguyen asked how many units they wanted to build and asked if they would consider doing a development agreement to limit the project to six units.

Mr. White affirmed but said if they limit the project to six units he assumes that fewer units would make each unit cost more per unit.

Chair Nguyen asked Mr. White if he would you be willing to provide a traffic study and Mr. White indicated they would if staff required it for the project.

Melinda Greenwood commented she would defer to the City Engineer, Dexter Fisher, to see if he felt a traffic study would be beneficial.

Chair Nguyen: Asked Mr. White if he would be willing to create a HOA for building maintenance and project upkeep.

Mr. Kelly White said he is frustrated with the thought that every single renter is a bad person and read that comment in the petition form.

Commissioner Doxey: How open would you be for a development agreement?

Mr. White said they are willing to do a development agreement and said the draft General Plan indicates the residents prefer a craftsman style building and they would want to follow preferred styles.

Chair Nguyen turned the conversation over to Planning Commission.

Commissioner Sundloff: The council has a lot of discretion a legislative decision. He agreed with staff that a traffic study it is not necessary. He said at most the site would have eight units didn't see much traffic impact or trips based on his little bit of experience with traffic studies. He continued that down the street an assisted living facility came in about 3-5 years ago and suggested no real traffic impacts have resulted.

He continued and said density is a relative term and R-M is on the lower end of density. He said parking on the street was mentioned many times and said if this property did not get rezoned, it could have three driveways and all three homes could have cars parking on the street the second residents move in. He said that the property just east of the Davis Tech Center had six town homes put in and he drives by the new development from time to time to see how it has impacted the neighborhood. He said that project is in more project is more in a neighborhood than this one and it doesn't seem to have negative impacts.

He said we can all agree that housing is needed and that we don't have enough of supply. In the General Plan survey there is 80-90% satisfaction of living in Kaysville, but says there is not enough places to live. He said he feels this location seems like a great place to put higher density but contested eight units was too much but six would be good.

Commissioner Sommerkorn said he looks at the items the General Plan provides for and noted more dense housing at this location fits and is worth considering. He said when you talk about density you include how it is designed but suggested our code is not specific enough to require certain design. He said this is not going to be that big of a difference in impact.

Commissioner Sommerkorn suggested the developer look at other options in our code and encouraged they look at R-2 zoning. He said It allows for two family dwellings on 8,000 square foot lots and this option might fit better into the existing neighborhood.

Commissioner Lyon echoed Commissioner Sundloff comments regarding traffic impact, and said it would be minimal to the neighborhood. The said residents in the duplexes above the DTC said the most significant impact on traffic was during construction. He expressed concerns about deficiencies on middle of the market housing and said it is a big issue.

Commissioner Sundloff: Let's say we don't recommend R-M and recommend R-2, however it is the applicant's prerogative to request the rezone be R-2.

Commissioner Doxey said he is sensitive to the concerns which were raised by the have a public but said we have a housing crisis in Kaysville and in Utah. He said state legislators are wanting to override zoning laws so that we can have affordable housing.

Commissioner Branch: I agree with most of what has been said but fees the parking issue with townhomes is different than from three single family homes. He believes that traffic is a hang up in that area.

Commissioner Sommerkorn suggested the development agreement require additional parking. Commissioner Barrus agreed to this provision.

Chair Nguyen: This is different than the Whisper Cove and thinks about the rights of the owner. He wondered what kind of precedence this would set and agreed with Commissioner Lyon regarding the affordable housing problem. He offered that veterans can't find affordable housing and many are homeless.

Motion: Commissioner Sommerkorn made a motion to table the rezone request to a future meeting and instructed staff to engage with the applicant to see if there are some other options they would be willing to consider. Commissioner Doxey seconded the motion.

Vote: Vote was unanimous at 7-0.

Chair Nguyen asked how the commissions would vote if applicant still wants to roll the same project, but the Commissioners all held their voices for a vote at a future meeting.

Call to the Public:

Craig Carlisle said he has three things that concern him in the rezone, which is parking, if they will be rented or sold, and water.

Annette Allred: Asked Mr. Sundloff how many of the residents drive at Whisper Cove, the assisted living facility and said if residents drove, there may be parking on the streets but not likely. She added that for access, there is a turning lane the whole length of that rezone lot so there is no way that UDOT would allow for access from Main Street be into that lot.

Will Walter said accident report filed from 5 years and just waiting for the R-2 is a perfect solution for that lot. He feels the presented plan dulls the neighborhood.

Christian Nielson said when he got divorced he needed to look for a place to rent, that he was a good renter and said the consideration of having renters should not affect the decision.

John Lot: said is a great neighborhood and anyone who comes in will be welcomed. The rezone would be great as R-2.

Ellen Daines: The R-2 is very appealing to the neighbors and said there is value in single family residential.

Chair Nguyen closed the Call to the Public.

Other matters that properly come before the Planning Commission:

Staff reminded the Commission of land use training on February 24th and said it will be done in place of the regular Planning Commission meeting. The February 24th PC meeting is cancelled and the next regular meeting will be held March 10th at 7:00 p.m.

Commissioner Sommerkorn asked Melinda if UDOT staff would come to Planning Commission meeting to discuss Main Street discussion.

Melinda Greenwood commented that UDOT has put together a preferred alternate proposal and waiting to get some high level budgeting and hopefully have it in a couple of weeks.

ADJOURNMENT:

Motion to adjourn by Commissioner Lyon.

Meeting was adjourned at 9:53 pm.

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
March 10, 2022**

Planning Commission Members in Attendance: Vice Chairman Lyon, Commissioners Page, Doxey, Sundloff, Barrus, Branch, and Allred

Staff Present: Melinda Greenwood, Mindi Edstrom

Public Attendees: See attached Planning Commission sign-in sheet

OPENING

The Planning Commission meeting was held on Thursday, March 10 2022 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Vice Chairperson Steve Lyon opened the meeting by welcoming those present.

Melinda Greenwood: A resident brought to our attention that some names were missing from the list of attendees in the February 24, 2022 draft minutes. The resident brought in letter with the names of those who attended the meeting but were not listed as attending and asked that the minutes be corrected to include the names listed in her letter. A resident also provided staff with the accident report data mentioned in the public hearing portion of the meeting on the 24th. (see attached documents)

Commissioner Sundloff made a motion to amend the draft minutes to include the missing names and to approve the February 24, 2022 meeting minutes. Commissioner Branch seconded the motion and they were unanimously approved with a vote of 7-0.

Commissioner Lyon introduced the next item and reminded the public that the meeting was not a public hearing. He added he will allow public comments but asked if they spoke at the last meeting they not speak again and that they limit comments to 1.5 minutes. He reminded the public that if they spoke at the last meeting, their comments were on public record and they didn't need to readdress the Planning Commission.

Consideration of a development agreement and rezone of 478 South Main Street from R-1 Single Family to R-M Multiple Family Residential District (item continued from the February 10, 2022 public hearing)

Introduced by: Melinda Greenwood

Description: Ms. Greenwood shares that the presentation will be very similar to what was shared last time. She explained the process of a rezone and said we send out mailers and hold a

public hearing for the public to have dedicated time to come and speak on the record. She said that all information that has been gathered from the public will be given to the City Council.

She said the applicant is wanting to rezone from R-1-8 to R-M and the site has been used as a community garden. As currently zoned, three single family homes would be allowed. The applicant requested a rezone to a Multi Family, which would allow them to put up to eight units based on the size of the property.

Melinda Greenwood presented images of the property in discussion and showed within the local area several different zones exist.

Melinda Greenwood shared information from the 2019 General plan and how portions of the policy support the rezone. Because the R-M zone allows for townhomes, which are typically considered more affordable than single family residences due to construction methods and efficiency of land development, this project would diversify available housing products and provide options which are more affordable than single family homes.

Ms. Greenwood reviewed the differences between R-1-8 and R-M, including building height allowances, front setbacks, side setbacks, rear setbacks, and the corner setback. (See [attachments for chart](#))

She reviewed that public comment summarized from February 24th Public Hearing included concerns about traffic, parking, increased density, impact to neighborhood character, high tenant turnover, safety and said a petition opposing the rezone with over 200 signatures was submitted to the Commission.

Melinda Greenwood said she met with the applicant to discuss changing the rezone application to R-2 instead of R-M. However, the applicant wanted to stay the course with the R-M zone and a six-unit townhome project. She stated the developer was willing to enter into a development agreement which would limit the project to a six unit townhome product, provide a minimum of 12 parking spaces, add buffering features on the east and north side of the property and limit design to Craftsman or Farmhouse style.

She explained that staff discussed the R-2 zone said when considering traffic, having a singular point of ingress and egress was thought to be preferable to having three separate driveways. She said 475 South has some curvature and grade change which make having one entry further away from Main Street a better option. She said she confirmed with the City Engineer and UDOT that a traffic study on a project this small was not necessary.

Commissioner Allred asked staff for clarification on the parking stalls, wondering if the number the total stalls of included enclosed stalls and those in the driveway.

Melinda Greenwood stated the R-M and parking code does not specify if parking has to be enclosed or otherwise but said the applicant is wanting to have some type of garage if they can.

The applicant said they want to have as much parking as possible on the property.

Commissioner Lyon invited the applicants to approach the Planning Commission, and the applicants, Mark Lund and Kelly White, introduced themselves.

Commissioner Allred asked about total capacity of parking on the site, wondering if it would be just twelve stalls or if a resident could also park two cars in the driveway.

Mark Lund said they will provide a minimum of twelve stalls but that they want to put in as much parking as possible.

Melinda Greenwood informed the commission they were having technical difficulties at the moment and the live stream from YouTube was not working but they were trying to remedy the issues.

Commissioner Sundloff said his understanding of the intent of development agreement is to limit the project to six units. He cited concerns about wording in section 2.a.2 of the draft development agreement and suggested some wording modifications. Melinda Greenwood those changes could be made and the application agreed to the wording modification and confirmed intent to only construct six units.

Vice Chair Lyon reminds the public that tonight's meeting was not a public hearing but invited the public to speak, asking them to limit their comments to two minutes.

Ms. Nedra Saunders, who lives at 578 South 300 East began by stating concerns about Davis High School pedestrian traffic. She said she lives in a well-connected community with owners and not renters. She said the property has an underground stream flowing from the northeast to the southwest and also goes under Main Street. She said that during heavy rain there is flooding of basements of homes on 475 South and suggested more pavement could affect the neighbors and the project. She pleaded with the Commissioners to imagine having this project next door to their own house and said that a buffer of trees would take years to grow. She feels that an R-M Zone leaves too many unknowns and would prefer to have the Planning Commission recommend the property to be R-2 so that it is complimentary to the community.

Tim Stevens said he appreciates the concession of six units down from eight units as well as the architectural design. He said the design with garage doors on the front would give the project a warehouse kind of feel. He asked for permission to approach the rostrum to show a photograph of a townhome project where garages were located on the back of the project and it has the units closer to the street.

Brian Benyon, Lives at 574 South 250 East said he knows that the Planning Commission and the City Code and building requirements are there to protect the investment of the applicant, but they are also there to protect the investment of the community. He relayed concerns with the

extra width double car garages would add stating it would make the project look like a warehouse. He said there is a significant grade change on the site and he hopes that the developer would consider stepping the units rather than creating a large box that would be five times the size of the neighbor next door.

Applicant Kelly White said they don't have any issues with putting parking in the back and they are not necessarily stuck to the concept provided with their application.

Applicant Mark Lund reaffirmed that they are wanting to build something that looks great, stating he may even live in one of the units.

Al Starky, 573 South 350 East, said he would like to add comments to the record and submitted to the Commission a copy of accident data. (See attachments). He stated "The report only shows six accidents between 17 and 21 on 475 South, however there could be another seven points which would double accidents within a reason when an officer writes a report, he has to make some judgements on what is the location where the car comes from. He as an individual cannot get access to those reports, so his request is this, could somebody from the city ask for the reports and we could look at them and see if there are additional reports?" His also said the accident data is for five years, two of which are COVID years. "You will see with the chart that it's questionable whether you face a safety decision based on two questionable years." Mr. Starky drives up to intersection of Main Street and 475 South many times and the offset on the East may cause partially blind corners and needs to be considered with ability to not encumber vision for drivers as they come out. He suggested a vision is limited sign be placed at the intersection.

Wen Fe Yu lives at 293 East 475 South, right next door to the property. He thanks Commissioner Allred for asking about the parking stalls and enclosed parking and said he is glad it is written into the development agreement. Fe said he has looked at the development agreement and the project is to be setback more than 30 feet back from curb which makes it so his driveway is aligned with the project. He suggests putting in a concrete wall along the fence on the west side of the property. He is also concerned about the concrete and asphalt from the project making storm water funnel down and flooding his property and doesn't see anything about this concern in the development agreement. He is also concerned that with 80-90 residents using the narrow entries every day, a 30 feet high building will block traffic view, and the on-street parking will worsen. Wen Fe Yu also shared that one of the major reasons they are against the R-M zone is they fear that the developers would not be able to finish the project and the next developer would not be under the same development agreement. He stated he and his neighbors are strongly against the rezone to R-M.

Spenser Neel, 388 South Main said he lives in a duplex north of the rezone property, living in one half and renting out the other half and said there is a way to meet in the middle. He feels a duplex would fit better with the neighborhood and asks the Planning Commissioners to be mindful about what is actually being built.

Melinda Greenwood referred to the slide from the presentation about what the development agreement defines and said the agreement does not specify if parking spaces are to be within a garage or not.

a- Limited to 6 units

b- Townhome product

c- 12 parking spaces minimum (10 required)

d- Buffering to residential on east and north sides with trees and fencing

c- Architectural design limited to Craftsman or Farmhouse

Commissioner Lyon closed comments to the public.

Commissioner Sundloff asks staff what are the setbacks shown on exhibit B from the front of those units and asked how close those could come to the sidewalk with no driveways on the front and have driveways or the garages in the rear.

Melinda Greenwood responds to Commissioner Sundloff's question sharing the presentation slide which compares setbacks between R-1-8 and R-M zones. R-M setbacks are 20 feet each side abutting a street so the front setback would have to be 20 feet on Main Street and 25 feet on the side of 475 South. They would also have to meet 15 foot rear setback from the north side of the property. She said she was not sure if the developer would be able to make rear parking work for this project.

Commissioner Sundloff stated having the rear parking would be really difficult and thinks the only way it would possible is if rezoned it to R-M with a PRUD overlay which would give the project more flexibility. Does the applicant even want to consider doing the PRUD overlay?

Melinda Greenwood said they probably could do a PRUD overlay but that may create other concerns, such as trading traffic and pedestrian safety for aesthetics that may feel better to the neighborhood.

Commissioner Sundloff suggested the applicant work with safety and design concerns and maybe a PRUD overlay could be included in the agreement.

Commissioner Lyon asks staff about water concerns and if the City Engineer will look over this project for any concerns with storm water.

Melinda Greenwood stated a storm water review is part of the development process and that the project would have to meet any requirements of development ordinances. She said building permits would not be approved if storm water was not successfully dealt with.

Commissioner Allred said a PRUD is a valid suggestion but creates its own concerns. By moving the development closer to the street it would provide more safety because buildings that are closer to the street creates a calming effect and slows down traffic. He said he likes the idea of having rear parking, but said that may create trade-offs with recreation areas and the drainage

system. Commissioner Allred asked staff if the applicant would need to have additional approval for the PRUD overlay and would that push the project back for the applicant.

Commissioner Sundloff answers Commissioner Allred telling him it would be a rezone and that is a legislative action.

Melinda Greenwood said if adding the PRUD overlay was the recommendation from the Planning Commission then the City Council would consider the development agreement with the PRUD. She cautioned the applicant has not engineered the site enough to know if a rear-loading garages would create other problems. Melinda Greenwood agreed with Commissioner Sundloff that fitting rear garages would be tight, especially with the setbacks on the books and asked the applicants if they are amenable to the idea.

Commissioner Page commented to the Commission that all the homes are all setback 30 feet and by putting parking in the rear and moving the building closer to the street would make this project stick out from the others in the neighborhood. He wondered about putting a children's play area closer to the front by the street. He also said he feels that builders and the developer know best about how to design the project. He said he hates to see legislators building homes from the bench.

Commissioner Branch asked Melinda Greenwood about her conversations with the developer on the R-2 zoning and traffic. She responded that if the rezone were to go R-2, the applicant would need to start the rezone process all over including noticing, sending mailers, signs, and public hearings and the applicant did not want to delay the process. She also said the developer desired to utilize economies of scale that come into place when you share walls on building versus three separate buildings.

Applicant Mark Lund shared that the reason that they want to go with R-M to eliminate parking issues, saying if they changed R-2 or R-4 there would be multiple driveways and fitting adequate parking becomes an issue. He said parking is a big concern for the neighborhood, so the decision to do R-M was not just about costs but also about safety issues.

Commissioner Sundloff asked applicant to clarify his thoughts on parking differences between three structures and one structure. Mark Lund replied saying it would be challenging to fit parking if there were three separate structures. Consolidating to one building makes it so that parking and traffic will be easier.

Commissioner Lyons asked the Commission to make a motion.

Motion: Commissioner Barrus made a motion to recommend approval of the development agreement as presented.

Second: Commissioner Doxey

Vote: Vote is unanimous 7-0

Melinda Greenwood thanked the public in attendance and said the City Council, who is the deciding body on the application will hear the matter on April 14th.

Call to the Public:

Christian Nelson addressed the Commission and said he thinks it makes sense to rezone all properties along major streets to R-M.

Mark Jensen liked Commissioner Sundloff's recommendation to shore up the development agreement and stated concerns that the motion was approved without even caveating the changes feels like a misstep.

Melinda Greenwood stated was going to make the changes mentioned by Commissioner Sundloff and because it wasn't a substantive matter to the agreement there isn't a need to have that change in the motion.

Other matters that properly come before the Planning Commission

- a.** Reports
- b.** Correspondence
- c.** Calendar

Ms. Greenwood thanked the Commissioners that came to the training on February 24th. She mentioned she will be attending the APA Conference in Kanab March 23-25 and will be joining the Planning Commission on the 24th via Zoom.

She mentioned that the City Council will hold a meeting April 14th, which is technically a Planning Commission meeting night, so that meeting would be cancelled. The next meeting dates would be March 24th and then April 28th.

Adjournment

Motion to adjourn by Commissioner Sundloff.

Meeting was adjourned at 8:15 pm.

CITY COUNCIL STAFF REPORT



MEETING DATE: April 14, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Resolution for the council to accept a petition to adjust common boundary line with Davis County at approximately 775 East Oxford Drive

EXECUTIVE SUMMARY:

On March 23, 2022, the City received an annexation application from John Gufaston (LPM Corporation). The application is for a 1.14 acre portion of parcel ID# 11-041-0026, which is 25.375 acres in its entirety. The proposed annexation property is located at the end of Oxford Drive just west of Thornfield Road.

The City has an annexation plan, and the proposed annexation fits within the City's annexation policy (attached).

State code Section [10-2-4](#) prescribes a very specific process for an annexation. The first step in an annexation process is for the City Council to recognize the application has been received, and this must be done in a public meeting with a resolution accepting the application. Approval of the resolution doesn't mean the Council is obligated to approve the annexation, it merely validates the application and allows staff to proceed with processing the application in accordance with state laws and the County's process.

Prior to making the application, staff gave the applicant feedback of annexing the entire parcel rather than a small portion of the property. The applicant declined the feedback and submitted the application as outlined.

If the Council approves the resolution, the next step in the annexation process would be to bring back a certification of the annexation at the May 19 City Council meeting. The final step in the process would be a public hearing at the June 16 City Council meeting, where the Council would either approve or deny the annexation request.

Should the Council wish to deny the annexation request altogether, they can deny the resolution.

City Council Options:

1. Approve the resolution
2. Deny the resolution

Recommended Option:

Staff recommends that the City Council **approve** the resolution.

Fiscal Impact:

This item will bring in a small amount of annual property tax.

Attachments:

1. Kaysville City Annexation Plan
 2. Draft Resolution
 3. Annexation Application/Petition
 4. Annexation Plat
-

ANNEXATION POLICY PLAN

Statement Of Specific Criteria

Justification For Excluding Urban Development Within 1/2 Mile

Statement Addressing Any Comments

Statement Of Specific Criteria

The specific criteria that will guide the decision whether or not to grant future annexation petitions are:

1. The area to be annexed is compatible with the character of Kaysville City.
2. Municipal services are needed in the area to be annexed.
3. The plan for extension of municipal services into the area to be annexed is acceptable.
4. How the services in the area to be annexed will be financed is acceptable.
5. The estimated tax consequences to residents both currently within Kaysville City's boundaries and in the area to be annexed are acceptable.
6. The interests of all affected entities have been considered.

Justification For Excluding Urban Development Within 1/2 Mile

The areas containing urban development within 1/2 mile of Kaysville City's boundaries that have been excluded from the Kaysville City Expansion Area are within another city or can be better served by another city.

Statement Addressing Any Comments

In consideration of adding an additional 60 acres of potential expansion areas east of Highway 89, there were no concerns expressed by affected entities during the allotted comment period.

The Mutton Hollow Improvement District (District) requested that all of Mutton Hollow Road or none of it be included in the Area Kaysville City Anticipates Annexing. District correspondence highly recommended that the 2005 plan be retained in order to preserve the integrity of the District water system and to comply with the long term wishes of most residents in the area to align with Kaysville City rather than Layton City. The 2005 plans show that Layton City and Kaysville City each anticipate annexing about half of the District and half of the water system. The discrepancy was discussed with District representative who states that the Area shown on the 2005 Plan was preferred over all other configurations, so it was shown on the Map.

RESOLUTION 22-

KING CLARION ANNEXATION

Davis County Parcel Number: 11-041-0026

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL
PROPERTY UNDER THE PROVISIONS OF UTAH CODE ANNOTATED SECTIONS 10-2-403
AND 10-2-405 AS AMENDED.**

WHEREAS, on March 23, 2022, LPM Corporation, owners (petitioners) of certain real property located within Davis county filed a petition with the City Recorder of Kaysville City, Davis County, State of Utah requesting that such property be annexed into the corporate boundaries of Kaysville City; and

WHEREAS, said petition contains the signatures of the owners of private real property that is: 1) located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation; and 3) is equal to at least one-third of the value of all the private property within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Kaysville City, and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the City Recorder; and

WHEREAS, said petition appears to comply with all the requirements of Section 10-2-402 and 403, Utah Code Annotated, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kaysville City, Davis County, State of Utah, that the Annexation Petition attached hereto as Exhibit "A", is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the City Recorder for review pursuant to Section 10-2-405(2), Utah State Code Annotated, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council on April 14, 2022.

Signatures on following page.

RESOLUTION 22-

KAYSVILLE CITY

Tamara Tran
Mayor

ATTEST:

Annmarie Plaizier
City Recorder



ANNEXATION CHECKLIST

Please provide the following information as part of your petition for annexation. We need the details on this list in order to process and review your request. An incomplete application or lack of required information will delay acceptance and/or processing of your application. We may return your application, along with all submitted drawings, until it is complete. Please help us serve you better by submitting the following minimal information.

Applicant, Please Note! Your application may be reviewed on a preliminary basis; however, it is important for you to remember that it must still be reviewed by the City Recorder before it is accepted for processing. You will be contacted by the City Recorder to confirm acceptance or indicate problem areas.

Applicant Information

Project name: King Clacion Sub
Property owner: LPM Corp
Address: Adjacent to 765 Oxford dr.
Phone: [REDACTED] Cell: [REDACTED]
E-mail address: [REDACTED]
Size of the subject property: 1.14 Number of lots: 2
Proposed Zoning: R-1

Items Required

- ☐ Written statement with explanation of the purpose for annexation and a proposed timetable for development.
- ☐ Legal description of proposed area with map on 8.5" by 11" sheet.
- ☐ Current copy of County Assessor's Parcel Map.
- ☐ Names and current addresses of petitioning property owners, as shown on the latest Davis County Tax Rolls
- ☐ Annexation petition on form provided by the City, with signatures of the petitioning property owners.
- ☐ Reproducible Mylar drawing (24" by 36") of the area proposed for annexation, prepared by a Land Surveyor or Civil Engineer licensed to Practice in the State of Utah. Include six copies of drawings.

Application Fee: \$200.00

PETITION FOR ANNEXATION TO KAYSVILLE CITY

OF PROPERTIES IDENTIFIED BELOW

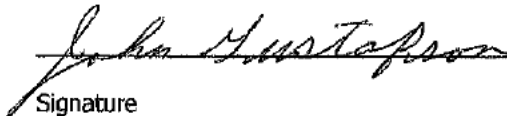
We the undersigned owners of certain real property lying contiguous to the present municipal limits of Kaysville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Kaysville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
 - d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed be zoned as follows with the attached signatures.

Contact Sponsor:

LPM CORP, JOHN GUSTAFSON

Printed Name


Signature

110460556

Davis Co. Parcel ID Number

[REDACTED]

Residential Address

R-1

Requested Zone

[REDACTED]

Mailing Address

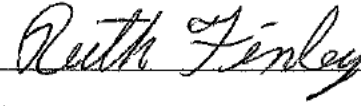
[REDACTED]

Contact Telephone

Sponsor #1:

LPM CORP, RUTH FINLEY

Printed Name


Signature

110460556

Davis Co. Parcel ID Number

[REDACTED]

Residential Address

R-1

Requested Zone

[REDACTED]

Mailing Address

[REDACTED]

Contact Telephone

Altius Construction LLC



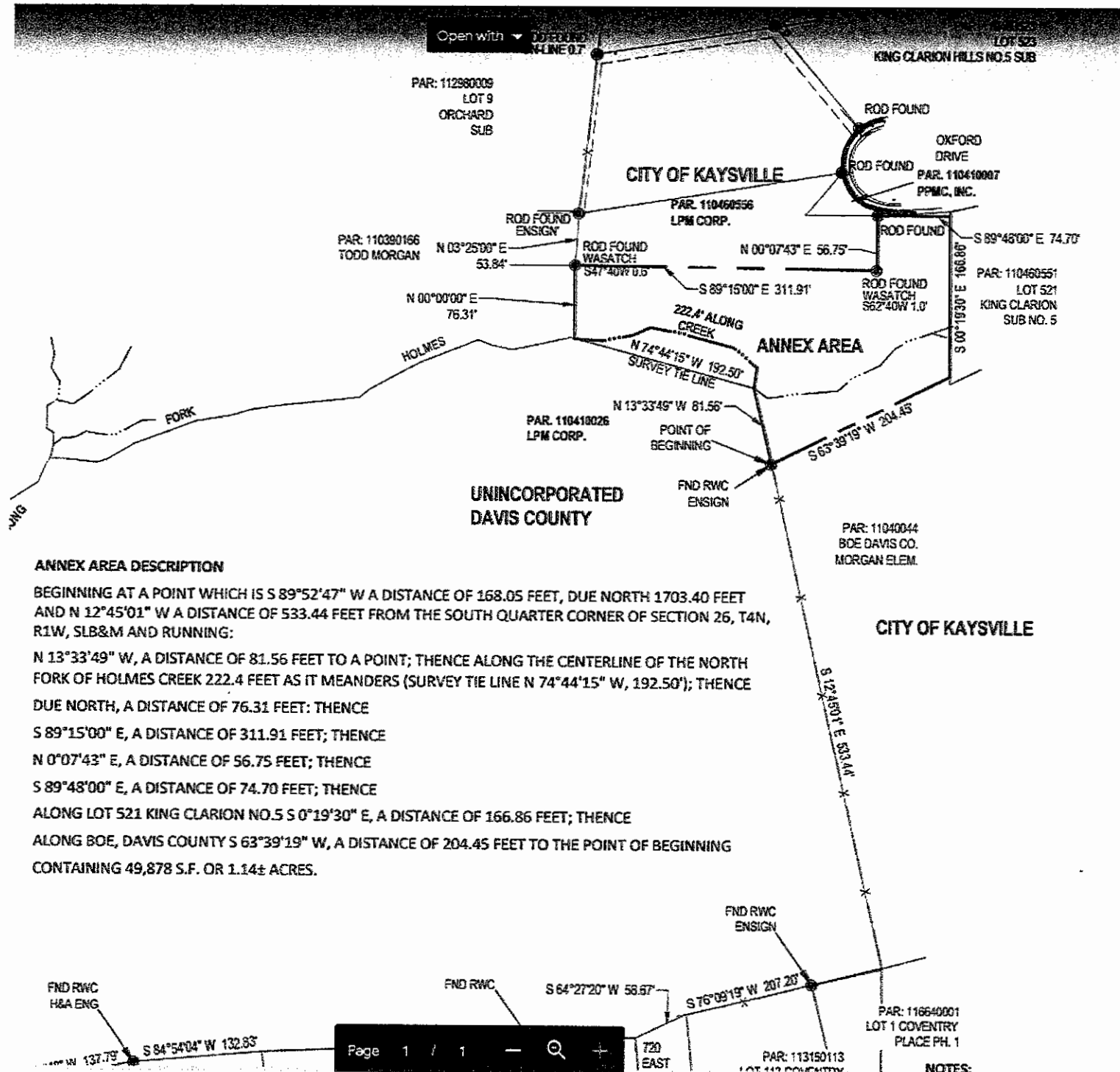
Whomever it may concern,

Our goal with this annexation into Kaysville City is to make it possible to add two new lots and to be able to complete the King Clarion sub-division on the west end of the cul de sac on Oxford Drive.

This annexation will complete the two most southern lots and will make it possible to have enough buildable area. Our timetable to complete these lots is estimated to start in the Summer of 2022. House plans are already in-process for one of the two lots and the next lot will start plans upon completion of the final lot line adjustments.

Sincerely,

Paul Kingston



Davis County

Property Search

Interactive Parcel Information App



PROPERTY SEARCH

Home

DAVIS COUNTY SITES

- Assessor
- Recorder
- Treasurer
- Clerk/Auditor
- Surveyor

CUSTOM FUNCTION

Customize

TERMS OF USE

- View Terms of Use
- Feedback

Parcel ID : 110410026

PROPERTY OWNERSHIP

Owner : LPM CORPORATION
Mailing Address : P O BOX 65644
Mailing City : SALT LAKE CITY
Mailing State : UT
Mailing Zip : 84165

GENERAL INFO

Parcel ID : 110410026
Site Address :
Site City :
Site Zip :
Tax Legal Desc : BEG AT A PT ON S LINE OF MUTTON HOLLOW
IMP DIST S 16.80 CHS & S 31^07' E .94 CHS & N
54^ E 1.88 CHS & S 32^47' E 3.78 CHS, M/L
FROM NW COR OF SW 1/4 OF SEC 26 T4N R1W
SJM; TH S 12^ E .40 C (Cont...)
Acreage : 25.375

View Parcel Detail

35°F
Sunny



PARCEL 11-046-0556 AND 11-041-0026
ANNEXATION PLAT
LOCATED IN THE NW 1/4, AND SW 1/4 OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

RECORD DESCRIPTION 110410026 BK 6981 PG 1179

BEG AT A PT ON S LINE OF MUTTON HOLLOW IMP DIST S 16.80 CHS & S 31°07' E .94 CHS & N 54° E 1.88 CHS & S 32°47' E 3.78 CHS, M/L, FROM NW COR OF SW 1/4 OF SEC 26 T4N-R1W, SLM; TH S 12° E .40 CHS TH E 15.94 CHS; TH S 4.0 CHS; TH N 67°15' E 2.90 CHS; TH S 34° E 6.80 CHS; TH NE'LY TO E LINE OF SW 1/4 SD SEC 26; TH N 5.0 CHS; TH W .62 CHS; TH N 1°W 16.80 CHS; TH N 89°15' W TO A PT 100 FT N, M/L, FROM CENTER OF NORTH FORK OF HOLMES CR, TH S 100 FT TO SD CEN LINE & S LINE SD IMP DIST, TH W'LY ALG SD CEN LINE & S LINE OF SD IMP DIST TO POB. ALSO BEG 20 CHS W & 16 CHS N OF SE COR OF SW 1/4 OF SEC 26 T4N-R1W, SLM, RUN S 67°15' W 4.72 CHS; S 82°15' W 2.93 CHS, N 89°25' W 7.95 CHS; N 21°30' E 4.06 CHS; N 12°0' W 2.40 CHS; S 14.20 CHS; S 4.00 CHS TO BEG. LESS TO BD OF ED IN 752-940 & LESS TO 1677-206 LESS TO 1699-626. CONT 25.375 ACRES.

AS SURVEYED DESCRIPTION 110410026

BEGINNING AT A POINT WHICH IS S 89°54'47" W A DISTANCE OF 168.05 FEET AND DUE NORTH 1703.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, T4N, R1W, SLB&M AND RUNNING:

ALONG THE NORTHERLY BOUNDARY OF COVENTRY PLACE PHASE 1 THE FOLLOWING COURSES:

S 76°09'19" W, A DISTANCE OF 207.20 FEET; THENCE S 64°27'20" W, A DISTANCE OF 58.67 FEET; THENCE S 87°38'48" W, A DISTANCE OF 386.10 FEET; THENCE S 84°54'04" W, A DISTANCE OF 132.83 FEET; THENCE S 78°45'48" W, A DISTANCE OF 137.79 FEET; THENCE S 66°54'19" W, A DISTANCE OF 315.00 FEET; THENCE

ALONG LANDS OF LPM CORP THE FOLLOWING COURSES:

S 66°54'19" W, A DISTANCE OF 420.00 FEET; THENCE N 23°05'41" W, A DISTANCE OF 207.13 FEET; THENCE S 65°42'05" W, A DISTANCE OF 45.79 FEET; THENCE N 23°05'41" W, A DISTANCE OF 217.91 FEET TO THE CENTERLINE OF THE NORTH FORK OF HOLMES CREEK AS LOCATED 2/3/2022; THENCE ALONG SAID CENTERLINE 1776± FEET AS IT MEANDERS (SURVEY TIE N 68°31'03" E, 913.60 FEET AND N 59°49'53" E, 716.67 FEET); THENCE DUE NORTH, A DISTANCE OF 76.31 FEET; THENCE

S 89°15'00" E, A DISTANCE OF 311.91 FEET; THENCE N 0°07'43" W, A DISTANCE OF 56.75 FEET; THENCE S 89°48'00" E, A DISTANCE OF 74.70 FEET; THENCE

ALONG LOT 521 KING CLARION NO.5 S 0°19'30" E, A DISTANCE OF 166.86 FEET; THENCE

ALONG BOE, DAVIS COUNTY S 63°39'19" W, A DISTANCE OF 204.45 FEET AND S 12°45'01" E, A DISTANCE OF 533.44 FEET TO THE POINT OF BEGINNING

CONTAINING 953, 106 S.F. OR 21.8± ACRES.

ANNEX AREA DESCRIPTION

BEGINNING AT A POINT WHICH IS S 89°52'47" W A DISTANCE OF 168.05 FEET, DUE NORTH 1703.40 FEET AND N 12°45'01" W A DISTANCE OF 533.44 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, T4N, R1W, SLB&M AND RUNNING:

N 13°33'49" W, A DISTANCE OF 81.56 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF THE NORTH FORK OF HOLMES CREEK 222.4 FEET AS IT MEANDERS (SURVEY TIE LINE N 74°44'15" W, 192.50'); THENCE

DUE NORTH, A DISTANCE OF 76.31 FEET; THENCE

S 89°15'00" E, A DISTANCE OF 311.91 FEET; THENCE

N 0°07'43" E, A DISTANCE OF 56.75 FEET; THENCE

S 89°48'00" E, A DISTANCE OF 74.70 FEET; THENCE

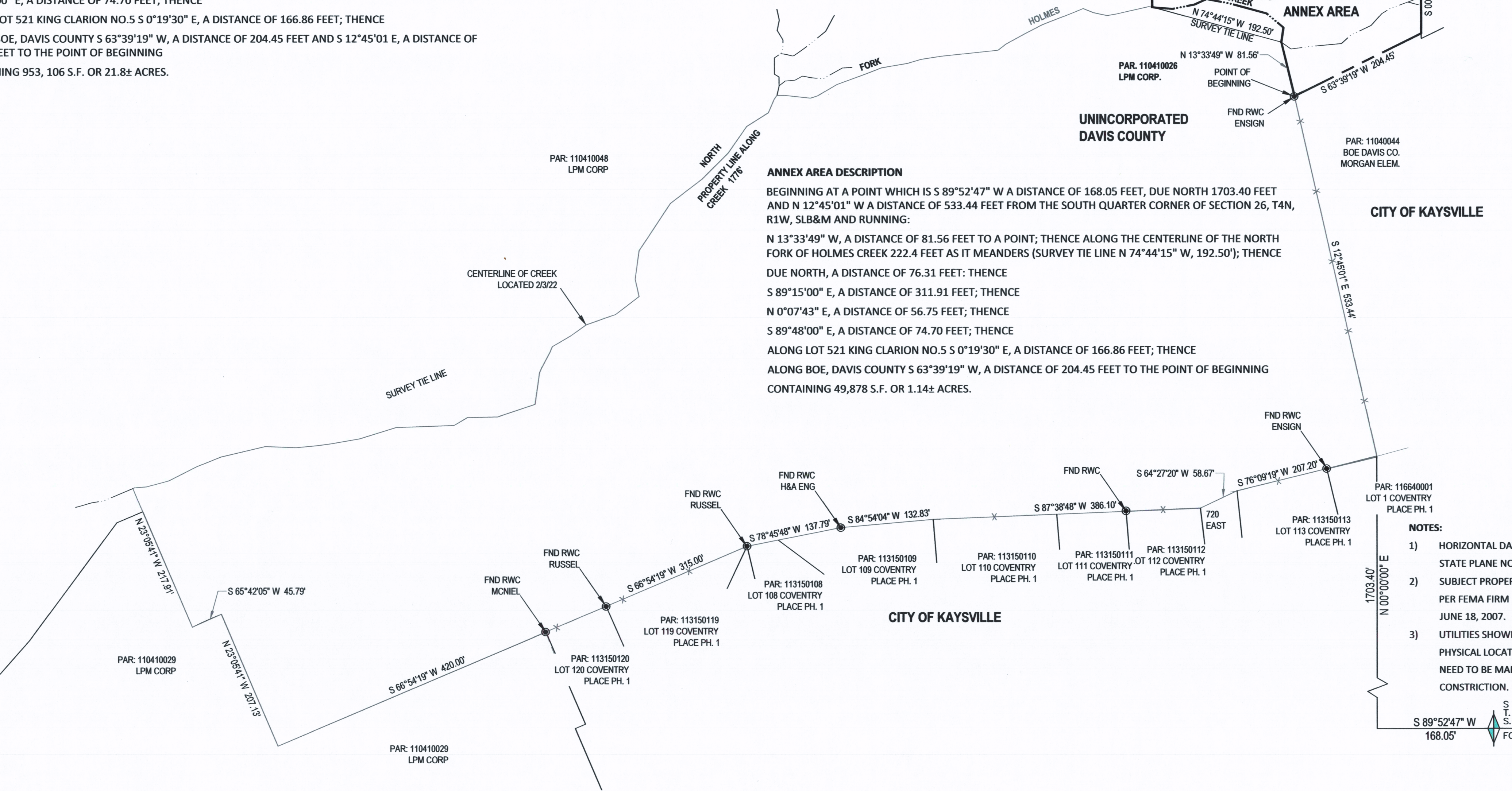
ALONG LOT 521 KING CLARION NO.5 S 0°19'30" E, A DISTANCE OF 166.86 FEET; THENCE

ALONG BOE, DAVIS COUNTY S 63°39'19" W, A DISTANCE OF 204.45 FEET TO THE POINT OF BEGINNING

CONTAINING 49,878 S.F. OR 1.14± ACRES.



0 100' 200'



NOTES:

- HORIZONTAL DATUM IS REFERENCED TO NAD83, UTAH STATE PLANE NORTH ZONE.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND "AE" PER FEMA FIRM MAP NUMBER 49011C0241E EFFECTIVE JUNE 18, 2007.
- UTILITIES SHOWN HEREON WERE FROM ACTUAL PHYSICAL LOCATIONS, UNDERGROUND UTILITIES WOULD NEED TO BE MARKED AND LOCATED PRIOR TO ANY CONSTRUCTION.

S 1/4 Cor. Sec. 26, T. 4 N., R. 1 W., S. L. B. & M. N 89°52'47" E 2641.89' (MEAS.) (BASIS OF BEARINGS)

SURVEYOR'S CERTIFICATE

I, Jonathan D. Behr, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 290669 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

2-7-22
DATE



SURVEY NARRATIVE

This survey made at the request of Eldin Kingston of LPM Corp. for the purpose of an Annexation to Kaysville City, the Basis of Bearings as shown are North 89°52'47" East 2641.89 feet between the Davis County Survey monuments found marking the South Quarter Corner of Section 26 and the Southeast corner of Section 26, Township 4 North, Range 1 West, Salt Lake Base and Meridian, as measured.

LPM CORP.

APPROVED THIS _____ DAY OF _____ A.D. 2022 THE
BOUNDARY LINE AGREEMENT AS SHOWN HEREON

BY: _____
PAUL KINGSTON

ACKNOWLEDGMENT

STATE OF UTAH)
J.S.S.)
COUNTY OF)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____
IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION
DULY ACKNOWLEDGE TO ME THAT _____
SIGNED IT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN
MENTIONED.

NOTARY PUBLIC

RESIDING IN _____ COUNTY

MY COMMISSION EXPIRES: _____



WEBER BASIN WATER
CONSERVANCY DISTRICT

Approved this _____ day of _____ AD, 20____
by the Weber Basin Water
Conservancy District

By: _____

CENTRAL DAVIS SEWER
DISTRICT APPROVAL

Approved this _____ day of _____ AD, 20____
by the Central Davis Sewer District.

By: _____

KAYSVILLE CITY PLANNING
COMMISSION APPROVAL

Approved this _____ day of _____ AD, 20____
by the Kaysville City Planning
Commission.

By: _____

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____ AD, 20____
by the Kaysville City Engineer.

By: _____

CITY ATTORNEY'S APPROVAL

Approved this _____ day of _____ AD, 20____
by the Kaysville City Attorney.

By: _____

KAYSVILLE CITY COUNCIL APPROVAL

Presented to the Kaysville City Council this _____ day of _____ AD, 20____, at which time this subdivision
was approved and accepted.

Kaysville City Recorder Mayor

DAVIS COUNTY RECORDER

State of Utah, County of Davis,
Recorded and filed at the request of:

Entry No. _____ Book No. _____ Page No. _____
Filed this _____ Day of _____ 20____ At _____ am/pm.

By: _____ Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: April 14, 2022

TYPE OF ITEM: Work

PRESENTED BY: Shayne Scott

SUBJECT/AGENDA TITLE: Cell Tower Lease

EXECUTIVE SUMMARY:

This item involves leasing a small amount of property to a cell phone provider to erect a tower. This would enhance cell coverage in the area. In addition, the City would receive a small amount of revenue annually.

City Council Options: : 1) Move the item to an action item; 2) Move the item with any modifications that the Council deems appropriate; 3) Decline to move the item to the action agenda and remand to staff with further direction

Recommended Option: Staff recommends that the City Council move the item to an action item.

Fiscal Impact: This item will bring in a small amount of revenue annually.
