



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, June 2, 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.

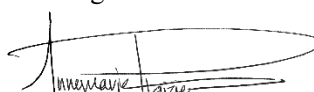
CITY COUNCIL MEETING – 7:00 P.M.

The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member Mike Blackham.
2. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
3. PRESENTATIONS AND AWARDS
 - a. Public Works Department Presentation – Josh Belnap.
4. DECLARATION OF ANY CONFLICTS OF INTEREST
5. CONSENT ITEMS
 - a. Approval of Minutes of May 5, 2022.
 - b. Appointment of new Planning Commission members and Planning Commission Alternate.
 - c. Appointment of new Power Commission member.
 - d. Authorizing an Agreement for the Lower Pasture Water Tank Booster Station Project.
6. ACTION ITEMS
 - a. Rezone of 492 North Flint Street from R-A (Agricultural Residential) to the LI (Light Industrial) district – Brad Walters of Monnit Corporation.
 - b. Rezone of 602 South Angel Street from A-1 (Light Agricultural) to R-1-8 (Single Family Residential) district with a PRUD (Planned Residential Unit Development) overlay zone – BeBuilders.
 - c. An Ordinance enacting 12-2-7 of the Kaysville Municipal Code regarding camping in city parks or on public property.
7. WORK ITEMS
 - a. Burton Lane/50 West roundabout bid discussion.
 - b. General Plan update discussion.
 - c. Budget discussion.
8. COUNCIL MEMBER REPORTS
9. CITY MANAGER REPORT
10. ADJOURNMENT

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on May 27, 2022.


Annemarie Plaizier
City Recorder

KAYSVILLE CITY COUNCIL
May 5, 2022

Minutes of a regular Kaysville City Council meeting held on May 5, 2022 at 6:00 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 and Council Member Perry Oaks

Excused: Council Member Nate Jackson

Others Present: City Manager Shayne Scott, Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Assistant Finance Director Levi Ball, Information Technology Assistant Jordan Hansen, Power Superintendent Brian Johnson, Resource Manager Bruce Rigby, Fire Chief Paul Erickson, Andrew Leonard, Cameron Bledsoe, Dallin Peck, Mitchell Probert, Colton Alvey, Kasey Adams, Shannon Nelson, Tyler Reece, Spencer Brothers, Jack Peck, Dean Shiba, Scott Alvey, Debbie Alvey, Teresa Petersen, Cameron Petersen, Hayli Alvey, John Palmieri, Gaylene Palmieri, Brent Alvey, Christi Alvey, Melanie Bledsoe, Jared Bledsoe, Reef Bledsoe, Ryder Bledsoe, Beau Bledsoe, Kua Bledsoe, Amanda Frutos, Mike Bledsoe, Cathy Bledsoe, Katrina Leber, Mike Nelson, Debbie Nelson, Bill Nelson, Belinda Nelson, Delores Strebel, Amber Budzynski, Kolten Smith, Sherri Nelson, Kyle Wood, Jason Taylor, Mitch Probert, Ryan Eckardt, Andrew Leonard, Jackie Coombs, Mason Baker, Val Starkey, Holly Francis, Ben Anderson

POWER DEPARTMENT PRESENTATION – 6:00 P.M.

Power Superintendent Brian Johnson presented an annual report of the Kaysville Power Department to the council. Mr. Johnson said that the city currently serves 10,364 customers with power. The city's power grid covers over 10.5 square miles. The power department currently has seventeen employees, and our department has been given a Reliability Award every year since 2018. Representatives from UAMPS are here tonight to present to the council about our resources, and what UAMPS has to offer the city. Our energy resources come from several different sources, including coal, natural gas, wind, hydro, heat recovery, and purchases and sales with UAMPS. We hope to be able to increase our numbers with renewables. Renewables are considered as wind, hydro and heat recovery. Technology is constantly changing and he would like to see the city keep up with technology, demands, and the regulations that are set by the federal government.

Shayne Scott added that the council should keep the availability of our energy resources in mind as we have these discussions. For example, small modular reactors have been considered as another resource to replace our need to rely on coal as an energy resource.

Council Member John Adams arrived.

Brian Johnson said that Kaysville has three smart energy programs offered to our residents. These programs include the "Home Energy Savings Program", the "Cool Cash Program" and the "See Ya Later Refrigerator Recycle Program".

Mayor Tran asked about how residents could find out more about these rebate programs.

Brian Johnson responded that residents could contact the Power Department or visit the city's website to find out more information.

Shayne Scott commented that many residents might not know about these rebate programs and suggested promoting them when the city's new utility app is launched.

Brian Johnson said that they have been working to finish a rebuild at the Davis Technical College on Main Street and will be able to complete the rebuild once more needed equipment is received. It is their hope that this rebuild will help to resolve some of the power issues in the area. The DTC is one of the top five power users in the city. The three largest subdivisions that we currently have being developed in the city include the Westgate Subdivision, Talbot Subdivision, and Orchard Ridge Subdivision. Conduit is being laid in all three of these subdivisions. The city was able to obtain transformers for these projects and we should not be held up anymore in that aspect. There are a few homes acquired through an annexation near Highway 89 and those homes are still being serviced by Rocky Mountain Power. We are in the process of working to transfer those residents' power over to Kaysville Power. Our crews are also continuing to maintain and rebuild the city's infrastructure, and are trying to eliminate the open drops that the city's power infrastructure has, especially in the King Clarion area.

Council Member Hunt asked where most of the open drops are seen most.

Brian Johnson said that most of the open drops occur in the King Clarion area. There are many gullies in this area, and the terrain makes it difficult to take the equipment where it's needed to do the necessary maintenance. Eventually they hope to be able to set poles in the gullies that will sit above the current poles. Once they can restring new primary line they will redo the all of the secondary lines and service lines alongside the primary line. The city is looking into different options to find the best way to accomplish this. During the city's last major outage, one of Rocky Mountain Power's switches, feeding the west side of Kaysville, burned up, causing many residents to lose power. The power crew had to switch the power in many areas in order to try to restore as much power as possible to these residents. After this occurrence, our staff met together to try to discuss how our crews could better access these switches, and more quickly. The city has looked into purchasing and installing more switches, helping us to be able to get power on more quickly and safely. They have already installed two of these switches, and will be installing at least two more. In considering future projects, there is a need to update the substation on Schick Lane and we currently have specs being drawn up for it. The growth of the city has caused us to outgrow the capacity of the current transformers and substations that we have. This Schick Lane substation was designed for another bay to be installed for future growth; we just anticipate that we would need to be done so soon. The city has put out for bid for a new transformer and new infrastructure for the Schick Lane substation. However, in today's world we face much higher costs for these types of items, as well as large delays for items needed. The transformer needed for the substation is estimated to cost about \$1.5 million, and we have been told it could be 36-42 months before we would receive it. The cost for the infrastructure needed for the substation will be approximately \$700k-\$800k. Staff is working on different ways we can better distribute power until the upgrade of the Schick Lane substation is complete. Staff looked into other companies to get the transformer needed that would get here more quickly, however these transformers do not have as much life span and the quality is significantly less. Staff felt that it was not worth going in that direction.

We are still in the process of considering a different transformer that we feel is decent quality and from a reputable company that is based out of Korea. The estimated date for delivery is about sixteen months. Our research shows that they are of comparable quality to the ones we are looking for. Another future project involves upgrading areas of the city that are still running on 2400 transformer systems, which is an older lower voltage system. If we were to have a problem in these areas of the city, there is not a great way to reroute power and we want to make sure the city continues to feed these areas with effective and efficient power. This project is projected to take three to five years to complete, and he has budgeted to begin fixing the first section this upcoming year. A long-range study was done of the city's power infrastructure a year ago, and from that study, we found that there are three different sections of line on our main feeders that are very undersized. With all of the growth we have been seeing in west Kaysville, this is becoming more of an alarming situation because we could potentially have a burnup if we don't upsize the wire on these feeder lines. As the West Davis Corridor comes in, we are going to need to reroute, move and construct power lines in order to supply power to different sections of the roadway for street lighting along the corridor. Mr. Johnson said that one of the many benefits of having public power is having mutual aid between other cities. Kaysville has been a recipient of mutual aid multiple times, and we have been able to provide mutual aid as well. Our power company is part of the American Public Power Association who offers a few benefits to our employees and to our organization, such as education and training for our employees. They also help assist in obtaining supplies we need, planning for disaster response, and providing safety regulations. Kaysville has our own in-house street light system. If we were not our own public utility, we would have to pay someone to provide the streetlights and do maintenance to them within the city. Being able to have local involvement through our Power Commission with our public power is a huge benefit for our city.

Shayne Scott added that during the last big windstorm along the Wasatch Front, some communities were out for several days. We benefitted from being a smaller organization where we could be more concise and we were able to get power on within twenty-four hours. We only have seventeen employees but they were all working around the clock and we were able to take care of our community quickly.

Council Member Blackham said that he would like to have a discussion sometime as a Council to discuss the financial benefits of having our own power company, and how the passing of Proposition 5 has affected the city's finances. Kaysville City is a corporation and the power company is just a portion of it. The city was able to do a lot for our community before the proposition passed. Council Member Blackham said that he would like city staff to compare our city with other cities who also have their own public utility and see what opportunities they are able to take advantage of that we cannot.

The city council adjourned at 6:35 p.m.

COUNCIL MEETING OPENING – 7:00 P.M.

Council Member Tran opened the meeting and read a thought regarding the National Day of Prayer. Council Member Adams gave a prayer and led the audience in the pledge of allegiance.

CALL TO THE PUBLIC

Nothing was brought under this item.

PRESENTATIONS AND AWARDS

BADGE PINNING CEREMONY FOR NEW FIRE DEPARTMENT EMPLOYEES

Chief Paul Erickson said that the fire department was fortunate enough to be able to hire five firefighter paramedics in November, knowing that they would not be able to start until May. We also have a few individuals included tonight who have been working for the department already, but was never officially sworn-in.

Chief Paul Erickson administered the Oath of Office to firefighters Kasey Adams, Colton Alvey, Cameron Bledsoe, Spencer Brothers, Andrew Leonard, Shannon Nelson, Dallin Peck, Mitchell Probert, and Tyler Reece.

PRESENTATION TO GRADUATING YOUTH CITY COUNCIL

Council Member Adams presented to Holly Francis, 2022-2023 Youth City Council Mayor, and Ben Anderson, Youth City Council Mayor Pro-Tem the graduating Youth City Council member's plaques in appreciation of their service. The graduating Youth City Council members include Kate Scott, Eliza Streadbeck, Ashley Alvord, Kate Bowers, Hannah Cutright, Eliza Thaxton, Ryan Murphy, and Jacob Murphy.

UAMPS PRESENTATION

Jackie Coombs, Manager of Member Relations with UAMPS, discussed the benefits of public power with the council. Ms. Coombs explained that public power is managed by elected and appointed officials. The community controls public power so the benefits accrue to the community, not investors outside of the city. Electricity rates are generally lower in public power communities and reliability is generally higher. The utility crews are members of our community and are usually familiar with the system and the neighborhoods. This increases response time, and we can rely on their work. The revenue from the utility helps to finance other essential city services, helping to keep taxes lower. Public power contributes to economic development and local jobs because of lower electric rates and commitment to reliability, as well as local control. Mutual aid and collaboration with other public power agencies provides all the support and economies of scale of a big utility.

Mason Baker, General Council with UAMPS, discussed the carbon free power project and how it fits into current industry trends. NuScale Power is working to deploy their new technology with their new power plant. UAMPS will be their first customer deploying this technology. UAMPS began considering this technology in 2012, and since then has steadily supported the project. The project includes the deploying of six of the NuScale power reactors, which will be situated within the reactor bay. This design is very safe and is designed to deal with any loss of outside power or emergency event that may arise. Safety is our number one priority.

Council Member Adams asked if this was the project that the city decided to opt-out of participating in a year ago.

Shayne Scott said that it is the same project. The city decided to opt-out at that time because of concerns with escalating costs.

Mason Baker said that a long-term lease agreement has been entered into for 100-years with the Department of Energy to site the project at the Idaho National Laboratory. This lease agreement allows the development of the site, construction, operation, and then ultimately decommission of the site after operations have concluded. The first module is scheduled to go online in 2029, and all six modules will be online by November 2030. Mr. Baker reviewed agreements, awards, and permits involved with the project. NuScale will need their design certified by the Nuclear Regulatory Commission. Mr. Baker said they are working to submit a combined operating license application to the NRC by early 2024.

Council Member Blackham asked why they are opting to lease the property for the site rather than purchasing it. What happens when the lease is up in 100 years?

Mason Baker said that they could potentially renew the lease agreement. In order for the government to buy the property, they would have to go through a NEPA process. They are still considering the option of purchasing though. As part of considering the needs for this project, they have considered what the water needs would be. Traditional ways of cooling these nuclear projects are very water intensive. Other options were considered, and after several engineering companies reviewed the project, we were told that we could use air-cooled condensers. It is more costly up front to incorporate air-cooled condensers, but because of water sensitivities in this area, we felt it made the most sense to do the project with the air-cooled condensers. If we went with the wet-cooling process, water rights would need to be found, which would likely mean farms would dry up. We have been engaging for years with the Idaho Department of Environmental Quality and working with county officials to determine what is needed to obtain state and local permits needed. The Idaho Legislature passed two laws in favor of this project in regards to property tax abatement. All of the fuel for the project would be stored on site and will be refueled every 18-24 months. There is a small percentage of overall costs for maintenance. Mr. Baker said that nuclear plants tend to be cost-stable in their operations. Last summer some very intensive geotechnical investigations were done, and we are still waiting for those results.

Council Member Adams asked if UAMPS would be giving cities another chance to opt into the project and if anything had changed since their last discussion in regards to city's financial responsibilities if they were to opt in.

Mason Baker said that those entities who choose to participate in the program do bear 100% of the cost. That has not changed. The DOE award is picking up 25% of the total project costs.

Mayor Tran said that if the Council would like to reconsider opting into this project, the proposal should first be reviewed by the city's Power Commission.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

WORK ITEMS

BUDGET DISCUSSION

Dean Storey explained that this item is to further discuss the budget in preparation of approving the tentative budget at the council meeting on May 19, 2022. After the tentative budget is approved, it will be released for the public to review. The council recently held a budget retreat where some specific items were brought up that needed further discussion. In putting the budget together this year, one of the biggest struggles we are facing is the cost of doing business, or accelerating inflation costs. Current inflation costs is not something that we have ever seen anything comparable to before. The rate in the U.S. currently is at about 8.5%, and the mountain average is at about 10.4%. We have asked departments to hold their operations budgets flat. Related to inflation, is considering the cost of wages for our employees and the resulting effects. The David Eccles School of Business recently published a report on declining real wages and we are seeing possibly the largest real wage drop in recent history.

Levi Ball added that Utah is doing really well economically in many areas, but inflation is hitting the state hard in regards to wages. Harder than in the rest of the country.

Dean Storey said that at the budget retreat the council was made aware of a deficiency in the city's FY 2023 budget. The city does not have enough funds to meet the amount of funds needed. The bulk of this deficiency is due to personnel costs, because the bulk of city costs are personnel costs. Since the retreat, Staff has tried to identify areas where funds could be shifted around or reconsidered. We are hopeful that Fruit Heights will commit the funds to continue fire protection services with Kaysville. We have moved some funds from the parks capital projects from the general fund to the capital projects fund, and will fund the parks capital projects with park impact fees. One of the personnel requests discussed at the retreat for a Parks and Recreation clerk has since been removed. We have also increased the sales tax estimate based on the most recent data given to us, and we hope to get the reported data to make another adjustment within the next thirty days. In the original budget proposal, we had included a medical insurance premium, but have since learned that our insurance costs will not be changing this next year and so that insurance premium has been adjusted to reflect this. We also looked at enterprise funds to ensure they were taking the fully allocated amount for governmental services. Staff has considered what governmental services are being provided to the enterprise funds and if any of those costs could be reallocated back to the general fund. After doing so, we found about \$200k there. Dispatch fees with the County have also been adjusted to reflect newly acquired data, and we have adjusted the budget to include the new dispatch project with the city. At the retreat, the council discussed making a 4.75% market adjustment for personnel, as well as a potential merit increase. After all of the adjustments were made to the budget, the deficit now sits at about \$1,050,000. Staff is proposing that in order to cover this shortage of funds, that a potential tax increase be considered. The percentage increase for those taxes would be about 25%, with the dollar increase on an average value home in Kaysville costing about \$10.23 a month.

Council Member Blackham said that in 2019 the city was told by our auditor that we had 33% of unassigned funds in our general fund, which equaled \$4.6 million over what the city is allowed to keep as unassigned funds. We are allowed between 5% and 25% of those unassigned funds. Some of that money was used towards the city hall renovation. Council Member Blackham said that

there should be more unassigned fund balance left than what is being shown, and asked if those funds could be used to put towards the budget gap, thereby making it unnecessary to have to raise taxes this year.

Dean Storey responded that it is the council's decision on how or where to find the funds to cover the deficiency, but general fund balance could be used. The city has already assigned some of that fund balance to be used in our current Fiscal Year 2022.

Council Member Blackham asked about unassigned fund balances in other funds, and if the city could take a percentage out of those fund balances as well.

Dean Storey responded that a concern Staff has is our unassigned funds will only go so far for so long.

Mayor Tran asked if we don't do a tax increase this year, what about next year? What will be our deficit for next year? If we are headed into a recession next year, we may be worse-off then and will need our unassigned funds at that point.

Council Member Blackham said that he would like the city to use unassigned fund balances until we are at 5% of unassigned funds, and then raise taxes at that point.

Mayor Tran responded that it will be harder to tell people we are raising taxes when we are in a full-blown recession.

Shayne Scott responded that it Staff is not likely to recommend that the city use one-time monies for ongoing expenses in the city. That will put us in a precarious position. The seriousness of our current inflation situation is very well known by our community and surrounding communities. Staff would be willing to gather information from surrounding cities to see what other cities are doing to combat financial concerns. The community is likely poised to understand that there will be increases. Every year will be a hard year to raise taxes, but it tends to be harder on municipal election years.

Council Member Oaks said that he would like to see a portion of unassigned funds be used towards lowering the deficiency because it will help to show our community that we are willing to compromise.

Mayor Tran commented that many other cities are giving much higher cost of living increases to their employees this year. We are trying to be very conservative. Mayor Tran said that this budget as it sits does not have enough funds to cover the city's operational costs. While nobody wants to raise taxes, it does not make sense and is not a smart financial decision to put off raising taxes to cover our operational costs for another year when we are not covering our costs as it is. In another year, our operational costs will likely be even higher and we will have to do a higher tax increase. We do not want to get to the point where we are running out of our reserves.

Council Member Blackham said that the city has been penalized for holding onto too much money in our reserves. There are unassigned monies in other accounts that we could potentially use towards the deficit.

Dean Storey said that we have had to program in the water utility enterprise fund the use of reserve funding, which is cause for concern because the water department has projected that several capital projects will need to take place over the next several years. It is likely that in order to cover the costs for these projects, the city will need to consider a water rate increase.

Shayne Scott added that the Public Works Superintendent, Josh Belnap, plans to present a water rate change to the council in order to generate revenue and well as help curb water use.

Dean Storey said that we have also had to program the use of retained earnings within the storm water utility and road utility funds as well, which, again, is concerning. This means that our projected expenditures are higher than our projected revenues for the current fiscal year. This is also attributable to projected major capital projects. Mr. Storey added that the council has the option to hold off another year on the fleet replacement program.

Council Member Blackham asked about tiered cost of living increases.

Dean Storey responded that Staff discussed implementing a tiered cost of living system but found that it was more costly and there were fairness concerns.

Mayor Tran said that increasing utility rates would help the city to keep up with operational costs.

Council Member Adams said that he would like to see the council set a precedent that Truth in Taxation be held at least every other year. Council Member Adams said that he would be okay with holding a Truth in Taxation and consider raising taxes this year as long as the city uses some of our unassigned funds towards covering the deficiency in our budget.

Council Member Blackham said that he would like to see the total amount in all of the city's unassigned fund balances, and how much would be left in our reserve if the city were to use the unassigned funds rather than raising taxes this year.

Mayor Tran added that if Fruit Heights decides they do not want to utilize our fire protection services, we would also need to account for the money we would not be receiving from Fruit Heights. If we do decide to take money from our fund balance, it will likely take us several years to build that balance back up.

Council Member Adams agreed that it has taken the city many years to build our reserves up and we shouldn't spend them all within a couple of years.

Council Member Blackham asked about sales tax revenues.

Dean Storey responded that the anticipated sales tax revenue has already been included in the tentative budget.

Council Member Hunt asked about postponing or removing certain items out of the budget for a year or two.

Shayne Scott responded that our departments seem to be operating on the least amount needed for their department. There have been times when we have gone without for a year or two, but then

we tend to get behind on our needs and have to make up for that. We need to be careful about taking away justified benefits of the employees. Our department heads are happy to meet with any council member to discuss their needs and clarify their reasons behind them.

Council Member Hunt commented that she has confidence in the city's department heads and the decisions they make on behalf of their departments. In regards to our utility funds, we are already in a situation where we are not collecting enough money to cover our operational costs, and therefore we shouldn't take any funds away from them right now. There are many capital needs in all areas of our utilities, and their allocated funds should go towards their projects. The council should also not take money out of the power fund, especially because it was not long ago that the citizens of Kaysville voted on Proposition 5 and passed. The Proposition 5 passed because our citizens did not have the confidence in the city's ability to spend city funds appropriately. The council should not go against the citizen's vote.

Dean Storey said that based on tonight's discussion, it seems that the council is in concurrence to use one-time money towards the fleet replacement program, and the budget deficiency will be met with a possible property tax increase.

Council Member Blackham stated that he does not agree.

Council Member Adams asked Council Member Blackham what he would recommend to cover the deficiency in the budget.

Council Member Blackham said that he would like to see what all unassigned fund balances are before making a decision.

Council Member Oaks said that when we get more details on our sales tax number revenue, it might help to meet those deficiencies even further.

Shayne Scott said that one of the benefits of holding Truth in Taxation has been that it has given us until August to be able to gather more specific data. If we do not hold a Truth in Taxation, we will need to approve the final budget in June and we will not have the previous quarter's projection for sales tax revenue.

Mayor Tran said that even if we hold a Truth in Taxation, we aren't held to any decision. We could approve the rate we advertise, a lesser rate, or make no change.

HUMAN RESOURCE MANUAL AMENDMENT DISCUSSION

Mayor Tran said that a suggestion was brought up during the council's budget retreat to consider implementing an employee Christmas bonus incentive program. Staff has looked into how this might be implemented and drafted a proposed amendment to the employee manual. The proposal would be for a Christmas Bonus Match Program, where an employee could have up to \$1,000 withheld from their paycheck over the period of one year, and the city would match that contribution and present the total amount to the employee in November.

Council Member Blackham commented that he feels that employees should be able to save their money on their own. We are already discussing a significant deficiency in the city's budget, and

this would potentially add to our deficiency problem. In other years this might be a good thing to consider for our employees, but this is not the year for it.

Council Member Adams said that originally he had suggested having an employee have up to \$500 withheld, and then the city would match that amount. He had also hoped that each department director could look at their budget and see if there were a way to incorporate this program within their own for their employees.

Shayne Scott said that he believes this would be a difficult year to ask our departments to try to do that. The council could consider giving employees a lesser cost of living increase so that this bonus program could be implemented.

Mayor Tran was excused from the meeting. Council Member Blackham took over conducting the meeting as Mayor Pro Tem.

Council Member Adams commented that he would not be in favor of adjusting the cost of living increase because it would affect those who are retired as well. Council Member Adams said that he had spoken with many of the department directors and they all seemed to like the idea of this program. Some department directors already give their employees a bonus in some form at the end of the year. It seems like this would be a good option for all of our employees and not just some.

Council Member Oaks said that with all of the aforementioned concerns that we have with our budget, it does not seem like a program we can afford to implement this year.

COUNCIL MEMBER REPORTS

Council Member Adams said that the committee working on the Independence Day events had considered holding the patriotic devotional at city hall, but have since decided to hold it at the Davis High School Auditorium.

Mayor Pro-Tem Blackham asked about the customer utility portal.

I.T. Assistant Jordan Hansen said that the referred customer portal is a web-based website that pulls in data from the newly installed network of smart meters on the city's electric and water systems. It will allow customers to be able to see their utility usage and pay their bill from the portal. It is expected to be going live in June.

ADJOURNMENT

Council Member Oaks made a motion to adjourn the City Council meeting at 9:01 p.m., seconded by Council Member Adams and passed unanimously.

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 2, 2022

TYPE OF ITEM: Consent

SUBJECT/AGENDA TITLE: Planning Commission Appointment

EXECUTIVE SUMMARY:

At the end of June the terms of three Planning Commission members and one Alternate Planning Commission member will be expiring. Mayor Tran recently accepted applications and held interviews for these positions. Per Ordinance 17-4-1(2), Mayor Tran has chosen to reappoint Toby Barrus and appoint Rachel Lott and Krista Keetch as Planning Commission members, and Steve Lyon as a Planning Commission Alternate. These member's terms will begin on July 1st.

The Planning Commission consists of seven (7) members, all of whom must reside in the City for at least one year prior to their appointment. The term of office for each appointed member is three (3) years with no limit to the number of terms that they can be reappointed.

Council Options: Approve or reject

Recommendation: Approve

Attachments: None

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 2, 2022

TYPE OF ITEM: Consent

SUBJECT/AGENDA TITLE: Power Commission Appointment

EXECUTIVE SUMMARY:

With the appointment of Krista Keetch as a Planning Commission member, this leaves a vacancy on the Power Commission Advisory Board. Per Ordinance 10-3-1, Mayor Tran has chosen to appoint Quan Nguyen as a Power Commission member to serve the remainder of Ms. Keetch's term (until 2/2023).

The Planning Commission consists of seven (7) members, all of whom must reside in the City for at least one year prior to their appointment. The term of office for each appointment member is three (3) years with no limit to the number of terms that they can be reappointed.

Council Options: Approve or reject

Recommendation: Approve

Attachments: None

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 2, 2022

TYPE OF ITEM: Consent

SUBJECT/AGENDA TITLE: Lower Pasture Water Tank Booster Station

EXECUTIVE SUMMARY:

In 2015, Staff began working on plans to install a booster station at the Lower Pasture water tank. This booster would assist with feeding the water we receive from Weber Basin to the upper pressure zones of the City, and would provide redundancy on the booster located at the Crestwood water tank. The Crestwood booster is currently the sole means by which the City can service nearly 600 homes on the bench, and we experience issues with that booster on an yearly basis.

We received 2 bids for this project, with both bids within \$4,804 of each other. Both contractors are reputable, but the higher of the 2 bids, Probuild, is working immediately adjacent to the project site already, and after reviewing work history, references and considering the proximity, Staff is recommending awarding the bid to Probuild.

Council Options: Approve/Table

Recommended Options: Approve

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

Kaysville City Lower Pasture Booster Station				Corrio Construction		Probuild Construction	
BID ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	LS	1	\$ 39,710.00	\$ 39,710.00	\$ 50,000.00	\$ 50,000.00
2	Quality Control and Testing	LS	1	\$ 11,415.00	\$ 11,415.00	\$ 15,000.00	\$ 15,000.00
3	SWPPP	LS	1	\$ 3,618.00	\$ 3,618.00	\$ 20,000.00	\$ 20,000.00
4	Clearing and Grubbing	LS	1	\$ 4,737.00	\$ 4,737.00	\$ 15,000.00	\$ 15,000.00
5	Revegetation and Erosion Control	LS	1	\$ 5,132.00	\$ 5,132.00	\$ 15,000.00	\$ 15,000.00
6	Booster Station Site Work	LS	1	\$ 132,155.00	\$ 132,155.00	\$ 124,000.00	\$ 124,000.00
7	Booster Station Structure and Appurtenances	LS	1	\$ 219,339.00	\$ 219,339.00	\$ 250,000.00	\$ 250,000.00
8	Mechanical Equipment Install	LS	1	\$ 132,609.00	\$ 132,609.00	\$ 130,000.00	\$ 130,000.00
9	Pre-packaged Booster and Piping	LS	1	\$ 126,762.00	\$ 126,762.00	\$ 100,000.00	\$ 100,000.00
10	Electrical	LS	1	\$ 118,719.00	\$ 118,719.00	\$ 80,000.00	\$ 80,000.00
Totals				\$	794,196.00	\$	799,000.00

RESOLUTION XX-XX-XX

AUTHORIZING AN AGREEMENT WITH PROBUILD CONSTRUCTION FOR THE LOWER PASTURE BOOSTER STATION PROJECT

WHEREAS, Kaysville City (hereinafter “City”) has elected to construct improvements to the water system by installing an additional and redundant pump system; 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 Probuild Construction (hereinafter “Probuild”) as the contractor for this project.

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

1. Probuild is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for the Lower Pasture Booster Station Project (hereinafter “Project”).

2. The City Manager is directed to conduct negotiations for an agreement (hereinafter "Agreement") with Probuild for the 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 Probuild 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 Project.

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

4. In accordance with the City’s procurement policy, 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 **2nd day of June, 2022**.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: June 2, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Rezone of 492 North Flint Street from R-A Agricultural Residential District to LI Light Industrial

EXECUTIVE SUMMARY:

Brad Walters of Monnit Corporation submitted a zone change application for the property located at 492 North Flint Street. Mr. Walters is requesting the zone be changed to LI (Light Industrial) to accommodate a future two-story commercial building which would include office, warehouse and research space.

One public comment was submitted to the Planning Commission, which cited concerns about architecture, building height and blocking views.

At the May 12, 2022 Planning Commission meeting, the Planning Commission held a public hearing and then voted 6-0 to recommended approval of the rezone request.

City Council Options:

1. Approve the rezone request.
2. Deny the rezone request.

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 Comment Received
3. Draft Rezone Ordinance
4. May 12, 2022 Planning Commission Meeting Minutes

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Melinda Greenwood, Community Development Director & Dan Jessop, Zoning Administrator

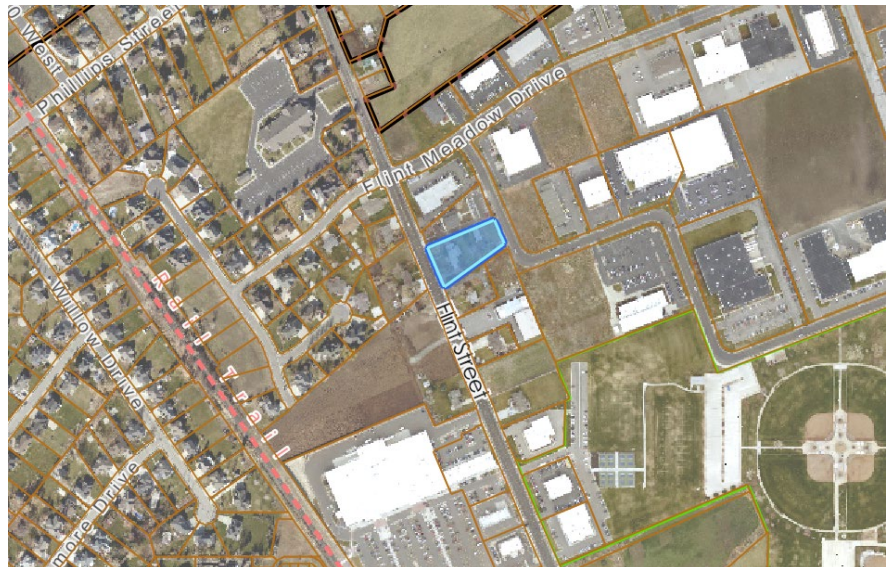
Date: May 6, 2022

Agenda Item #3: Public Hearing for the rezone application from Monnit Corporation for 492 North Flint Street from R-A Agricultural Residential District to LI Light Industrial

Meeting Date	May 12, 2022
Application Type	Rezone
Applicant Owner	Monnit Corporation
Address Parcel ID Number	492 North Flint Street 11-095-0099
Lot Size	1.05 acre 45,738 ft ²
Current Use	Vacant undeveloped
Current Zoning	R-A Residential Agriculture
Density Entitlement	2 single family detached dwellings
Requested Zoning	LI Light Industrial
Density Entitlement	N/A

1. BACKGROUND

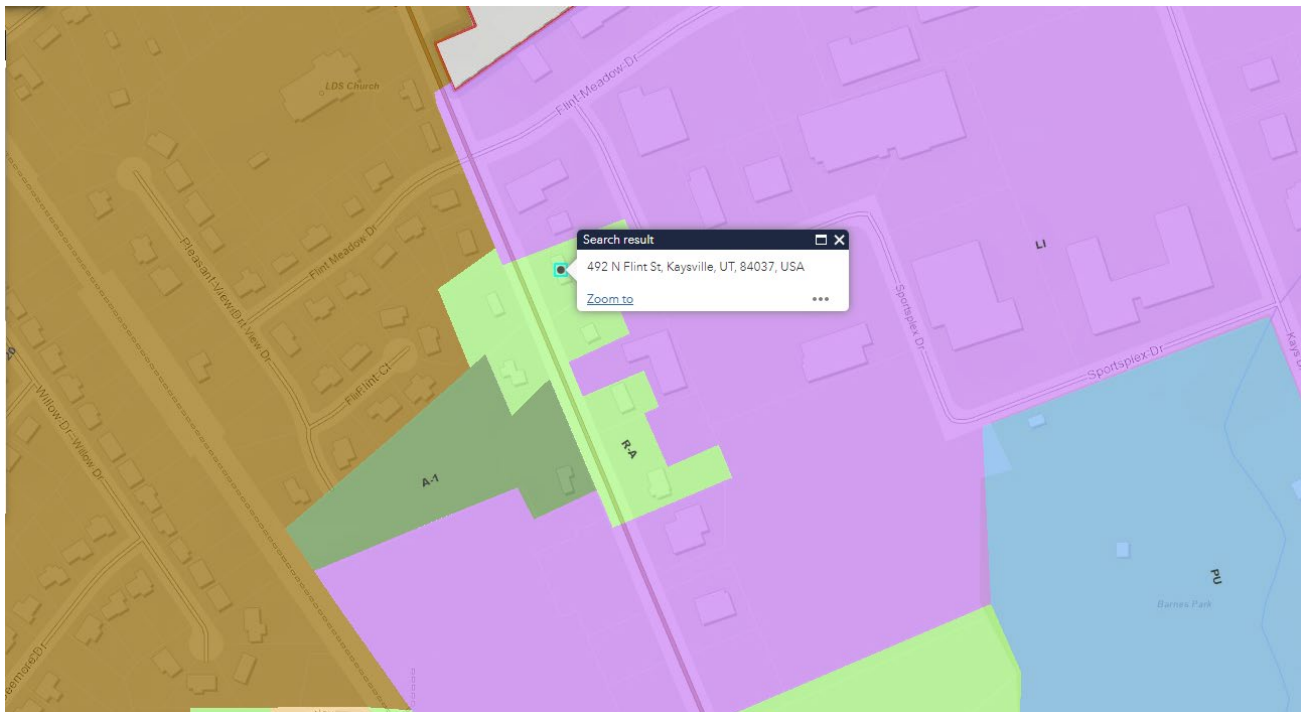
A zone change to LI Light Industrial has been requested at 492 North Flint Street in order to accommodate a proposed research and development facility which would also include warehouse and office space. The parcel is 1.05 acres and is currently zoned R-A Residential Agriculture. The existing property had a single family dwelling recently removed and the lot is currently vacant and cleared of structures.



2. SURROUNDING LAND USE AND ZONING

The parcel is located on the east side of Flint Street at 492 North and also has frontage on Sportsplex Drive. The character of the surrounding area and neighborhood includes:

- **Adjacent** – Directly adjacent are parcels zoned LI and R-A.
- **North** – The subject property is bordered by LI zoning.
- **South** – Directly south of the parcel is R-A Agricultural Residential.
- **East** – The Kaysville Business Park, which is LI zoning is east of the subject property.
- **West** – Across Flint Street to the west is R-A, R-1-20 and A-1 zoning.



3. GENERAL PLAN

The 2019 General Plan contains the following goals and policy objectives which support approval of the rezone request.

Community

III. Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

3. Encourage businesses and industries to locate and invest within the City.

Land Use

II. Business and Industry

A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

The General Plan supports this change as Flint Street is considered a major street and already has other businesses located near the subject parcel.

4. ZONING

A. LI Light Industrial District

The stated purpose of the LI zone is:

The Light Industrial District is established to provide for industrial, manufacturing and commercial uses in Kaysville and to protect such uses from encroachment of uses adverse to their operation and expansion.

B. Permitted Uses

The following are permitted uses in the LI zone:

- Experimental research and testing laboratories.
- Utility substations and offices.
- Manufacturing, compounding, processing, assembling, or packaging of specified products:
- Offices.
- Printing and publishing industries.
- Warehousing and storage services.
- Wholesale trade and distribution.
- Resident quarters for a watchman or caretaker on the same premises on which employed.
- Retail sales and services, not including sale of beer for consumption on the premises and sale of liquor for consumption on the premises.

Monnit Corporation wants to build a facility to conduct research and development of their products. This would be a permitted use in the LI zone. Their research will require them to have up to four livestock on the property. They anticipate having a small pasture along the frontage of Sportplex Drive for this purpose.

C. Regulations

Differences between lot size requirements and other regulations between the R-A (current) and LI (proposed) zones are identified on the following page.

	R-A	LI
Minimum Lot Size	21,780 ft ²	-
Density (based on lot size)	1	-
Height	30'	35' (higher with CUP)
Front Setback	30'	-
Side Setback	≥ 8'	30' when abutting a residence
Rear Setback	30'	30' when abutting a residence

A site plan review would be required prior to issuing any permits for building the proposed facility. The site plan would be conducted administratively, unless a conditional use was included in the project.

5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 22 public notices were mailed to property owners within 500' of the subject property. A sign was placed on the property on May 5, 2022.

As of the date of this report, one comment has been received which wasn't in opposition to the change but asked that proper consideration be given to building height and architecture so the existing residences are not negatively impacted.

6. SUMMARY

The 2019 General Plan contains goals and policy objectives to support approval of the rezone request. The surrounding area contains similar zones and uses.

The Planning Commission should debate the rezone request and make a recommendation based on findings in this report, compatibility with the 2019 General Plan, public comments received and how well this requested zone works at this particular location.

7. RECOMMENDATION

The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

Melinda Greenwood

From: noreply@civicplus.com
Sent: Friday, May 6, 2022 12:06 PM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop;

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	Linda
Email Address	Francis
Address	
City	Kaysville
State	UT
Zip Code	84037
Phone Number	
Your Message	Hi, I will be out of town for the discussion of rezoning the property at 492 Flint Street from R-A to LI. I believe the LI zone is likely appropriate for this area because that has been done to several properties along Flint Street. However, it will still have a residential neighbor on one side, and across the street, and nearby residential areas. Those citizens are just concerned that it will not be a building several stories high that blocks mountain views, and that it will match the architecture of the more recent businesses along the east side of Flint Street, and not be like the concrete-looking warehouse on the corner of Flint and Flint Meadow. Thanks!
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

ORDINANCE NO. 22- _____

AN ORDINANCE REZONING 492 NORTH FLINT STREET, A CERTAIN PORTION OF KAYSVILLE CITY TO THE LI (LIGHT INDUSTRIAL) 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 public meeting to rezone the subject property at 492 North Flint Street from R-A Residential Agriculture district to the LI Light Industrial district, for the purpose of developing a future commercial building; and

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

WHEREAS, on May 12, 2022, with a vote of 6-0, 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 LI Light Industrial 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 492 North Flint Street, and known by Parcel Identification Number 11-095-0099 as shown on the attached map which is made a part hereof, containing approximately 1.05 acres (45,738 ft²) of land, shall be rezoned and the Zoning Map amended by removing it from the Kaysville City R-A Residential Agriculture district as currently delineated and rezoning it to the LI Light Industrial 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.

Signatures on following page.

ORDINANCE NO. 22-_____

Tamara Tran
Mayor

ATTEST:

Annemarie Plaizier
City Recorder



492 North Flint Street

Ms. Edstrom responded saying that there will be no equipment stored at the home and the product would be delivered to the job site.

Public Comment: None

Motion: Commissioner Sundloff made a motion to approve a conditional use permit for IDK Contracting at 336 South Marie Circle with no additional conditions. Commissioner Lyon seconded the motion.

Vote: Vote was unanimous in favor of the motion.

3- Public Hearing for the rezone application from Monnit Corporation for 492 North Flint Street from R-A Agricultural Residential to LI Light Industrial

Introduced by: Melinda Greenwood

Ms. Greenwood stated that this rezone is for the property at 492 North Flint Street and is a vacant and undeveloped property that is over an acre. The rezone application is to rezone 492 N. Flint Street from an R-A zone to an L-I zone. Ms. Greenwood explained the differences between an R-A zone and an L-I zone. Ms. Greenwood stated that this rezone is supported by the 2019 general plan. She noted that mailers were sent out to the 500 ft² and that staff and Commissioners only received one public comment which expressed the concern of the architectural design of the building.

Applicant was invited to approach the Commissioners.

Brad Walters, the owner of Monnit Corporation, stated he feels this is a great addition to the city and that it falls in line with the general plan. He said he wants to build a western tech building that pays tribute to the western livestock heritage in the company. He is wants to build a two-story building with a total of 21,000 square feet of space. The back of the building would be warehouses and the rest of the building would be high end office space. He plans to have over 60 parking spots.

Mr. Walters shared more about his business and said there will be no manufacturing at this location and that they are not planning on having retail customers coming and going from the location.

Commissioner Sundloff asked Mr. Walters if the building is going to look any different than the buildings that are already there.

Mr. Walters said that it will be a business building that will have a similar look to the other buildings in the Business Park.

Discussion: There were no follow up questions or discussion from the Commissioners.

Public Hearing: Opened by Chairman Nguyen

Public Comment: None

Public Hearing: Closed by Chairman Nguyen

The Commissioners all agreed that this rezone fits with the General Plan.

Chairman Nguyen asked staff to share what the one public comment was.

Ms. Greenwood shared that the comment was not opposed to the rezone but to remind the applicant that there are still residential homes near and requested the architectural style of the building be sensitive to the residential properties in the area.

Motion: Commissioner Sommerkorn made a motion that they recommend to the City Council approval of the rezone request for Monnit Corporation and Commissioner Lyons seconded the motion.

Vote: Vote was unanimous in favor of the motion.

4- Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay

Introduced by: Melinda Greenwood

For the benefit of the public in attendance, Ms. Greenwood gave a brief explanation of the rezone process from start to finish.

Ms. Greenwood shared that the applicant submitted an application to rezone application for 602 South Angel Street, requesting it go from an A-1 zone to an R-1-8 zone. The property is on 1.66 acres. Ms. Greenwood shared the differences in regulations between both zones. She said there is policy in the 2019 General Plan that supports the rezone request. Ms. Greenwood shared the concept plan that the applicant submitted in the applicant that showed nine single family homes. She said mailers were sent out to the neighbors within a 500 foot radius. She said to date there were 24 emails sent to the Planning Commission and staff and Ms. Greenwood summarized that the emails sent had comments about lot sizing being too small and density too high, concerns of traffic and safety, losing the rural feel, concerns about adequate water, and noise. She said there was one email in favor of the zone change.

Chair Nguyen invited the applicant to come approach the Commissioners and present further information.

David Nielsen with BeBuilders introduced himself and stated he submitted several slides to staff which showed the Johnson Farm rezone proposal for eight homes. He said he has had full participation of all 10 children of the Johnson Family. His proposal is for eight single family patio homes that are around 2,500 ft² with three car garages. He shared some of the existing developments that surround this property which he felt were similar in nature and would

CITY COUNCIL STAFF REPORT



MEETING DATE: June 2, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Rezone of 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay.

EXECUTIVE SUMMARY:

BeBuilders submitted a rezone application on behalf of The Evelyn L. Johnson Trust to change the property at 602 South Angel Street from A-1 (Light Agricultural) to R-1-8 (Single Family Residential) with a Planned Residential Unit District (PRUD) overlay. The property is 1.66 acres and the rezone would allow up to nine single-family lots to be developed.

At the May 12, 2022 Planning Commission meeting, the Planning Commission held a public hearing and voted 4-2 to recommend approval of the rezoning request. The Planning Commission also received multiple public comments via email, and those comments are attached. Most comments were opposing the zone change, and concerns included traffic, parking, safety, density, small lot size, crime, water availability, green space, affordability of the proposed housing product, losing a rural feel, lot width, air quality and property values. One email comment that was submitted was in support of the zone change.

The applicant submitted a nine-lot concept with their rezone application, but during the meeting showed an eight-lot concept. They also proposed a patio home community that would be composed of lots for 55 years and older, homes that had 3-car garages and homes that would be about 2,500 ft² in size.

Minutes from the May 12th Planning Commission Meeting are also attached.

City Council Options:

1. Approve the rezone and PRUD overlay request.
2. Deny the rezone and PRUD overlay request.

Recommended Option:

Staff recommends that the City Council approve the rezone request of 602 South Angel Street to R-1-8 Single Family Residential District with a Planned Unit Residential Overlay (PRUD) 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 Rezone Ordinance
 4. May 12, 2022 Planning Commission Meeting Minutes
-

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: Corrected May 10, 2022

Agenda Item #4: Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Residential Unit Overlay

Meeting Date	May 12, 2022
Application Type	Rezone
Applicant Owner	BeBuilders The Evelyn L. Johnson Trust
Address Parcel ID Number	602 South Angel Street 08-009-0102
Lot Size	1.66 acre 72,309 ft ²
Current Use	One single family dwelling
Current Zoning	A-1 Light Agricultural (minimum 40,000 ft ²)
Density Entitlement	1 single family detached dwelling
Requested Zoning	R-1-8 Single Family Residential with PRUD Overlay
Density Entitlement	9 single family residential dwelling (minimum 8,000 ft ²)

1. BACKGROUND

The subject property is a 72,309 ft² parcel on the west side of Angel Street with one existing single family home which faces east. The applicant is requesting the lot be rezoned from A-1 Light Agricultural, which has a minimum lot size of 40,000 ft², to R-1-8 Single Family Residential, which has a minimum lot size of 8,000 ft². The applicant is also requesting the rezone have a PRUD overlay. The proposed change in zoning would allow for the construction of up to nine single family dwelling units.



CITY COUNCIL STAFF REPORT



MEETING DATE: June 2, 2022

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Rezone of 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay.

EXECUTIVE SUMMARY:

BeBuilders submitted a rezone application on behalf of The Evelyn L. Johnson Trust to change the property at 602 South Angel Street from A-1 (Light Agricultural) to R-1-8 (Single Family Residential) with a Planned Residential Unit District (PRUD) overlay. The property is 1.66 acres and the rezone would allow up to nine single-family lots to be developed.

At the May 12, 2022 Planning Commission meeting, the Planning Commission held a public hearing and voted 4-2 to recommend approval of the rezoning request. The Planning Commission also received multiple public comments via email, and those comments are attached. Most comments were opposing the zone change, and concerns included traffic, parking, safety, density, small lot size, crime, water availability, green space, affordability of the proposed housing product, losing a rural feel, lot width, air quality and property values. One email comment that was submitted was in support of the zone change.

The applicant submitted a nine-lot concept with their rezone application, but during the meeting showed an eight-lot concept. They also proposed a patio home community that would be composed of lots for 55 years and older, homes that had 3-car garages and homes that would be about 2,500 ft² in size.

Minutes from the May 12th Planning Commission Meeting are also attached.

City Council Options:

1. Approve the rezone and PRUD overlay request.
2. Deny the rezone and PRUD overlay request.

Recommended Option:

Staff recommends that the City Council approve the rezone request of 602 South Angel Street to R-1-8 Single Family Residential District with a Planned Unit Residential Overlay (PRUD) 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.

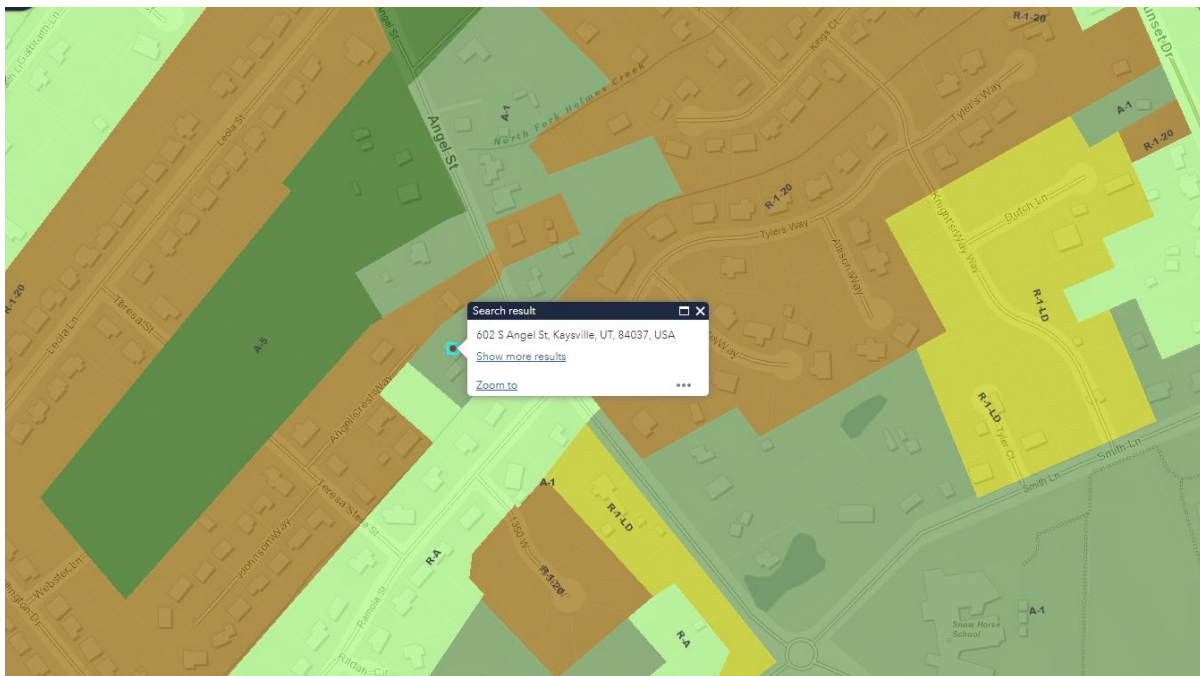
Attachments:

1. Planning Commission Staff report
 2. Public Comments Received
 3. Draft Rezone Ordinance
 4. May 12, 2022 Planning Commission Meeting Minutes
-

2. SURROUNDING LAND USE AND ZONING

The parcel is located on the west side of Angel Street at 602 South. 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 area and neighborhood includes:

- **Adjacent** – Directly adjacent to the subject property is R-1-20, R-A and A-1.
- **North** – The subject property is bordered by R-1-20 zoning.
- **South** – Directly south of the parcel is R-A Agricultural Residential zoning with several parcels zoned R-1-LD approximately 340 feet to the south.
- **East** – Across Angel Street to the east is A-1 and R-1-20 zoning.
- **West** – The subject property is bordered by a single lot zoned R-A which then has another subdivision with R-1-20 zoning west of it.



3. GENERAL PLAN

The 2019 Kaysville City General Plan contains the following goals and policies (emphasis added). These excerpts are relevant to the R-1-8 rezone application and should be considered as findings when the Commission makes their recommendation to the City Council.

1. Identity and Character

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

The R-1-8 zone is a residential zone, therefore the rezone request falls in line with 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.***

The R-1-8 zone allows for single family lots of a smaller size than what currently exists in the area, which would diversify housing opportunities. The rezone request to R-1-8 supports 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. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

The subject property is located west of I-15 and on Angel Street which is considered an arterial street. Given its location along Angel Street, it is appropriate to give careful consideration of applying the R-1-8 zone.

*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.*

The housing in the area is currently developed as low density single family lots. Approximately 150 feet to the west, there are lots as small as ~10,000 ft², though the majority of the parcels are sized around half an acre, or around 20,000 ft². The change to the R-1-8 zone would create additional single unit housing opportunities and allow for varying sizes of homes while still preserving the existing residential feel.

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.*

*2. **Clustering in residential areas.***

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

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

The R-1-8 zone reduces lot size to 8,000 ft² and would allow for 8 more single family units than presently exist. Application of the PRUD, which allows for variation from some standards will permit less costly construction of housing. The requested zone change would diversify available housing products in the area and provide additional housing options at a lower cost due to the smaller lot sizes.

The 2019 General Plan provides goals and policies which support the rezone request.

4. ZONING

A. R-1 Single Family Residential District

The stated purpose of the R-1 zone is:

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.

Based on information in this report, public comment, and discussion at the Planning Commission meeting, the Commission should determine whether or not the application of the R-1-8 zone in this location would meet the stated purpose of the R-1 zone.

B. Density

The subject property is 72,309 ft², which would allow for up to eight additional single family dwelling units on the site. There is an existing single family residence on the site, so the rezone request would increase density in the area by eight more dwellings, for a total of nine units allowed based on the size of the property.

C. Regulations

Differences between lot size requirements and other regulations between the A-1 (current) and R-1-8 (proposed) zones are identified in the chart below.

	A-1	R-1-8
Minimum Lot Size	40,000 ft ²	8,000 ft ²
Density (based on lot size)	1	9
Height	30'	30'

Front Setback	30'	25'
Side Setback	≥ 10'	≥ 8'
Rear Setback	30'	15'

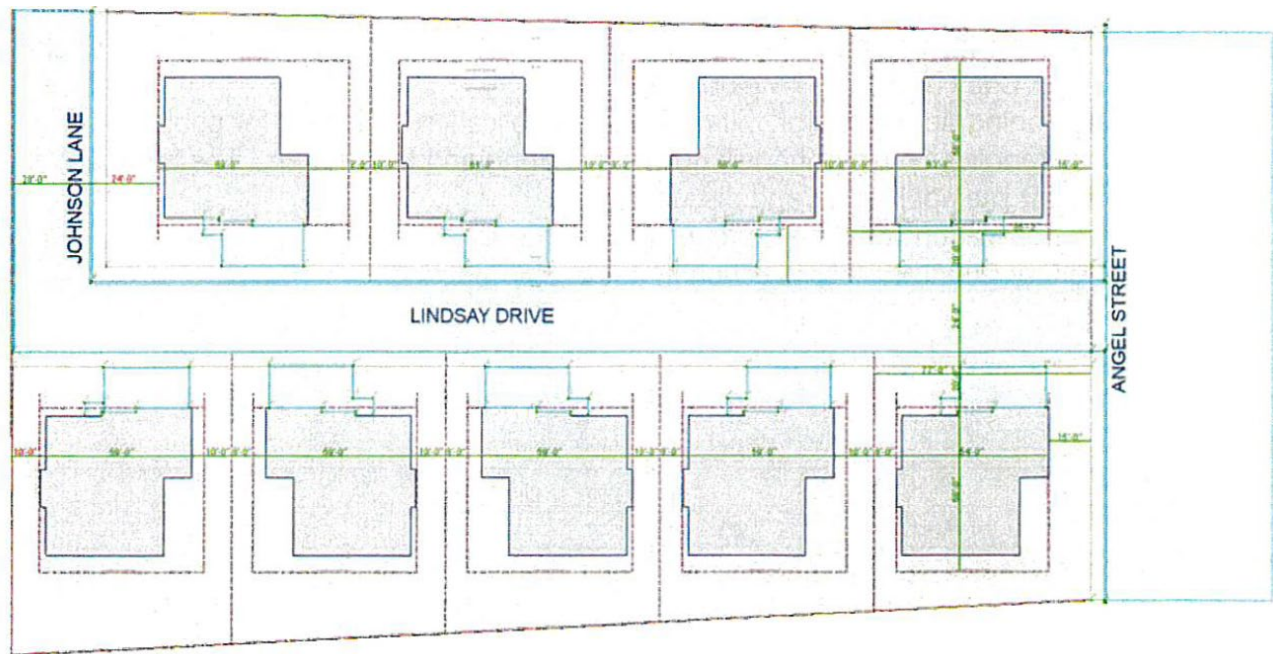
5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 31 public notices were mailed to property owners within 500' of the subject property.

As of the date of this report, several comments have been received in opposition of the request and cited concerns with density, green space, traffic, neighborhood character, lot size, and water availability.

6. SUMMARY

The applicant submitted the below concept site of their proposed nine-unit development.



The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request. The Planning Commission should debate the rezone request and make a recommendation to the City Council addressing the rezone request based on its findings in this report, compatibility with the 2019 General Plan, public comments received and how well this requested zone works at this particular location.

7. RECOMMENDATION

The Planning Commission may make a recommendation to approve or deny the rezone request.

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 11, 2022 12:26:28 PM

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	Barbara Hartmann
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	We recently received notice that there is a proposal to re-zone 602 S Angel Street and allow 9 homes to fit on 1.6 acres. I am adamantly opposed to this. We bought property here in West Kaysville with the intention and understanding that each property had to be at least 1/3 acre. Please don't change the zoning restrictions to allow land sales of less than 1/3 acre. It would change the feel of our beloved neighborhood. Sincerely, Barbara Hartmann
Upload an Attachment	Field not completed.
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 10, 2022 5:39:38 PM

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	Brett Hartmann
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am contacting you concerning the potential building of nine homes on the property where the late Evelyn and Art Johnson (former Mayor) lived—on Angel. My wife and I purposely chose to live out on the West side of Kaysville, where homes were a half acre lots back when we built in 2005. Slowly yet steadily the lots of gotten smaller and smaller and now the proposal is to put nine homes on this small acre plus land. I strongly oppose the building of this many homes in our protected area that we all saved our hard money to live in a place far away from crowded small lots. There are statistics that show that smaller homes with many people living in those spaces, create more crime and other issues like traffic, use of resources i.e. water etc. Please do not vote this into effect. Brett Hartmann
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, May 2, 2022 9:44:53 PM

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	Brian Bowers
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	RE: Zoning change at 602 South Angel from A-1 light Agricultural District to R-1-8.

I am against this zoning change.

I have lived in my home behind this property to the west for 20+ years, in Art's Cluster subdivision with lot sizes at just under 0.5 acres (my property is 0.49 ac.). There are already 2 twin homes directly west of the property proposed to change and my understanding from 20 years ago was the 602 S Angel Street property was part of the twin home rezone and the large lawn of this property was part of a green space to justify the twin homes being built at that time.

Allowing for this zoning change would allow up to 9 homes on the property. How does this fit with current lot sizes of all of the homes in the area that are on 0.3 acres or larger? There would not be any green space that typically is required for higher density subdivisions in west Kaysville. This higher density does not belong in this area.

There are arguments for higher density housing to allow for more

affordable housing to be available in our city. However if you look at the high density single family homes being built immediately west of Smith's on west 200 North- this density does not make for affordable housing as the homes are now selling for \$500-600k+. This price range is not "affordable" housing and refutes the argument that higher density single family homes in Kaysville help to solve affordability issues.

Again I do not agree with proposed zoning change and would not approve of any change that would allow a housing density of lot sizes below 0.3 acres.

thank you for your consideration.

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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, May 2, 2022 7:08:53 PM

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	CALEB STROH
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Regarding rezone of 602 S. Angel St. A-1 Light Agricultural District to R-1-8 Single Family Residential District. While I fully approve of and certainly see the need/desire for rezone of this property, I believe the R-1-8 is zoning would be disastrous to this area of Kaysville. The ability to include 9 homes is far too many for this size of property in this area. It does not mesh with ANY other areas of the neighborhood. This type of density is not warranted here and not what the master plan calls for. This property sits on a bling curve and within a school zone. Please do not authorize this request. To be clear, I am amenable to a REASONABLE rezone of this property, but not this high density.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Thursday, May 12, 2022 4:05:59 PM

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	Chas Kelly
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	As a new Kaysville resident, I have concerns about the proposal to build nine homes on the lot on Angel Street close to my new home. Cramming that many homes into a lot of that size is unprecedented for this area and does not fit the more established rural setting and vibe of the neighborhood. Please consider half as many homes to take up the lot. There are also traffic concerns to consider--a blind corner already being an issue and it being close to a school zone crossing. It honestly just feels like a money grab for builders who are not considering the established aesthetics and spacing of the neighborhood. It's a bad look for West Kaysville.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, May 2, 2022 10:36:36 PM

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	Cristi Frevert
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	<i>Field not completed.</i>
Your Message	I don't support the zoning change at 602 Angel street. 9 homes on 1.66 acres?! Come on... that is so out of place here in our neighborhood. Traffic and safety on my street (Webb Ln) is bad enough as it is.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Thursday, May 12, 2022 12:25:16 PM

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	Jacob Alvord
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]

Your Message

Hello Planning Commission,
Regarding the proposal from BeBuilders who is requesting a zone change for 602 S Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District...

I am opposed to such a drastic change to the density of housing in this neighborhood. I do understand that there is a housing shortage and that not all changes can be objected to. It would seem that splitting this property up into lots that are 1/2 acre each is reasonable and is the standard in most of west Kaysville. Perhaps even as small as 1/3 acre, such as is the case in my nearby neighborhood. But even then our homes had the requirement that we be part of a greenbelt HOA with enough property adjacent to make the average size be equivalent to 1/2 acre.

This new proposal would allow the 1.66 acre property to be split up as small as 0.18 acre segments, which is huge change. Please do not allow such a large change but split the property much more reasonably, into 1/2 or 1/3 acre plots in order to not increase the traffic, noise, parking, utility, and other issues along with the general change to the wide open residential/agricultural neighborhood. I am also opposed due to the negative precedent

this would set for other nearby open properties that may be developed in the future.

Thank you for your time and efforts!

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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 3, 2022 5:05:17 PM

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	Jeff & Shimmer Bell
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am writing to voice my opinion about the proposed zoning change at 602 South Angel Street in Kaysville. I strongly object to this change, as the division of 1.66 acres into nine separate lots goes against the master plan for West Kaysville. The lots in West Kaysville are supposed to be .5 acre or more to foster the open-space agricultural feel of the area. The zoning change would, in effect, create space for higher density housing which would be out of place for the surrounding neighborhoods and opposed by all neighbors involved. This zoning change smacks of the current homeowner at 602 South Angel trying to "get rich quick" with a land subdivision deal that harms the neighbors he/she would be moving away from. Please vote AGAINST this zoning change request.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 11, 2022 1:21:54 PM

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	Jessica Beckman
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am very concerned with the Rezoning proposal on Angel street near Ramola. Putting that many homes on such a small piece of land isn't okay. The roads out here are already getting so congested, there's a school crosswalk right there. Our infrastructure is not built to accommodate 8000 sq ft lots. At a minimum, there should not be more than one home per quarter acre. Maybe that ordinance can be revisited. But rezoning this tiny piece of land is NOT something that will benefit our community.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 10, 2022 6:36:56 PM

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	Jessi Stringham
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Dear Kaysville Planning Commission, We are writing in opposition to the rezoning request for 602 S Angel Street from A-1 Light Agricultural to R-1-8 Single Family Residential. We believe that 9 houses on 1.66 acres is not consistent with the immediate surrounding neighborhoods developed in this area of Kaysville. Every lot surrounding the proposed property, sits on at least .50 acre each. Not even addressing a road to access these nine homes, 1.66 acres for 9 homes would be .184 per lot. Completely unreasonable in our opinion. We personally moved to Kaysville for land. We feel like having these small lots right next door to our home would affect our home value AND it would affect the quality of life that we chose when buying a home in Kaysville. We are living in record setting drought times, so adding that many more homes to one current lot, we believe would use more water. In addition, it would add more traffic to Angel St, which that section of Angel St is already not safe. We see the police out

there almost daily making sure people are obeying the law. We've only lived here for 4 years, but we know of two accidents in which Mrs. Johnson's fence was hit and she had to replace it from poor driving around the blind corner.

In conclusion, we are opposed to 9 homes being built next door to our home and we urge you to disapprove of the proposed rezoning request. Thank you for listening and considering our thoughts on this matter. We appreciate your continued service and support of our community.

Best Regards,
Jessi and Justan Stringham

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Joey and Stephanie DeFilippis

Kaysville, UT 84037

May 10, 2022

To: Mayor Tran, City Council Members, and Planning Commissioners

Re: Application for Rezone of 602 South Angel Street

Dear Kaysville Officials:

We received notice of an application to rezone the property at 602 South Angel Street. We and our young children live across the street from this property and would be affected by the proposed development. Having reviewed the current proposal, we are writing to express our opposition. We understand the need for residential land and affordable housing. However, we have several concerns with the proposed zone and concept plan, and we urge you to consider them carefully. In light of these issues, we ask that you either deny the application or work with the applicant to develop a more appropriate alternative.

- 1. Public Safety and Traffic:** This proposal appears to create a new intersection with Angel Street as well as a duplicative through street into the existing neighborhood.
 - The west side of Angel Street is part of the Safe Routes Utah Plan, which enables local children to safely walk and bike to school. This proposal would create an additional intersection for children to cross, introducing the potential for accidents and the need for crossing guards. See <https://www.saferoutesutahmap.com/map/school-maps/snow-horse-elementary-166>
 - Angel Street is one of the major cycling routes through Kaysville. Each intersection creates interaction between cyclists and cross traffic. An additional intersection on Angel Street would increase the risk of accidents involving cyclists on this route.
 - This proposal would create a through street between Angel Street and Angel Crest Way. This would penetrate the existing neighborhood and divert additional traffic from Ramola Street, which currently provides access.
- 2. Neighborhood Character and Feel:** This proposal would decrease the minimum lot width and size beyond what would be consistent with the character and feel of the neighborhood.
 - The current zoning (A-1) allows a minimum lot width of 100 feet. All of the zones in the surrounding vicinity (R-1-20, R-1-LD, R-A) allow a minimum width of at least 90 feet. The proposed zone (R-1-8) would allow a minimum of only 60 feet. Homes built on lots of this width would be inconsistent with the surrounding neighborhood and create an unsightly disruption in its look and feel.
 - As outlined in the General Plan, medium density single family residential may be an appropriate use along Angel Street. However, the precedent for medium density in this area of Angel Street is R-1-LD. Relative to the surrounding neighborhood, R-1-LD allows a smaller lot size of only 12,000 square feet while maintaining the local norm of 90 feet in width.
- 3. Loss of Agricultural Zone and Open Space:** This proposal would reduce the remaining light agricultural (A-1) land in Kaysville.
 - Once agricultural land is lost, it is difficult or impossible to get it back. While the housing shortage is currently top of mind, Kaysville needs to maintain diversity in its land use. That

should include retaining zones which permit agricultural use beyond that which is allowed in residential zones.

- This proposal would reduce open space that currently exists which helps to provide relief from the surrounding residential zones.

4. Other Considerations:

- The property is located on Holmes Creek and its associated flood zone. Owners within the development may be required to obtain flood insurance, which might affect its affordability.
- The 2021 Draft General Plan includes a proposed multi-use trail along Holmes Creek, which could be located on this property.

Thank you for hearing our concerns as you make this decision on our behalf. We love Kaysville, and we hope to enjoy living here for many years to come. Please do your best to keep it as safe and as beautiful as it was when we decided to make it our family's hometown.

Signed,

Joey DeFilippis
Stephanie DeFilippis

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 11, 2022 4:27:41 PM

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	Julie Olsen
Email Address	[REDACTED]
Address	[REDACTED]
City	KAYSVILLE
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I'm concerned about the possible zone change at 602 South Angel Street. I live on Leola Street and although this one area may not directly affect me, there is farm land right next to me that will be developed in the distant future and I'm worried that by allowing the zone change on Angel Street, it could be allowing a Zone Change in the field next door to my subdivision and in turn, be bringing the property value of the surrounding homes down. Please do not approve this zone change. Thank you!
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 10, 2022 3:47:56 PM

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	Justin Baxter
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Email Address	[REDACTED]
---------------	------------

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

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

State	Utah
-------	------

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

Phone Number	
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Your Message	
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I'm writing in opposition to the public hearing notice to zone change for 602 South Angel Street to R-1-8 single family residential. I live a couple houses down and feel this kind of zoning change is inappropriate based on the land and house sizes of adjoining owners. It will have a negative impact on our quality of life, property values, and increase of traffic to allow such a rezoning to be allowed. Please reconsider allowing this type of zoning for high residential homes in this area. Thank you, Justin Baxter.

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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 3, 2022 7:05:54 AM

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	Katy Martin
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am so upset about the proposal to change the light agricultural lot on Angel street into a potential 9 single family home lot. As a mom of young kids I worry about the traffic congestion for all the children walking to and from school everyday. Not just when the homes are occupied, but the construction vehicles and unsafe equipment for the children to walk around and through for months! That property sits on a blind corner as well. Traffic accidents would increase and once again the children walking to and from school would be put in an even more dangerous situation. Please DO NOT allow the change of the property. It would be unsafe for everyone and would take away from the small town, home town, feel of our beautiful city!
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 4, 2022 8:56:58 PM

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	Lori Baron
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
[REDACTED]	I would like to voice my concern for the rezoning of the property located at 602 S Angel Street in Kaysville, Utah. We moved to this neighborhood off Angel Street for the reason of the larger lots and more open spaces. Changing this parcel of land in the middle of our neighborhoods to allow for a large number of units per acre is very concerning. It will increase the traffic on that stretch of Angel street which is already congested due to the schools just down the road. It will also change the aesthetics in the area to have smaller homes on a postage stamp sized lot. Please do not allow more than 3-4 single family homes to be placed on this property which stays with the standard of 1/3 to 1/2 acre building lots in the immediate area.
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, May 16, 2022 8:26:40 AM

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	MaryJayne Crowley
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	There is a home on Angel street, the johnsons I believe, that is trying to zone for 9 homes. Please don't set that as the president for west kaysville. We have a beautiful presence of homes at this point with large yards and if that zoning gets changed my friends home next to it could literally hold 100 houses if she sold it with all tiny yards and the water pressure along with the traffic is already getting really bad. I understand a highway is coming in but west to east kaysville is ridiculous and web lane is not equipped for all those new homes along with Angel street especially during school hours or Saturday sports games. Please do not allow. Four homes o. That lit would keep up the beauty and tone set for our beautiful city.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 10, 2022 5:57:51 PM

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	Mike Pluim
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
[REDACTED]	I am opposed to the rezoning for multiple family dwelling.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Thursday, May 12, 2022 6:00:05 PM

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	Natalie Morrison
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
[REDACTED]	I wanted to let you know of my family's opposition to 9 houses being put on 1.6 acres just off Angel Street (Johnson Family). There is nothing even close to that density in this area. Most of us moved here for that very reason. If this project is approved it will open up the floodgates for every remaining piece of land in this area to be turned into high density housing. This area lacks the infrastructure for that and almost no one around here wants that. I really fear the day when the landowner behind me dies and his family sells the land. High density housing is needed, but in areas designed for it and that can support it. When I moved here 15 years ago the minimum lot size was a half acre in this area. Moving from that to 9 houses on 1.6 acres is insanity.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 11, 2022 12:46:46 PM

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	Nick Harames
Email Address	[REDACTED]
Address	[REDACTED]
City	KAYSVILLE
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am against the rezoning of the property at 602 S. Angel Street. Please do not allow this small of lot sizes to pass. I live down the street and we want to preserve the larger lot sizes and "country" feel of West Kaysville. I am also concerned about water rights and traffic issues as well. We are already restricted on water, I can't imagine how many more restrictions would happen if this passes. I worry that if this passes it will set the precedent for other parcels to be divided that size too. We do not have the infrastructure for it or the desire for R-1-8 zoning in this area. Please do not approve this. Thank you.
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Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Thursday, May 12, 2022 1:19:38 PM

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	Rebecca Hendriksen
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Planning Commission,

I am writing to express my excitement for the requested zone change for 602 South Angel Street. I am in the neighborhood of this property (I live on Ramola Street) and welcome the addition of more homes in the neighborhood! My family moved here from a neighborhood in Layton where the lot sizes were smaller, as proposed in this zone change request, and we absolutely loved the close-knit community that it brought. I would love to welcome more families into this wonderful neighborhood and feel like this land is the perfect opportunity! I am not at all concerned with the smaller lot sizes as I have had such a positive experience in a neighborhood with similar lot sizes (Kayscreek) and it was safe, friendly and welcoming. Also, Snow Horse Elementary would benefit from more kids as many of the youth in the surrounding neighborhoods are getting older. This could potentially bring great diversity of ages and experience to the neighborhood. Thank you for considering this request!

Thank you for reading my message as I cannot attend the public hearing scheduled for this evening.

Sincerely,
Rebecca Hendriksen

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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 4, 2022 5:20:40 PM

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	Regina Labrum
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Liked "Hi Neighbors, I've recently read that the Johnsons at 602 S Angel st. have petitioned the city to subdivide their property which is 1.5 acres, into 8 lots. As much as I love the Johnsons, I am vehemently against that proposition. When I purchased my new lot, I was assured by the realtor that west Kaysville has strict codes about size of lots, which was one of the reasons I have built here. I was told that we cannot build in lots smaller than 1/3 or 1/2 acres. If they allow for this exception, soon we will be having condos being built all around us, and this warm semi-country feeling we live in, will be like a metropolitan area! Traffic will increase, air quality decrease! Please make your voices/votes heard in the city. Thanks, Regina Labrum"
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Wednesday, May 11, 2022 8:25:33 AM

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	SAMANTHA CARD KELLY
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Email Address	[REDACTED]
---------------	------------

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

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

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

Zip Code	84037
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Phone Number	[REDACTED]
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[REDACTED]	As a neighbor of the proposed zoning change for 602 S Angel St, I would like to contest BeBuilder's request to put 9 homes on the lot. There is no precedent for packing that many homes so tightly into one space in this neighborhood and adding so much congestion would not only decrease the surrounding home values but also cause a huge increase of traffic. That lot is also in a school zone and there have been a number of accidents on that corner already because of blind spots so adding in so many homes would only increase the already problematic safety concerns. Please do not allow the lot's zoning to be changed! Thank you, Samantha Kelly
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Tuesday, May 3, 2022 2:12:46 PM

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	Sarah Harames
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am writing you to comment on the planning meeting that will be held on May 12, concerning the subdivision of the property located at 602 S. Angel Street. I am not against subdividing that lot, however, I am against the new proposed lot sizes. I think R-1-8 is unreasonable for the location. I love the bigger lot sizes in West Kaysville and want to keep it that way. I live down the street from this home and I don't want to see it get subdivided into 9 small lots. I thought it was a requirement to have no less than R-1-20 in West Kaysville unless it was zoned aggregate. I also have concern with issues of water shares, where we are already so restricted each year in being able to water existing lawns. Please do not approve the zoning for the R-1-8 for this lot. If this is approved it will open the door for other subdivisions of R-1-8, and become more prevalent in West Kaysville, and that would make a lot of people unhappy, including myself.
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From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Thursday, May 12, 2022 12:40:21 PM

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	Sean Lindsay
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am not in favor of zone change to R-1-8 single family residential district @ 602 south angel street. If they want to subdivide into (3) 1/2 acre lots I am ok with that, but not 9 single family lots.
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Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, May 9, 2022 2:34:05 PM

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	Stacy Hansen
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I wanted to comment regarding the re-zoning of property at 602 S Angel Street. I live just south of the property, off from Ramola Street. I am not opposed to allowing multiple homes on the property but feel the amount of homes being requested (up to 9) is excessive. I feel that 6 homes is more appropriate for the area. This would allow for approximately 0.27 acres per lot. However, my sister who lives in east Layton owns a home on a teeny tiny lot (think almost townhouse size front and backyard) and this works out great for her because she is single and the HOA does her yard care and it made the home more affordable for her. The development is for completely separate dwellings with 2 car garages and homes are average sizes from 2600sq ft to 4000 sq ft. My point is, with the housing crisis as it is I would not be upset with allowing up to 9 homes on such a small lot of land but feel it is out of place on Angel Street. If it IS approved I will look at the bright side of knowing that a home would be made more available to those struggling to find a place to live. Thank you
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From: [Weston Saunders](#)
To: [Mindi Edstrom](#)
Subject: Weston and Richard Saunders Comment for tonight's Planning Meeting
Date: Thursday, May 12, 2022 3:10:20 PM

Dear Planning Commissioners,

My name is Weston Saunders. I am representing two parties. I am writing with regards to the proposed rezone and application from BeBuilders who are requesting a zone change for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay.

My father, Dick Saunders, sold this land to the Johnson's long ago when West Kaysville was still considered the "other side of the tracks" and was a country setting of farms septic tanks and well water. I have lived next to this property for over 40 years and grew up around the family who currently own it.

It is my understanding that if passed, this rezone would accommodate up to 9 single family lots.

Both my father and I are opposed to this density and believe it is not in harmony with the surrounding area all of which are zoned for approx. ½ acre lots (with the exception of Art's Cluster Subdivision which is also not in harmony with the surrounding area).

The Johnson's are good people and deserve to realize a fair value from the land their parents have left them. However, 9 lots are not appropriate on a 1.6 acre piece of land in this location for many reasons that should be obvious. City Center? Sure. Along 200 North? Sure. But not here. In fact, there are not any R-1-8 zones in west Kaysville outside of the two conditions I just mentioned.

I encourage you to allow the development to be passed with a density that is appropriate and matches the surrounding neighborhood.

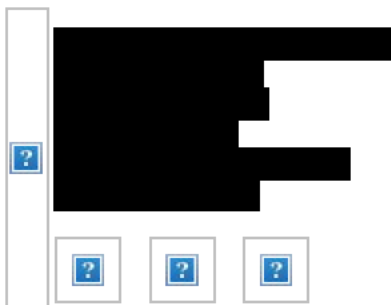
Thank you for your time.

Weston and Sara Saunders residing at [REDACTED]

Richard and Laraine Saunders residing at [REDACTED]

Best,

Weston Saunders



ORDINANCE NO. 22-_____

AN ORDINANCE REZONING 602 SOUTH ANGEL STREET, A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT WITH A PRUD OVERLAY, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open public meeting to rezone the subject property at 602 South Angel Street from A-1 Light Agricultural district to the R-1-8 Single Family Residential district which has a minimum lot size of 8,000 square feet and with a PRUD overlay, for the purpose of allowing a future subdivision of up to nine single family lots; and

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

WHEREAS, on May 12, 2022, with a vote of 4-2, 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-1-8 zone with a PRUD overlay 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 602 South Angel Street, and known by Parcel Identification Number 08-009-0102, as shown on the attached map which is made a part hereof, containing approximately 1.66 acres (72,309 ft²) of land, shall be rezoned and the Zoning Map amended by removing it from the Kaysville City A-1 Light Agricultural district as currently delineated and rezoning it to the R-1-8 Single Family Residential district with a PRUD overlay.

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

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

ORDINANCE NO. 22-_____

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

Tamara Tran
Mayor

ATTEST:

Annemarie Plaizier
City Recorder



602 S Angel St, Kay

602 South
Angel Street

Leola Street

Street

Angel Crest Way

Tyler's Way

Kate Way

Allison Way

Angel Street

Leola Street

1350

Public Hearing: Opened by Chairman Nguyen

Public Comment: None

Public Hearing: Closed by Chairman Nguyen

The Commissioners all agreed that this rezone fits with the General Plan.

Chairman Nguyen asked staff to share what the one public comment was.

Ms. Greenwood shared that the comment was not opposed to the rezone but to remind the applicant that there are still residential homes near and requested the architectural style of the building be sensitive to the residential properties in the area.

Motion: Commissioner Sommerkorn made a motion that they recommend to the City Council approval of the rezone request for Monnit Corporation and Commissioner Lyons seconded the motion.

Vote: Vote was unanimous in favor of the motion.

4- Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay

Introduced by: Melinda Greenwood

For the benefit of the public in attendance, Ms. Greenwood gave a brief explanation of the rezone process from start to finish.

Ms. Greenwood shared that the applicant submitted an application to rezone application for 602 South Angel Street, requesting it go from an A-1 zone to an R-1-8 zone. The property is on 1.66 acres. Ms. Greenwood shared the differences in regulations between both zones. She said there is policy in the 2019 General Plan that supports the rezone request. Ms. Greenwood shared the concept plan that the applicant submitted in the applicant that showed nine single family homes. She said mailers were sent out to the neighbors within a 500 foot radius. She said to date there were 24 emails sent to the Planning Commission and staff and Ms. Greenwood summarized that the emails sent had comments about lot sizing being too small and density too high, concerns of traffic and safety, losing the rural feel, concerns about adequate water, and noise. She said there was one email in favor of the zone change.

Chair Nguyen invited the applicant to come approach the Commissioners and present further information.

David Nielsen with BeBuilders introduced himself and stated he submitted several slides to staff which showed the Johnson Farm rezone proposal for eight homes. He said he has had full participation of all 10 children of the Johnson Family. His proposal is for eight single family patio homes that are around 2,500 ft² with three car garages. He shared some of the existing developments that surround this property which he felt were similar in nature and would

support his rezone proposal. While developing the concept of the neighborhood they wanted to address concerns that could be presented with parking and traffic.

Commissioner Sundloff asked Mr. Nielsen about the proposed lot widths.

David Nielsen shared that they are 77ft x102 ft.

Commissioner Branch asked Mr. Nielsen about the width of the lane.

David Nielsen stated it is designed at 30 feet right now. He also shared that in the future they are hoping that they could connect to Angel Crest Way seeing that Grandma Johnson bought into that so that she could use it in the future.

The Public Hearing was opened by Chair Nguyen.

Public Comment:

Caleb Stroh shared concerns with the rezone, saying he feels that it could be dangerous and irresponsible to add high density housing into an already stressed infrastructure. He reminded the commissioners that the city recently repaved and refinished a new road way and that it would damage the road by allowing new construction. He was also concerned with the lack of greenspace in the proposed projects. He also has concerns with traffic and safety. He suggested that perhaps the six units would be a better fit for the community.

Commissioner Branch asked staff for clarification on whether it was eight or nine units. Ms. Greenwood said that the application was submitted with nine units.

Mike Plium shared that he is part of an HOA near the rezone lot and that the green space required for the HOA was the front yard of the Johnson's front yard.

Kathy Johnson is the wife of Art and Evelyn Johnson's son and has a long history of living in Kaysville. She shared what Kaysville looked like while growing up and the process of farmers passing on and developers coming in to swoop up and purchase the property. She realized that Kaysville is changing and it is ok.

David Johnson is the husband to Kathy Johnson and son of Art and Evelyn Johnson. He talked about the Ovation development east of him and that they put in 22 patio home units. He thinks that the patio homes has been a great addition to the area. He also mentioned that by putting in developments it would free up farming land that is using so much water. He also said that he doesn't mind the density or the diversity.

Jamie Weeks approached the commissioners very emotional because she feels very torn between the two sides. She shared that her parents, Art and Evelyn, had a conversation and that her father wanted it to be like this so that others could enjoy West Kaysville like she and many others have.

Natalie Morrison is a long time Kaysville resident and loves the rural feel is why she and her family moved here. She said she doesn't feel that the homes proposed would check the box for affordable housing and said they would not be at affordable prices. She said she is concerned with the precedent that rezoning would create in the area.

Justan Stringham said he is unaware that the development is wanting to cut into their private street. He said he lives in the neighborhood with the private street and recommended the Johnson's rezone to R-1-20 lots instead of R-1-8.

Erica Townsend lives in the Suncrest Meadows HOA behind the Johnson's property and said she has lived in Kaysville for nine years. She moved here for the small rural feel and great schools. She said s that allowing nine units would cause possible water shortages, more overcrowding in the schools and would set a precedent for more high density housing.

Joey DeFillipis said he moved here from West Valley so that he could have a larger lot than what was offered in West Valley. His stated his concerns are public safety and being able to maintain a property width that is more consistent with other lots in the area.

Christina Castro said she is a daughter of Art and Evelyn Johnson and that she grew up on the 15 acres. Christina said we should be looking into the future for those who have grown up and want to retire here. Many of her siblings want to live in the proposed neighborhood because it would have homes without stairs. She addressed the green space concern from a previous comment and said her parents always allowed the neighbors to use their front lawn.

Diane Steel commented from the back of the room and was not able to be heard because she did not come forward to the microphone.

Tyler Ross said he moved to Kaysville City two years ago after living in Bountiful and left Bountiful due to traffic, smaller lot sizes, etc. His said his biggest concern is the precedence that this will set for future rezones and development in existing farm land and feels that four units would be appropriate.

Samantha Kelly said she moved here six weeks ago because she was wanting a larger lot with more space and said loves where she lives. She shared that there can be a compromise with the neighbors so that the property won't have nine units on it and would love to not have Angel Crest Way as a connecting street.

The Public Hearing was closed by Chair Nguyen.

Chair Nguyen invited the applicant to come back up to share any thoughts with the Commissioners.

Mr. Nielsen spoke about the through road into Angel Crest Way and the biggest reason that they want to connect into the road was for emergencies and the solution was to put an iron gate. He feels that by xeriscaping and smaller lawn area would be helping the water shortage concerns that neighbors have.

Commissioner Sundloff asked Chair Nguyen if everyone who had come to the meeting had an opportunity to speak and recommended opening the Public Hearing back up, suggesting he felt the hearing was closed abruptly and he believed there were more citizens who wanted to make a public comment.

Chair Nguyen reopened the meeting back up to three individuals so they could have a chance to speak. They were asked to sign their names to the sign-up sheet.

Brett Markham said he has lived here his entire life and was concerned how power would be brought to the neighborhood and the precedent this would set for the other green space still available in West Kaysville.

Alecia Lamberts shared her concerns about the amount of land that the Johnsons are giving to people and if they can guarantee that it is 55 and older. She is concerned about the precedent that will be set for future developments, the amount of traffic it will create and the danger for school aged children.

Justin Taylor shared that he lives on Angel Crest Way and has deep roots in Kaysville. He loves living here because of the large lots and that he feels hurt because there was no conversations with them before the applicant came to Planning Commission and shared that they could have come up with a good compromise for everyone and thinks that this proposed nine units can be negotiated.

Chair Nguyen closed the Public Hearing.

Discussion:

Chair Nguyen started off the conversation with the Planning Commissioners. He repeated some of the concerns talked about by the residents.

Commissioner Branch brought the matter of debate for him is the interpretation of the General Plan. He shared that the staff stated that this rezone falls in line with the General Plan, however when he reads it, he felt that it didn't support the request. He drove past the property and to him there is just no question that this is very different making it so that this request is not in line with the General Plan. He read statements from the General Plan reinforcing his point. He also shared from the General Plan that housing should be compatible and complementary to existing neighborhoods. If we are using the General Plan to interpret higher density, is it strictly by the zones or are we truly looking at the density of the neighborhood and are we truly considering what is compatible with and complimentary with what's existing.

Commissioner Sommerkorn views Angel Street as one of the major streets so therefore he views the plan as saying that higher density housing that currently exist in the area or has already been developed could be allowed with rationale being that it is adjacent to those streets. He also shared the concept of looking for some diversity in neighborhoods so that they don't all look the same.

He stated that higher density does not mean affordability anymore and to keep that in mind.

Commissioner Lyon has worked with developments like this for many years and shared that the property could have a deed restriction on it to make it affordable housing. He also shared that communities like these bring lower traffic, lower impacts to the community, higher volunteerism, lower crime and are a win-win for a neighborhood. Neighborhoods similar to the 55 and older allow older residents to sale their home and have the option to continue living in Kaysville.

Commissioner Sundloff shared some homes for sale in Kaysville that were currently listed on the MLS. He said there were 45 single family homes for sale and only two of them were below \$500k. The housing market is struggling in part to a home shortage, so by putting more inventory out on the market it would create more units.

Commissioner Barrus stated that if they developed the property as is, it would create three 1.5 million dollar homes or if rezoned it would create nine homes that are between six and eight hundred thousand. He argued that more units would be helping create inventory that is affordable.

Commissioner Sommerkorn doesn't believe that this rezone will be setting a precedent for other properties because most of the land in Kaysville at this point is already developed and we only have 200-300 acres undeveloped and that by developing this it becomes a way to introduce some additional diversity, some additional inventory and maybe some additional affordable housing options.

Commissioner Sundloff readdressed many of the points from those who spoke. Traffic was a concern, the quantity of cars that this rezone would bring, sidewalks, property values going down, high density, stress on infrastructure, private lane connection, change from rural feel, and no other R-1-8's in the area. He said that the concern of R-1-8's not being near the lot was what made him hesitate and that there is no character precedence for the rezone.

Commissioner Branch said that the two arguments that are debatable is the arterial street and the diversity of housing. However neither one of those trump the idea of what is all around where they are wanting to rezone. He really leaned to suggesting a different rezone that would be more in line with the general plan.

Commissioner Barrus stated that he is in favor of not legislating from the branch and that the property owner came to them with a proposal on R-1-8 and he deserves a vote and said that that proposal should be what they vote on.

Commissioner Sommerkorn proposed that the Planning Commissioners could do a straight up and down vote for the proposal as it is or they could recommend different option, but thinks that they should ask the applicant what he would prefer. He also shared that he has observed a lot of these types of rezones and when it is finally put in and it has been there for a while, the neighborhood would say that it is great and they like the people that are there.

Chair Nguyen asked the Commissioners what they think about inviting the applicant back up and Commissioner Sommerkorn suggested that they vote and see how that vote comes out and then they could have a further discussion with the applicant.

Chair Nguyen invited the applicant, David Nielsen, back up. He said it would have been a good thing to engage with the residents. The applicant responded saying that he thought that the public hearing was that part of the process. He then asked him how much flexibility he has with this property and the application.

David Nielsen responded that he is happy to entertain any other options.

Motion: Commissioner Barrus made a motion to approve the rezone to R-1-8 from BeBuilders for 602 South Angel Street. Commissioner Lyon seconded the motion.

Vote: The vote was 4-2 with Commissioners Barrus, Sommerkorn, Nguyen, and Lyon voting yay and Commissioners Sundloff and Branch with a nay.

Chair Nguyen asked staff when the rezone will go to City Council and Ms. Greenwood said that it would more than likely be June 2nd.

Chair Nguyen asked the commissioners if they had advice for the applicant and the residents.

Commissioner Sundloff started off by telling the applicant and the residents to talk to the City Council members.

Commissioner Barrus shared his experience of a rezone in an area that he lives in and that many of the concerns were just the same as the rezone on Angel Street. He said that all of the concerns that the neighbors were never realized and there was not a traffic or safety issue and the people that live there are good residents and neighbors.

5- Call to the Public

Brett Markham said that he hopes that this rezone does not start a precedence for other rezones.

Alicia Lambert said that she knows that good people will move into these houses but her concern is that we are losing agricultural land.

Natalie Morrison approached the Commissioners and shared she feels that this rezone is about precedence and that by allowing this rezone it will open up the flood gates.

Justin Taylor thought that he heard someone on the Planning Commission say that they have no problem with the remaining 300 acres in Kaysville being high density.

Commissioner Sommerkorn stated that he did not say that. He said that if all 300 acres were developed as high density it wouldn't be a huge impact on the community.

David Nielsen addressed precedent and said 150 feet west of this home are twin homes and that those are smaller than what they are wanting to do.

Erica Townsend shared that if the city doesn't keep its own rules than everybody going to come and break them.

Kathy Johnson shared how she has felt over the years watching new development come in and change Kaysville but that we all need to learn to accept the change. She understand the concern of the neighbors.

Chair Nguyen closed the Call to the Public.

6- Other matters that properly come before the Planning Commission

Ms. Greenwood shared with the Planning Commission that the final draft of the General Plan is ready and we will be having a joint meeting with City Council sometime in June. Ms. Greenwood will get back to the Commissioners with a date for the meeting.

Ms. Greenwood also shared that Commissioner Sommerkorn would like to have a discussion of our appeals process so she will work on a draft ordinance for the group. She also reminded the Commissioner that she will be getting a draft ready for the Explosive Ordinance for an upcoming meeting.

Ms. Greenwood mentioned that we have had over seven applications received for the new Planning Commission seats and interviews will be next week.

Ms. Greenwood said she would like to have a workshop session with the Planning Commissioners in regards to staff reports and the meeting agenda. She specifically stated that there is no reason the agenda should include a Call to the Public section. She also suggested that in staff reports recommendations could be added, providing more information for Commissioners.

Chair Nguyen shared that he doesn't have a problem with the Call to the Public being part of the agenda and feels that it is part of his duty to listen to the residents.

Ms. Greenwood suggested that if the Commission wants to keep that portion in the agenda, the Call to the Public should be at the front of the meeting.

Commissioner Sommerkorn mentioned that in all his years of being in this field of land use, he has not seen the Call to the Public on other cities Planning Commission agendas.

Ms. Greenwood informed the Commissioners that the Main Street Project is aiming to set a date for further discussion.

7-Adjournment

A motion to adjourn was made by Commissioner Lyon. The meeting was adjourned at 9:50 pm.

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 2, 2022

TYPE OF ITEM: Action

PRESENTED BY: Nic Mills

SUBJECT/AGENDA TITLE: An Ordinance Enacting 12-2-7 of the Kaysville Municipal Code regarding Camping on Public Property

EXECUTIVE SUMMARY:

Recently, the City has become concerned about the possibility of people camping in public parks or on public property. Further, the City's Parks department occasionally has people that are camping at the East Kaysville Wilderness Park without the appropriate permits. This ordinance would address these issues by prohibiting camping on public property or in parks unless under specific circumstances.

Council Options: 1) Adopt the ordinance as presented; 2) Adopt the ordinance with any modifications that the Council deems appropriate; 3) Decline to adopt the ordinance and remand to staff with further direction.

Recommended Options: Staff recommends that the Council adopt the ordinance as presented.

Fiscal Impact & Fund Source for Recommended Action: The City does not foresee any fiscal impact in amending this ordinance.

ORDINANCE XX-XX-XX

**ENACTING TITLE 12, CHAPTER 2, SECTION 7 OF THE KAYSVILLE
MUNICIPAL CODE REGARDING CAMPING IN CITY PARKS OR ON
PUBLIC PROPERTY.**

WHEREAS, Kaysville City desires to maintain the beauty, safety, and public welfare of its parks and public property; and

WHEREAS, the Kaysville City Council desires to restrict the use of its parks to generally day-use functions; and

WHEREAS, the City Council of Kaysville City finds that this amendment to be in the best interests of the Citizens of Kaysville City and the health, safety, and welfare of the City.

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

SECTION I: Enactment. Title 12, Chapter 2, Section 7 of the Kaysville Municipal Code is hereby enacted as follows:

12-2-7 Camping

1. It shall be unlawful for a person to camp, lodge, or pitch a tent, fly, lean-to, tarpaulin or any other type of camping equipment on public property, in any park, or at any playground.
2. The following circumstances are exempt from the prohibitions detailed in 12-2-7(1):
 - a. The 48 hours prior to and the 24 hours following a city-sponsored parade.
 - b. Shade tents or other coverings erected for private social events in parks only.
Shade tents erected in parks for a private social event shall only be allowed for a four hour duration. Private shade tents shall not be erected on any public property that is not a park.
 - c. Camping at the East Kaysville Wilderness Park shall be allowed provided that those camping have been properly permitted by the City.
 - d. In conjunction and as an allowed part of any temporary city-sponsored event.
3. A violation of this section shall be a Class C Misdemeanor.

SECTION II: 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 III: Effective Date. This Ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **2nd day of May, 2022.**

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: June 2, 2022

TYPE OF ITEM: Work

SUBJECT/AGENDA TITLE: Burton Ln / 50 W Roundabout

EXECUTIVE SUMMARY:

Staff recently opened bids for the Burton Ln / 50 W roundabout. Following a formal engineering evaluation by a 3rd party consultant, it was recommended that this might be a good location to install a roundabout. However, with the topography and the alignment of the roadways, combined with the proximity of the Parks, we decided to install a temporary roundabout to study the efficacy of a roundabout before committing the funds to a permanent modification of the intersection.

We recently opened bids for the project. We received only one bid, and that bid was nearly double what the engineer's estimated cost was. Inflation, supply chain issues and labor shortages are starting to significantly impact the costs of operations, maintenance and projects, and Staff does not feel that we can do this project at this time solely because of the bid. However, we still feel strongly that this project still needs to happen, just at a later date. However, this does not guarantee a lower bid price.

Council Options: Provide direction to Staff

Recommended Options:

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

CITY COUNCIL STAFF REPORT



MEETING DATE: June 2, 2022

TYPE OF ITEM: Work

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: General Plan Update Discussion

EXECUTIVE SUMMARY:

At the January 20, 2022 joint workshop with the City Council and the Planning Commission, the Council directed staff to make final edits to the draft General Plan. Staff is presenting the May 2022 final draft for the Council's consideration. Apart from formatting and copy editing, changes from the November 2021 draft include:

- Some sections and paragraphs have been reordered to provide for better flow and comprehension
- Goals have been moved to the end of each chapter
- Many charts and data tables have been removed or simplified
- The bulk of the Parks portion has been removed to a separate document, development related information remains
- Document has been changed from landscape to portrait and other items have been reformatted

Because information within the plan is unchanged and the City Council has already fulfilled the obligation of holding a public hearing, the General Plan 2022 is ready for adoption.

City Council Options:

Discussion of the General Plan (May 2022 draft)

Recommended Option:

Staff recommends that the City Council move the General Plan item to the action agenda for adoption.

Fiscal Impact:

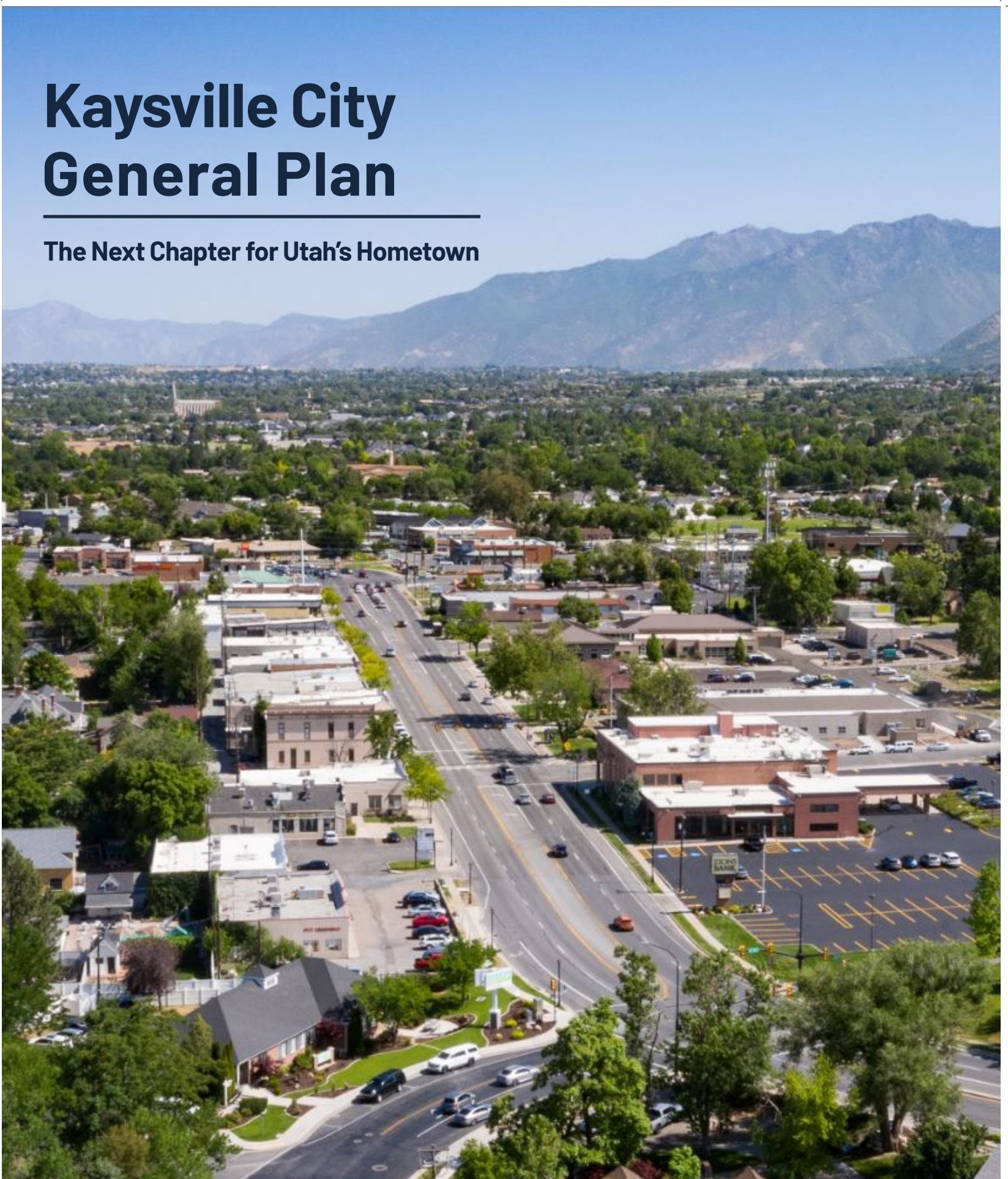
N/A

Attachments:

1. May 2022 Draft General Plan

Kaysville City General Plan

The Next Chapter for Utah's Hometown



Published
May 2022



Acknowledgements

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Tamara Tran	City Council
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Wasatch Front Regional Council
Kaysville City



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Kaysville's Community Vision

Kaysville is a beautiful and friendly city known for its small-town feel. Our strength lies in our people, our community bond, access to a flourishing region, and our heritage.

We will continue to be a thriving community where our peaceful way of life is preserved; downtown is the vibrant heart of our city; our neighborhoods are connected by a robust network of parks and trails; and innovation, adaptation and inclusion drive us forward.

Guiding Principles



Stay true to our heritage

We will preserve and enhance Kaysville's peaceful, small-town atmosphere through careful planning that respects the city's history and sense of place.



Improve mobility and connectivity

We will create sustainable multi-modal corridors that absorb growth, reflect our community and connect to our region.



Enrich our city center and downtown

We will enhance our city center with commercial and mixed-use development and investing in streetscape and parking.



Provide diverse housing options

We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.



Preserve our open space, trails and natural resources

We will encourage the preservation of open space through clustered development and the protection of foothills, natural drainages and remaining agricultural areas.



INTRODUCTION

A Blueprint for Kaysville's Future

■ What is a General Plan?

■ Demographic Profile

■ History of Kaysville

■ Community Engagement & Input

What is a General Plan?

The *Kaysville City General Plan (2022)* is an official document intended to help the public understand the broad planning goals for the city, and to assist staff and decision makers as they evaluate future needs and opportunities. A General Plan serves as the blueprint for making decisions on land use regulation and development, future investment, and the allocation of resources. In addition, a General Plan is required by state law for all municipalities, to address issues such as general health and safety, future land use issues, economic development, affordable housing, transportation, recreation and other elements.

Updating the General Plan provides an opportunity for the citizens of Kaysville to take a look at the community, to determine what works or requires improvement, and to peer into the future and plan for anticipated change. The General Plan typically provides meaningful guidance for a period of five to 10 years, although it establishes a future vision for the next 20 to 30 years or more.

Adoption of the General Plan will require associated zoning ordinances, development guidelines and other implementation tools to be revised and adjusted to be in alignment with the General Plan. For example, Downtown Kaysville has been examined in detail during this planning



process, which will require the development and realignment of specific codes and ordinances to match the planning vision and policies.

A general plan is meant to be a living document, with room for flexibility and adaptation over the next 10 years. The *Kaysville City General Plan (2022)* should be reassessed and updated at least once during its lifespan. As conditions change, trends emerge, and priorities shift, plan elements can be revised as needed.

How to Navigate the Plan

The *Kaysville City General Plan (2022)* documents existing conditions, identifies and analyzes key issues and presents a future vision and growth direction for the city. The Plan covers a myriad of topics such as land use, transportation, housing, economic development, open space, trails and natural resources.

Each has a collection of strategies aimed at advancing the community towards an elevated state for that topic. The elements of the Plan are highly interrelated and overlapping in nature. As such, they are not intended to serve as standalone components of the Plan.

The general plan has a distinct hierarchy and organization, from a community-wide vision on down to implementation actions. Each section outlines specific goals and implementation strategies to guide decision making and the actualization of the plan. The outline of the Plan is as follows:



Introduction describes the purpose of the plan, establishes a historical snapshot of the city, and outlines the Vision and Guiding Principles that evolved out of the community engagement process.



Chapter 1: Land Use presents a vision for Kaysville that centers on the intersection of land use, transportation, parks and public spaces and other elements to form a newly envisioned city center and other quality places within the city.



Chapter 2: Transportation & Connectivity discusses the goals for connecting neighborhoods within Kaysville and transportation priorities to connect with the entire region.



Chapter 3: Housing & Neighborhoods addresses affordable housing within Kaysville, and strategies to solidify Kaysville's residential neighborhoods.



Chapter 4: Open Space, Trails and Natural Resources is a master plan for parks, recreation, open space, natural areas and trails within Kaysville.



Chapter 5: Economic Development discusses the opportunity for economic development and prosperity within Kaysville.



The appendix supplements the plan with detailed background and analysis data compiled as part of the planning effort.

History of Kaysville

Kaysville is nestled between the foothills of the Wasatch Mountains and the shores of the Great Salt Lake. As the first community to be established in Davis County and the sixth incorporated city in Utah, Kaysville is one of Utah's oldest and most beloved cities.

Like most of Utah's cities, Kaysville's settlement began with the arrival of Mormon pioneers to Utah in 1847. Over the next three years, many pioneers spread out from Salt Lake City to establish other new settlements. A number of settlers built homes in the area that is now Kaysville, including William Kay and his family. By 1851 there were more than 300 settlers in the area, with most living in the present-day city center under the protection of Kays Creek Fort.

Kaysville was incorporated as a city in 1868. General merchandise stores lined Main Street from the mid-1860s until the Great Depression, including a ZCMI and Bowman's, which still operates as a grocery store today. John Barnes, a prominent banker, was also instrumental in founding employment centers such as Deseret Milling Company (still in operation), Inland Printing, and the Kaysville Canning Company.

Kaysville was a typical farming community in its early days, producing hay, grains, cattle, vegetables, fruits and sugar beets. Brickmaking was another early local industry, with several brick companies operating over a 50 year period before WWI. Clover Club Potato Chip Company was established in 1938 and operated in downtown Kaysville for many years.

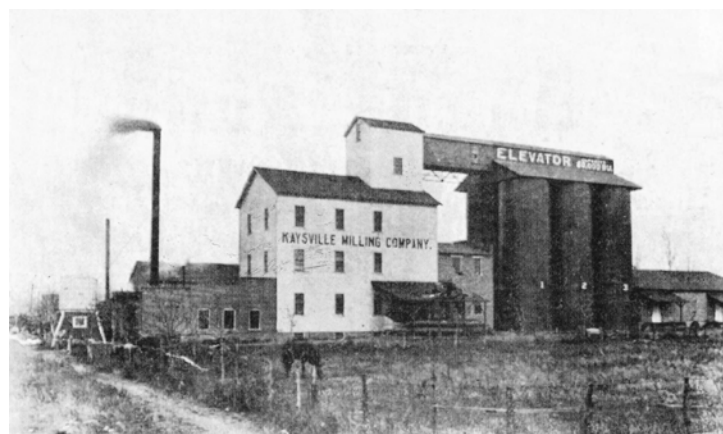
With the beginning of World War II and the establishment of Hill Air Force Base and the Naval Supply Depot, a demand was created for housing in Kaysville, Layton, and Clearfield. Kaysville began to change from an agricultural community to a suburb. This steady urban growth pattern has continued to the present time, as Kaysville has established itself as a desirable bedroom community for Salt Lake and Ogden professional workers, known for its schools, parks and small town feel.

The most recent wave of growth has occurred west of I-15, as West Kaysville has steadily approached the built out condition of the east side. The question for Kaysville moving forward today is, what values do we want to carry forward in keeping Kaysville a great place to live?

Adapted from: Utah History Encyclopedia, Doneta MaGonigle Gatherum, https://www.uen.org/utah_history_encyclopedia/k/KAYSVILLE.shtml



Kaysville Co-operative Mercantile Institution was established in 1870, and included a coal yard and a granary for the Co-op.



Agriculture, canneries and mills were an important part of Kaysville's early economy.



Clover Club Potato Chips was a familiar Kaysville business for many years.

Demographic Profile of Kaysville

In order to understand existing conditions and future needs, it is essential to have clear understanding of Kaysville's existing and projected population, age and household composition. This allows one to understand existing and future needs, and helps to assess multiple aspects of the city, from land use and economic markets to demands for parks, open space, recreation and trails.

The following is a summary of key demographic characteristics, including population, age and household composition, which are generally the most important conditions for understanding trends and needs over time.

Population

During the past decade, Kaysville City has experienced a relatively slow and metered increase in population, marginally surpassing the state based on an annual percentage increase. Both Davis County and Kaysville have experienced high growth rates, however, the city population increase in terms of actual people is relatively small compared to the county.

This is due in large part to the fact that the city is more mature and most of the area was established in preceding decades. Kaysville has grown by approximately 4,194 persons, or an average annual growth of 1.60 percent, from 2010 to 2019. Table 1.1 shows a comparison of similarly sized and neighboring communities.

Historic and future population projections are shown in Figure 1.1. Based on current trends, it is estimated that the city will have a population of approximately 42,000 by the year 2050. While this population estimate is not necessarily an absolute target, the number is useful in projecting future needs and demands for city-provided services and infrastructure.

Population Growth (2010-2019)

KAYSVILLE

1.60% average annual growth
4,194 total increase
8.86% of county's increase

DAVIS COUNTY

2.11% average annual growth
60,949 total increase
13.8% of state's increase

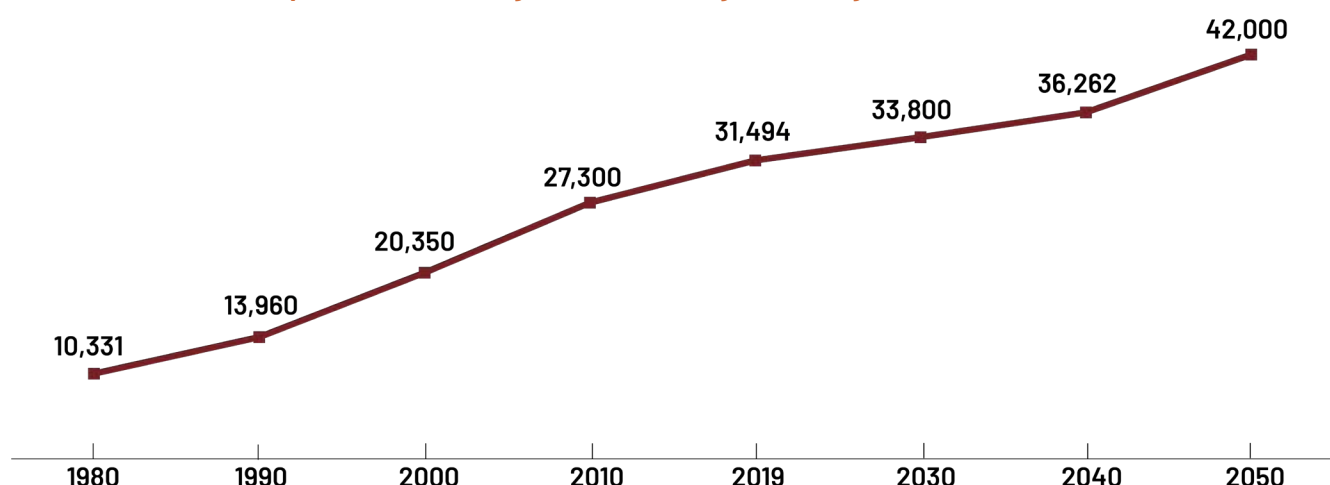
STATE OF UTAH

1.66% average annual growth
442,073 total increase

Table 1.1 - Historic Population of Kaysville City

YEAR	POPULATION
2010	27,300
2011	26,728
2012	27,353
2013	27,928
2014	28,480
2015	29,213
2016	29,799
2017	30,328
2018	30,961
2019	31,494
2010-2019 AAGR	1.60%

Figure 1.1 - Historical Population and Projections for Kaysville City (1980-2050)



Age

The age profile of the city has shifted from 2010 to 2019. 2010 data illustrates a younger population, with a concentration in the zero to 19 years of age and 25 to 44. In 2019, the concentration has shifted to the age brackets of 20-24 and 55-84 years old. However, a comparison of the median age illustrates the city is still slightly younger than the County on average. As the population ages and educational attainment increases, the city may experience an increase in income levels and buying power.

Household Size

Household size is typically correlated to the age characteristics of the community. Larger household sizes are often found in communities containing higher proportions of young families with more children. In the case of Kaysville, household size slightly decreased over the past decade, with 3.69 persons per household in 2010 as compared with 3.62 persons per household in 2019. In line with the percentage of children under 18, Kaysville also indicated a higher average household size than the county (3.23) and nation (2.61).

Household Income

Household income is expressed as median adjusted gross income (MAGI), which represents a household's total gross income less specific tax deductions. The Kaysville MAGI has been consistently significantly higher than Davis County and Utah, and the gap has been consistently growing, when compared to other cities in the county. MAGI in Kaysville is significantly higher than the county or state average. A comparison of 2019 data also illustrates that Kaysville is higher than the majority of other cities in the state.

Education

According to the U.S. Census ACS 2015-2019 five-year estimates, approximately 60 percent of Kaysville's adult population holds an associate degree or higher, compared to 48 percent in Davis County and 43 percent in Utah. This indicates that educational attainment and achievement is highly valued and important to local residents.

Employment

As of July 2021, the unemployment rate in Davis County was 2.2 percent. It is the lowest rate since 1990, with historically higher rates marked by economic downturns. Davis County's unemployment rate is lower than the state, which is at 2.8 percent, and even lower than the national average unemployment rate of 5.4 percent.

Median Age (2019)

KAYSVILLE
30.4 years old

DAVIS COUNTY
31.1 years old

STATE OF UTAH
30.8 years old

Associate Degree or Higher (2019)

KAYSVILLE
60% of population

DAVIS COUNTY
48% of population

STATE OF UTAH
43% of population



Summary of Kaysville's Demographics

Kaysville's metered growth during the past decade will continue the next 30 years, during which time the city is expected to grow by an additional 10,000 residents. The community has more children under age 18 per capita when compared to the county, state and nation, and it is anticipated that those proportions will continue while the community continues to grow.

The percentage of seniors in the community has been increasing, illustrating that the city is maturing even as it continues to grow, and median age will rise as young families mature. Kaysville's average household size is larger than those for the county, state and nation, but are projected to decline in the future as the community continues to mature. The city's relatively high median income is likely to continue to grow, which correlates with Kaysville's high educational attainment and low unemployment rates.

As the city continues to develop, it will be important to maximize the opportunities that exist for a city approaching buildout. One of the key goals of a maturing city like Kaysville is to apply a balanced approach for meeting the needs of its populace with a diverse range of ages and needs.

This is particularly critical when addressing park, open space, recreation and trails needs, which present significant investments of public funding. The special needs of children and seniors will also need to be carefully considered, as it may be challenging to address diverse segments of the population in a manner that is equitable.

Community Engagement & Input

Engaging the public was an essential component of the planning process, helping to ensure that the General Plan accurately addresses existing and future needs, while providing a clear vision for the city to grow and change. As summarized below and detailed in Appendix A, an extensive engagement process was utilized.

Plan Advisory Committee

A Plan Advisory Committee was established to review progress and provide guidance as the plan was formulated. The committee included representatives from the City Council and Planning Commission, local business and development community, City staff and residents. The committee met six times to discuss an initial analysis, feedback from the public events, survey findings, and to review the draft plan.

Public Meetings

The planning processes included three public meetings: a Public Scoping Event at the beginning of the process followed by a Public Workshop once preliminary concepts and ideas had been developed, and finishing with a Draft Plan Open House to receive public input prior to the commencement of the formal plan adoption process.

PUBLIC SCOPING MEETING

A virtual Public Scoping Event was held in June 2020. The online event consisted of three components: an Interactive Map for geographically placed comments, an open comment Questionnaire, and a Visual Preference Survey, which was used to help gauge public preferences for the land use, transportation, park, open space, trail and recreation features. The online event had nearly 2,000 visitors, 431 map comments, 252 questionnaire responses, and 156 visual preference survey responses. Detailed results from the feedback can be viewed in Appendix A.

PUBLIC WORKSHOP

A virtual Public Workshop was held from November 10-30, 2020, to help confirm the vision for the plan and identify planning ideas and alternatives for land use in the city. The workshop had 660 visits from members of the public, and had two components. The first was a visual survey in which participants selected images that best represented the guiding principles of the plan. The second portion made a presentation of the planning issues confronting Kaysville and three possible future land use scenarios, followed by a brief questionnaire. The results are detailed in Appendix A.

DRAFT PLAN OPEN HOUSE

A virtual Draft Plan Open House meeting was held on October 6, 2021, to provide the public an opportunity to review and comment on the Draft Plan prior to the formal plan adoption process. Ideas were documented, analyzed and reviewed with the Plan Advisory Committee and city staff for consideration and guidance.

Scientific Survey

To ensure the public's input was representative of the general population, Y2 Analytics conducted a statistically-valid survey, which was a subconsultant polling firm and member of the Landmark Design Team. The resulting Kaysville General Plan & Land Use Survey randomly sampled 1,050 residents, resulting in a margin of error of +/- 2.97 percent. The detailed survey results are provided in Appendix A, which included the four key findings:

1. Residents report a high quality of life and a desire to mitigate growing pains and maintain Kaysville's current small town feel.
2. Current commercial areas are the best candidates for future development and growth, especially for low-rise mixed use developments with retail & restaurants.

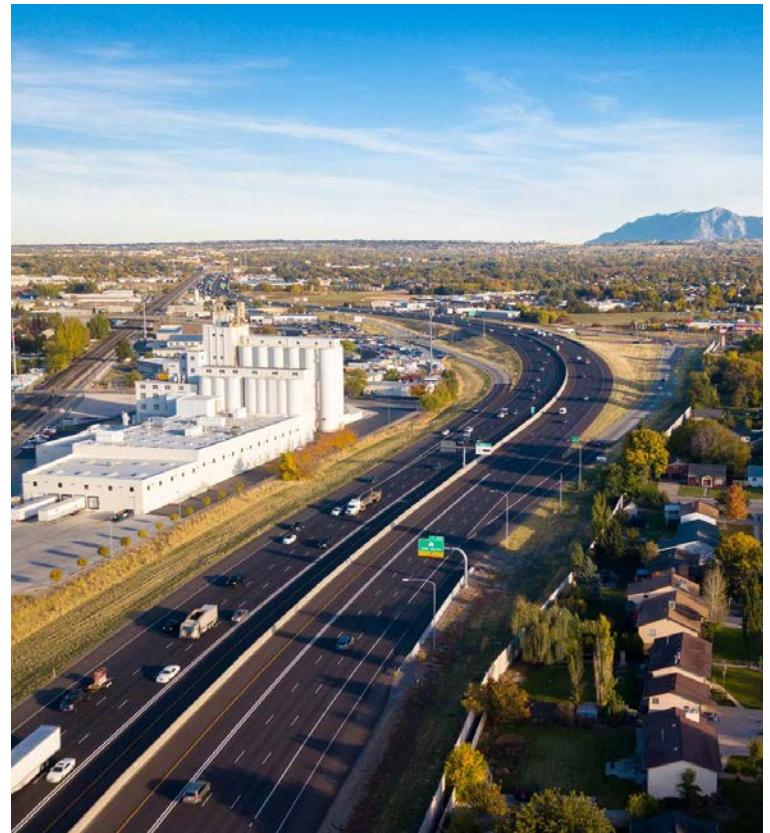


3. Kaysville residents in particular exhibit a strong preference for future housing development in Kaysville to consist of single family homes, preferably with large lots.
4. Residents are satisfied with the current parks and park maintenance, and most residents frequently use city parks. Residents would like to see an increase in trails and open space.

It should be noted that the survey results generally confirmed the input and findings of the preceding public engagement processes, lending credibility to those findings.

Project Website

A project website was established at the commencement of the project, providing access to background information, project documentation, ideas and updates. The website included information on meeting dates and times, and provided copies of presentation materials, notes and survey results. The website also included an email list sign-up, comment tools and contact information, updates on plan progress, draft plan documents and links to the online public meetings.



Discussion Summary from the Public Scoping Event

Land Use

- Concerns included “high density” developments in West Kaysville with a desire to keep remaining open spaces or see large lot sizes.
- Those that support denser development feel it should be located near highways, interchanges or business centers.
- Several comments about high density suggest fears concerning rental tenants and increased traffic on local and connector roads.
- Some comments suggest a disproportionate amount of multi-family housing on the east side.

Downtown

- Comments support making the historic downtown a destination with small dining and retail spaces, beautifying streetscapes and keeping buildings at the streetfront.
- There is general support for the redevelopment of Main Street north of 200 North. Commercial, multifamily residential and mixed use were all suggested.

Transportation

- Majority of traffic concerns surround poorly functioning intersections with bad visibility, congestion or design. Suggestions included more stop signs, roundabouts or traffic signals.
- There is a concern with speeding, a lack of crosswalks, sidewalks and bike lanes, and narrow shoulders. The Burton Lane overpass needs improvements.
- Plans for the West Davis Corridor, Shepard Lane interchange, and Angel Street expansion were celebrated.

Parks & Recreation

- Residents reported that they are generally happy with the parks and recreational facilities provided by the city. Facilities with the most use include Barnes Park, Angel Street Soccer Complex, Gailey Park, Heritage Park and the trail system.
- There is a desire for an updated recreation center with a pool as an added amenity to the system. Other desires include an expanded trail system, a dog park, pickleball and tennis courts, and additional parks.

Community Character

- A general concern was shared about the ugliness of the 200 North off-ramps and the poor gateway image this presents of the community.
- Several concerns were over maintenance of road and trail surfaces.
- There were several suggestions of areas that could use tree planting to provide shade or mitigate highway impacts.



PLANNING FOR FUTURE GROWTH

Land Use & Placemaking Plan

- Future Land Use
- Kaysville City Center
- Placemaking Plan & Elements
- Goals & Priorities

Future Land Use

To adequately address increasingly complex needs and to ensure that future growth meets the needs and expectations of the community, a clear, long-term land use concept needs to be implemented. This begins by preserving and protecting established areas while simultaneously facilitating focused development and redevelopment to support a more diverse and responsive city.

As illustrated in the accompanying Future Land Use Map (Map 2.2), future land uses are envisioned to strike a balance between maintaining well-established existing uses and encouraging new uses and districts that create compatible relationships and provide logical transitions.

With the exception of the Kaysville City Center, land use modifications should focus primarily on:

- Stabilization and enhancement efforts that maximize infrastructure and services
- Embrace local history and traditions; strengthen established patterns
- Enhance and complete the existing green system
- Provide a wider range of well-distributed parks and trails
- Support a rational road system that meets the needs of all users – drivers, cyclists and pedestrians alike

A new and thriving City Center is a central feature of the future city, and is the primary location of significant growth, development and redevelopment. These changes will provide a wider range of services and opportunities,

engendering a new “sense of place” while preserving Kaysville’s small town vibe. The result will be a different type of city than exists today, but one which retains the essence of what makes Kaysville a wonderful city to live and work. The future City Center will be the place where residents continue to enjoy and new generations can discover and embrace.

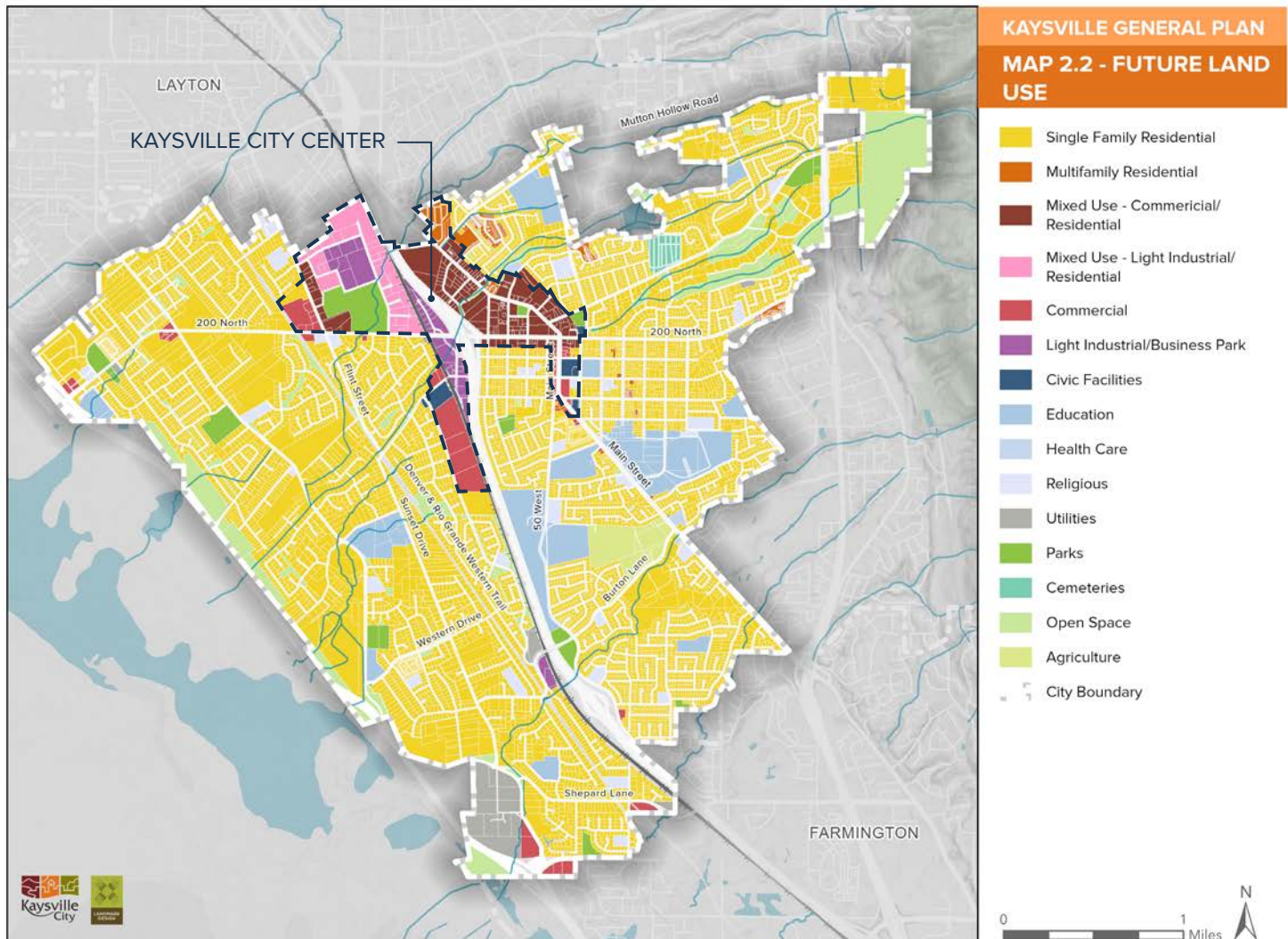
Character Areas

The Future Land Use map indicates a range of land uses, or Character Areas, which create a vision of how the city will take shape over the next 10 to 20 years. Since the city is nearly built out, it is envisioned that much of the city’s land use patterns will remain the same, particularly in well-established residential neighborhoods and similar districts. In many of these areas, the desired future land use is consistent with the existing land use.

In this context, the Placemaking Plan serves as a guide for preserving and strengthening those areas. In other locations, moderate changes to land use and form are envisioned through revised zoning and similar placemaking strategies. Most of these changes are anticipated in Kaysville’s City Center, which is detailed in the *Kaysville City Center* section.

The Character Area boundaries depicted on the Future Land Use map are intended to be illustrative in nature, and should not be inferred as establishing strict boundaries and delineations. Interpreting these areas as part of establishing future zoning tools will require detailed assessment and interpretation, and may vary accordingly. Each Character Area is described on the following pages.





SINGLE-FAMILY RESIDENTIAL

Single Family Residential Character Areas comprise the majority of both existing and future development in Kaysville. These areas consist of established neighborhoods with a range of single-family residential uses, types and forms, and are often auto-oriented in nature. Neighborhood street layouts vary, with older neighborhoods and the historic core marked by traditional street grids and newer neighborhoods utilizing meandering or cul-de-sac road layouts and block patterns.

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.

MULTI-FAMILY RESIDENTIAL

Multi-family Residential Character Areas are intended to help meet existing and future housing needs within the established framework of the city. They can provide affordable housing options, draw on multiple transportation systems and provide spending power to local businesses. Most Multi-family Residential areas are anticipated to be located adjacent to or within the City Center, which will provide excellent access to Downtown businesses and services, as well as easy access to regional transportation corridors via transit or automobile.

Development in multi-family residential neighborhoods is generally anticipated to be less than three stories in height, and is intended to be a complimentary transition between single-family residential neighborhoods and commercial areas. Buildings may take a range of forms and styles, including townhomes, twin homes, green courts and multi-plex units, and larger multi-unit structures.

COMMERCIAL/RESIDENTIAL MIXED USE

The Commercial/Residential Mixed Use Character Area is a new land use type for Kaysville as part of the City Center. It is intended to mix both small-scale commercial and multifamily residential uses in creating a vibrant downtown destination district and is specifically targeted to the downtown area. This City Center character area is further detailed in the *Kaysville City Center* section.

LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE

The Light Industrial/Residential Mixed Use Character Area is also a new land use type that is associated with the future City Center concept. It maintains the existing light industrial/business park area on the north and east of Barnes Park, while allowing for multifamily residential infill as part of a work-live environment with the large park at its heart. This character area is further detailed in the *Kaysville City Center* section.

COMMERCIAL

Commercial Character Areas in Kaysville are the economic lifeblood of the city. While some existing commercial uses are envisioned to be redeveloped within the City Center, many will be maintained, including those along 200 North, Historic Main Street and Deseret Drive. As the West Davis Corridor and Shepard Lane Expansion projects are completed, small neighborhood-scale commercial nodes located near highway exits will provide essential services and help draw visitors to the city.

Existing and future commercial areas should generally continue to be limited to a maximum of two-stories high and implemented in a manner that complements nearby residential areas.

LIGHT INDUSTRIAL/BUSINESS PARK

Light Industrial/Business Park Character Areas are existing land uses within the Flint Street and Deseret Drive neighborhoods and adjacent to I-15. These areas serve the city as employment and production centers, and should be maintained and supported into the future.

CIVIC, EDUCATION, HEALTH CARE AND RELIGIOUS FACILITIES

These Character Areas provide critical public uses and spaces for the community and are key sites for providing essential services, hosting public events, and fostering community bonds. As Kaysville is nearly built out, it is anticipated that most of these areas are already established and should be maintained into the future.

PARKS, OPEN SPACE AND CEMETERIES

Parks and Open Space Character Areas provide critical green space to the city and benefit the physical and mental well-being of its residents. They include public parks, private parks, playgrounds and athletic facilities, cemeteries and natural areas. These areas are described in greater detail in the *Open Space, Trails & Natural Resources* chapter.



Kaysville City Center

Building Upon Strengths to Establish a Thriving City Center

In a city known as “Utah’s Hometown”, Downtown Kaysville is the traditional place where local residents take friends and family to stroll, shop, eat and check out local businesses, shops and wares. Over the years the area has morphed to include a wider range of shops and businesses, which lends an eclectic vibe to the area. The core of Downtown Kaysville is small, and is demarcated by a number of historic commercial and business buildings along Main Street, which quickly transition into adjacent historic residential neighborhoods, which provide a sense of what it was like to live here long ago.

Downtown Kaysville is a place where the history and tradition meets new and emerging uses, where long-established traditions and activities thrive and new ideas and undertakings are given opportunity to take root and grow. Events such as Stroll Kaysville have been developed to introduce people to the businesses on Main Street while providing opportunities for the community to gather and enjoy an evening out with friends and family. One can eat at Orlando’s Mexican Restaurant, watch a movie at the Kaysville Theater, or attend a class at the Parks and Recreation Center, all within walking distance of City Hall.

While Main Street between 100 South and 200 North is undoubtedly the “heart” of Kaysville, how far downtown extends and where the borders are located is up for debate. Many of the most successful businesses are located well-beyond the historic core, providing a broader mix of businesses and more diverse uses and forms that help meet the business needs and goals of a growing city. In addition, there are a range of parks and open spaces in the area that, with a few tweaks and changes, could help make Downtown Kaysville into a more active and vibrant “24/7” destination.

From Downtown Kaysville to a New, Live/Work City Center

When polled about where future growth and development should take place in Kaysville, the public indicated strong support that the central part of the city/greater downtown should be transformed into something more than it is today, rather than developing small, dispersed neighborhood centers and infiltrating single-family neighborhoods.

Furthermore, the public support expanding and redeveloping downtown in a manner that breaks away from the confines of Main Street and expanding west along 200 North to bring Flint Street, Deseret Drive and Barnes Park into the downtown fold. The public prefers low rise mixed-use and small-scale shopping and dining



in these areas in addition to more sidewalks, trails, and improved connections over I-15 by bike or walking.

The vision for a modified and expanded City Center goes well beyond historic downtown as the traditional commercial and civic core. There is demonstrated support for a new and appropriately-scaled mix of commercial and residential uses and forms that will eventually form a cohesive living/working City Center. Achieving this vision will require careful development and redevelopment, and even greater care in the historic core to ensure the “sense of place” that exists is retained and that new uses are carefully matched with existing uses.

As illustrated in Appendix B, a number of specific concepts were developed and considered for an expanded Kaysville City Center. After careful review and consideration, the Kaysville City Center Preferred Concept illustrated in Map 2.4 and was selected as the future vision.

Kaysville City Center Preferred Concept

OVERVIEW

Kaysville City Center is a place that builds upon the well-established history, patterns and forms of the downtown area, yet is not timid in the introduction of new ideas and places as part of creating a larger, more diverse and people-centric City Center of the future.

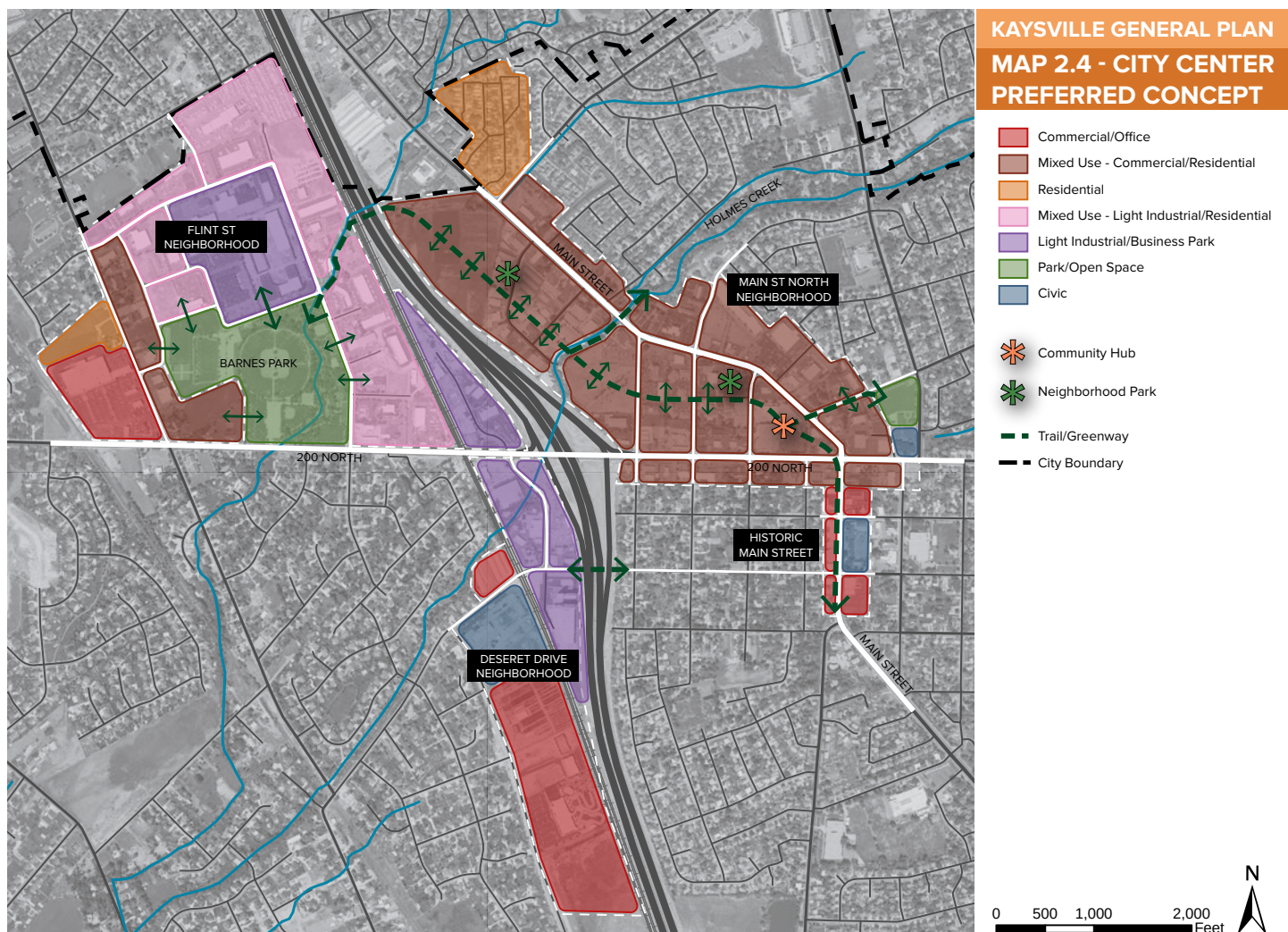
The concept acknowledges the importance of Historic Main Street between 200 South and 200 North, both as a standalone destination and as a key district within a future mixed use City Center. Changes in this area are envisioned to be restrained and small in scale, in an effort to maintain the comfortable feel and protect the unique uses found here.

Implementing specific streetscape and mobility improvements is a major focus of change in this part of the City Center, and will help transform the area into a pedestrian-friendly district and a place for the community to gather for more and bigger events and activities.

Historic Main Street is also envisioned to be a catalyst for the transformation of under-realized areas to the north and to the west, where redevelopment is envisioned to be much less restrained.

Main Street North and the areas around Flint Street and Deseret Drive will include a number of bold actions, including the introduction of new land uses and the replacement of car-oriented roadways with a new pattern of streets, and the addition of greenways, corridors and trails that are part and parcel of pedestrian-friendly, multi-modal and mixed use neighborhoods.

Together, these areas will form a singular City Center that builds on established strengths and patterns. It will carefully stitch together the old, the new and everything in-between, merging seemingly disparate uses and districts into a thriving Kaysville City Center.



Land Use and Urban Design

As illustrated in Map 2.4 and in the accompanying images and diagrams, a number of land use/character changes and associated enhancements are anticipated for Kaysville City Center, each helping to transform the area into a cohesive place for local residents and visitors alike.

These include a wide-range of commercial, office, residential and mixed uses that are distributed throughout the area in patterns that allow the new development and opportunities for each City Center sub-area. As previously indicated, well-established areas such as Historic Main Street will see fewer changes than areas further to the north and west, as the patterns here are well-established and generally function as intended.

Urban design changes throughout the City Center will focus on the introduction of new roadway grids, the introduction of new parks, plazas, greenways and trails that will create a more people-friendly place and help establish the City Center as a singular place that is easy to access and navigate.

As detailed in the following pages, there are eight specific land use character areas envisioned for Kaysville City Center.

COMMERCIAL/OFFICE

A range of commercial uses are supported throughout the City Center, providing highly-visible locations for a wide variety of commercial endeavors. These areas are centered along key corridors such as Main Street and 200 North. As illustrated, they are envisioned to encompass existing, redeveloped and newly developed areas, and which have buildings that are generally 2-3 stories in height and which have clear and discernible storefronts that are located in close proximity to adjacent sidewalks and streets.

People are encouraged to walk from business to business throughout these areas of commerce, which requires upgrades and improvements to adjacent roadways and sidewalks, and the introduction of improved bike lanes, street crossings and streetscapes. As previously indicated, changes in the historic core and other well-established areas are anticipated to be less significant than in other portions of the future City Center.

MIXED USE - INDUSTRIAL/RESIDENTIAL

The existing light industrial area surrounding Barnes Park is transformed into a unique mixed use industrial/residential area, with existing light industrial uses remaining. Utilizing Barnes Park as the neighborhood focus, smaller-scale residential uses are intermixed with low-intensity warehouse, craftsman and light industrial uses. This is obviously not a neighborhood for everyone, and will therefore attract residents who enjoy the vibe of this live/work area, and will support the transformation of the area into an exciting City Center place.

MIXED USE - COMMERCIAL/RESIDENTIAL

These areas are envisioned to encompass a wide range of commercial and residential uses that will help transform the City Center to a true live/work place. These are transitional uses that purposefully blur the line between residences and business. Specific buildings and uses are envisioned to be similar in scale and height to those in Commercial/Office areas. The mix of uses should be primarily vertical within buildings, although the inclusion of standalone commercial and residential buildings is also anticipated.

In particular, standalone commercial is anticipated along major roads such as North Main Street and 200 North, while standalone residential is envisioned adjacent to existing residential neighborhoods. Other existing uses in the area may remain but are anticipated to eventually transition to this commercial/residential mix. A new Community Hub is envisioned on the northwest corner of Main Street and 200 North, which will be the place where a range of transportation modes are linked with plazas to encourage interactions and events.

RESIDENTIAL

Standalone residential uses are proposed along the eastern edges of the City Center, helping to create a seamless transition from the City Center to adjacent well-established residential uses. A mix of yard and row buildings are envisioned, the height and density decreasing as one approaches the established neighborhoods.





INDUSTRIAL/BUSINESS PARK

Some existing Industrial/Business Park uses in the Flint Street and Deseret Drive neighborhoods are higher in intensity and/or adjacent to the freeway and railroad tracks. These areas were deemed inappropriate to include in the mixed use industrial/residential area, so the existing uses are envisioned to be maintained.

PARKS/OPEN SPACE

Kaysville City Center includes a new and robust park, open space, greenway and trail system that enhances connections and interactions within the City Center while providing links to adjacent neighborhoods and areas beyond. One of the key elements of this system is a new grade-separated crossing of I-15, which will provide a direct pedestrian and bicycle connection between the Flint Street neighborhood area, Barnes Park and Main Street North.

CIVIC

City Hall, the Kaysville Park and Recreation Center and Senior Center will continue to operate in the historic core, attracting residents to the area. The Kaysville Library and Heritage Park will also continue to be an important community gathering place at the east end of the City Center.

URBAN DESIGN DETAILS

A number of physical enhancements are proposed to help transform City Center into a unified and discernible place. These focus on new streets, greenways and trails to facilitate pedestrian movement, the introduction of a community hub as a focus of movement and interaction, and the inclusion of new parks and streetscape enhancements to make City Center a more attractive and inviting place in the city. Transportation connections to the area should reflect the scale of the development and the types of uses and users.

Historic Main Street is also envisioned to be a catalyst for the transformation of under-realized areas to the north and to the west, where redevelopment is envisioned to be much less restrained. Main Street North and the areas around Flint Street and Deseret Drive will include a number of bold actions, including the introduction of new land uses and the replacement of car-oriented roadways with a new pattern of streets, and the addition of greenways, corridors and trails that are part and parcel of pedestrian-friendly, multi-modal and mixed use neighborhoods.

Together, these areas will form a singular City Center that builds on established strengths and patterns. It will carefully stitch together the old, the new and everything in-between, merging seemingly disparate uses and districts into a thriving Kaysville City Center.

Mobility in Kaysville City Center

The City Center concept identifies North Main Street and the Flint Street/Barnes Park area for increased development and change. A key part of the transformation of these areas is the building of a connected and dense network of streets and pathways. Connected street networks provide a range of benefits – for multi-modal mobility, community health, community access, economic development, and other areas.

The current street networks in the Barnes Park and North Main Street area provide a foundation for the future networks. The streets are not disconnected per se, but in their current capacity serve primarily industrial and commercial land uses, and as a result fail to form the denser connections needed to serve the land use character envisioned here. As these areas redevelop, additional strategically located street and pathway links will, over time, form a more connected network. Figure 2.2 shows one way this connected network can evolve.

Kaysville City can ensure these connections by adopting maximum block lengths and minimum street connectivity indices, as well as designating some specific connections.

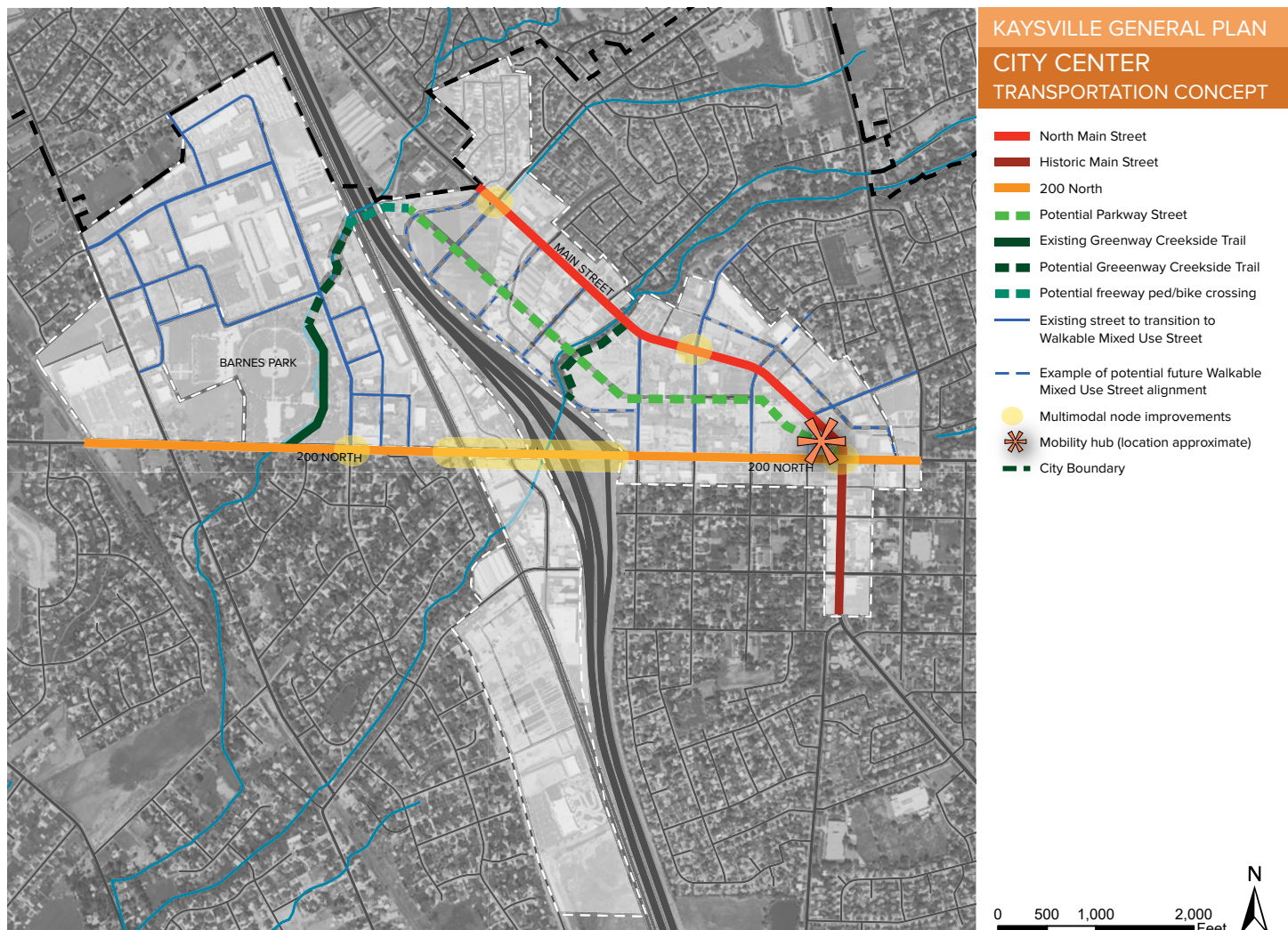
WALKABLE MIXED USE STREETS

As the area transitions, the design of the streets themselves should transform to cater to pedestrians. While the area's streets will balance all the modes – driving, bicycling, transit, freight – their foundational design characteristic will need to be a human scale that is comfortable and safe to walk along.

Key aspects of the future walkable street profile for the Barnes Park and North Main Street areas are:

- A heavier emphasis on person space than vehicular space
- High quality pedestrian realm – wide sidewalks and furnishings area
- Regular street trees
- Streetscape amenities
- High-quality relationship with development sites – frequent direct building/site entries to the sidewalk, building transparency, and active yard spaces

Figure 2.2 - City Center Transportation Concept



NEW ACTIVE TRANSPORTATION (OR FULL STREET) CONNECTION ACROSS INTERSTATE 15

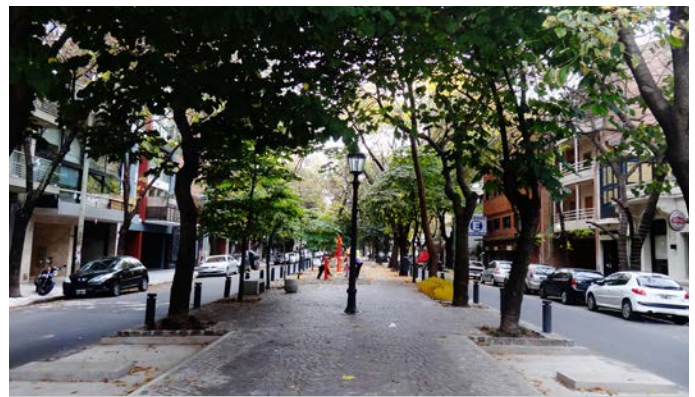
It is recommended that Kaysville City seek opportunities for funding to design and construct an additional bridge (or tunnel) for those walking, bicycling, and using other active transportation modes to connect between the Barnes Park and North Main Street areas. This bridge will help link these two areas for those accessing, for example, destinations or transportation services.

HOLMES CREEK GREENWAY

The North Fork of Holmes Creek runs through both the Barnes Park and North Main Street areas and can serve as a central public space of these areas, extending the green space from Barnes Park in a green corridor that will link over I-15 to North Main Street via a new bridge or tunnel connection. This greenway will connect to the Parkway Street described in the next paragraph or other existing streets and be part of a larger envisioned east-west regional trail along Holmes Creek.

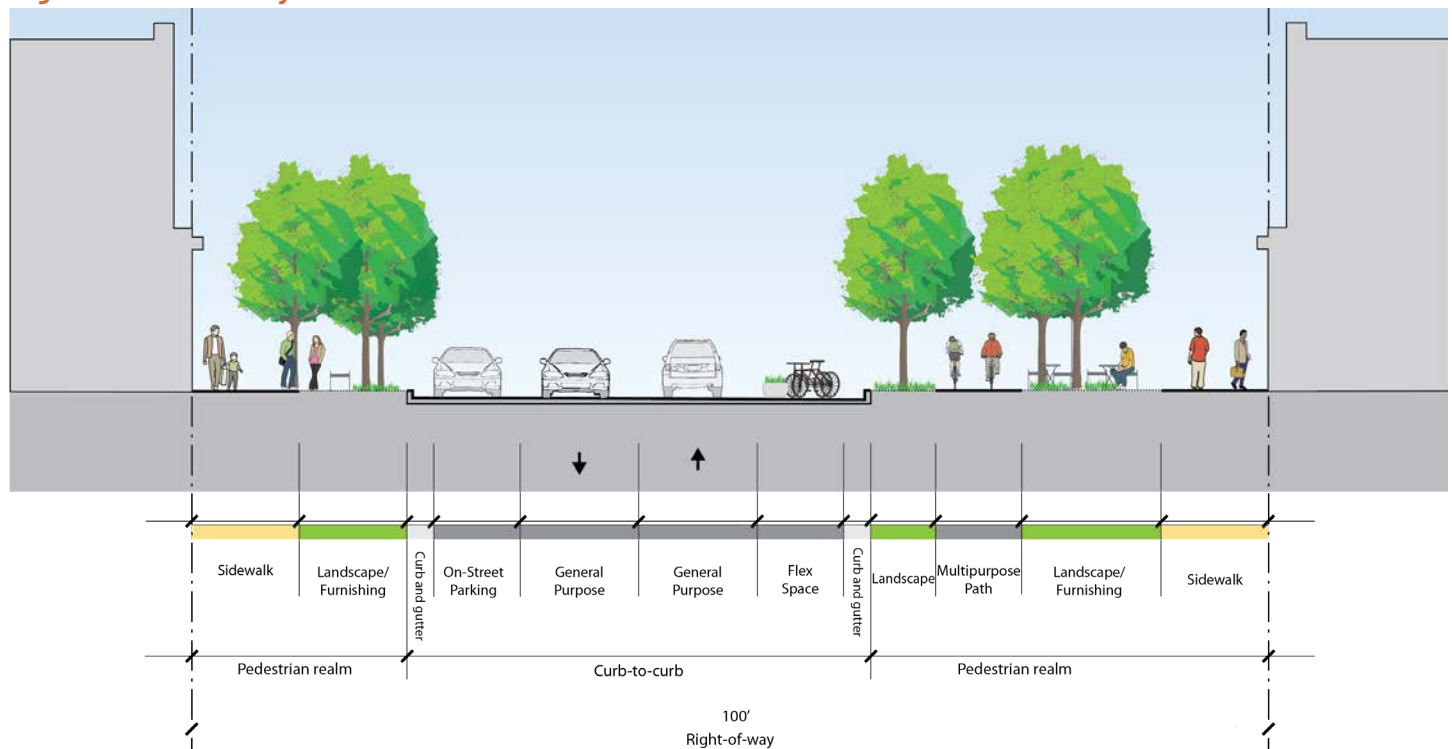
PARKWAY STREET

As the uses in the North Main Street district begin to change, the city should consider modifying the street network to better compliment the mixed use environment. A Parkway Street could be the centerpiece public space and amenity corridor of this area. Generally paralleling Main Street and running from North Fork Holmes Creek to 200 North and Historic Main Street, it would allow for vehicular travel but focused on green space, walking and bicycling. Figure 2.3 provides a possible vision for this Parkway Street – with a mix of complementary land uses such as retail, restaurants, and housing.



Examples of parkway streets

Figure 2.3 – Parkway Street



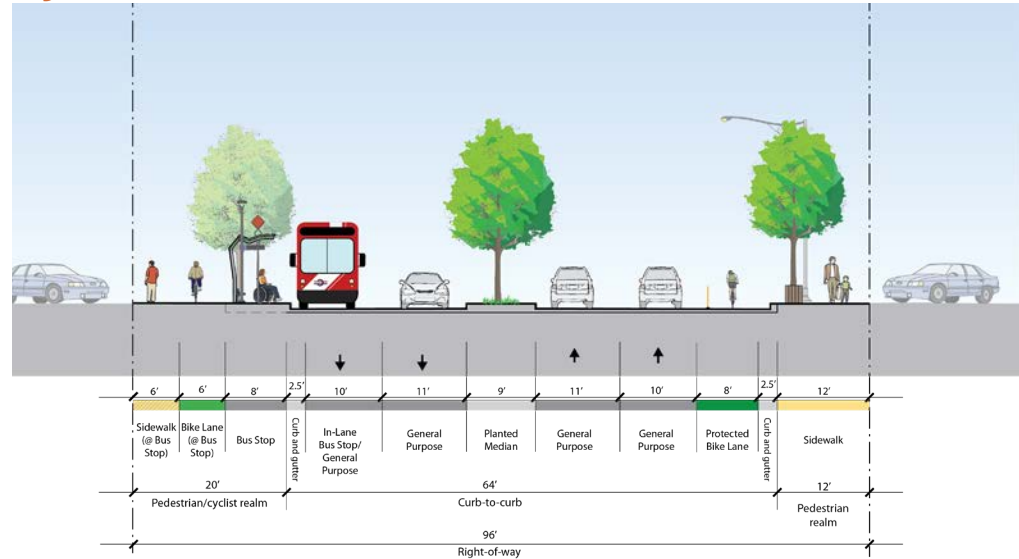
NORTH MAIN STREET TRANSFORMATION

North Main Street is the segment of Main Street that runs between 200 North and the northern Kaysville City boundary. The southern segments of Main Street are part of the UDOT highway network, provide a regional link between major highways, and also encompass the city's historic downtown. The northern segment of Main Street is not controlled by UDOT, has fewer regional vehicular transportation roles and is less imperative for preservation. Because of this, Main Street north of 200 North has more opportunity for transformation.

Figures 2.4 and 2.5 show a vision for North Main Street, with improved pedestrian and bicycle facilities as well as improved transit waiting environment and mobility. The vision for North Main Street is to serve and complement the land use change envisioned for the area. This includes:

- An improved pedestrian realm
- Improved bicycle facilities
- Elements to reduce traffic speeds such as planted medians and narrower traffic lanes
- Increased, shorter, and more visible pedestrian crossings

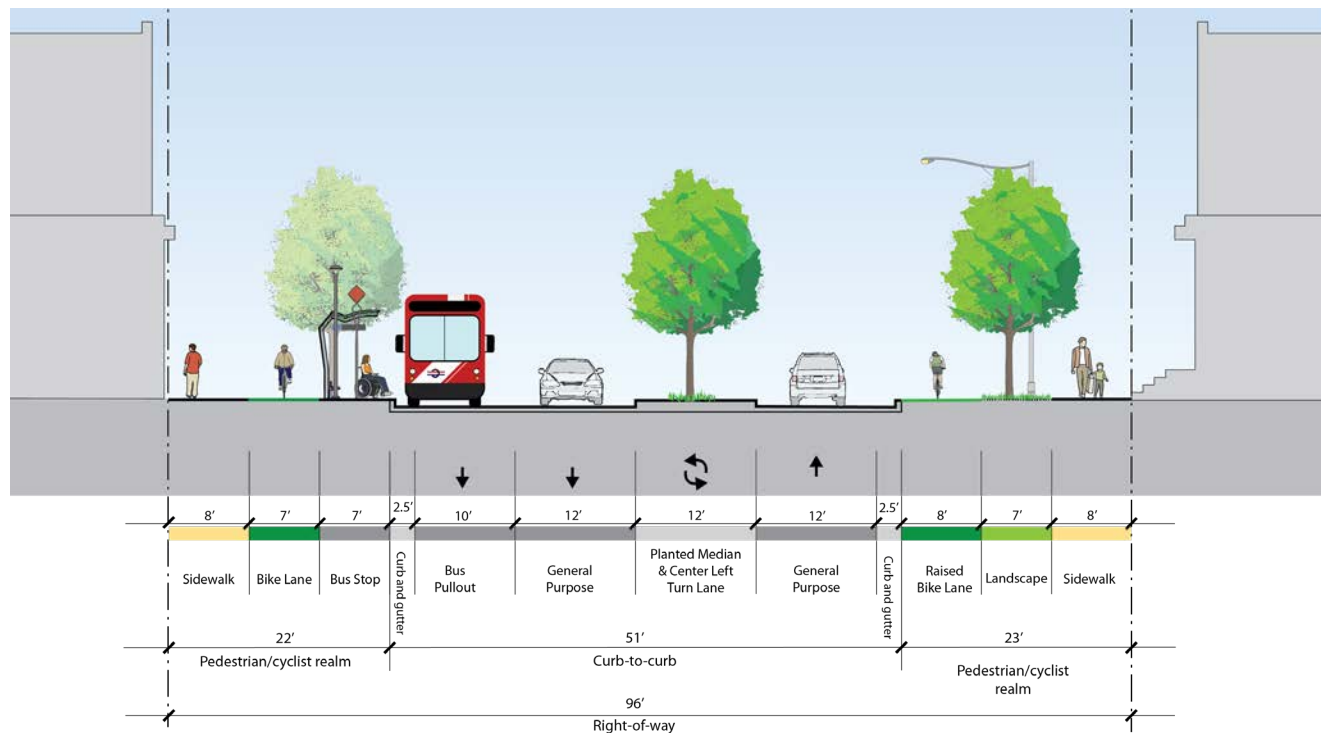
Figure 2.4 - North Main Street: Potential Short-Term



FUTURE NORTH MAIN TRANSIT SERVICE

Main Street is the primary corridor where Kaysville can seek higher levels of bus transit service. Main Street is currently served by the 470 Route. In the long term, Kaysville can work together with Utah Transit Authority, Wasatch Front Regional Council and neighboring jurisdictions to seek opportunities to increase frequency for the 470 or other routes along the Main Street corridor.

Figure 2.5 - North Main Street: Potential Long-Term





Catalytic Projects

Catalytic projects are transportation investments that will take large steps to achieve transportation goals and objectives. If funding can be found to construct the projects, the following are major efforts that will transform the community in positive ways:

- Central mobility hub
- Historic Main Street collaborative project with UDOT
- North Main Street transformation
- Parkway Street in North Main Street redevelopment area
- Extension of 50 West pathway to Main Street
- Separated pathway on Burton Lane
- Pedestrian crossings over I-15 at North Fork Holmes Creek and Center Street
- 200 North separated pathway
- 200 North vehicle capacity modifications at I-15 interchange and West Davis Corridor approach

The city should prioritize coordination with UDOT on reconstruction projects involving freeways and other right-of-ways to ensure multiple transportation modes are considered and accommodated for. Coordinating larger projects with the pursuit of additional crossings across I-15 will maximize funding impacts in making these connections a reality.

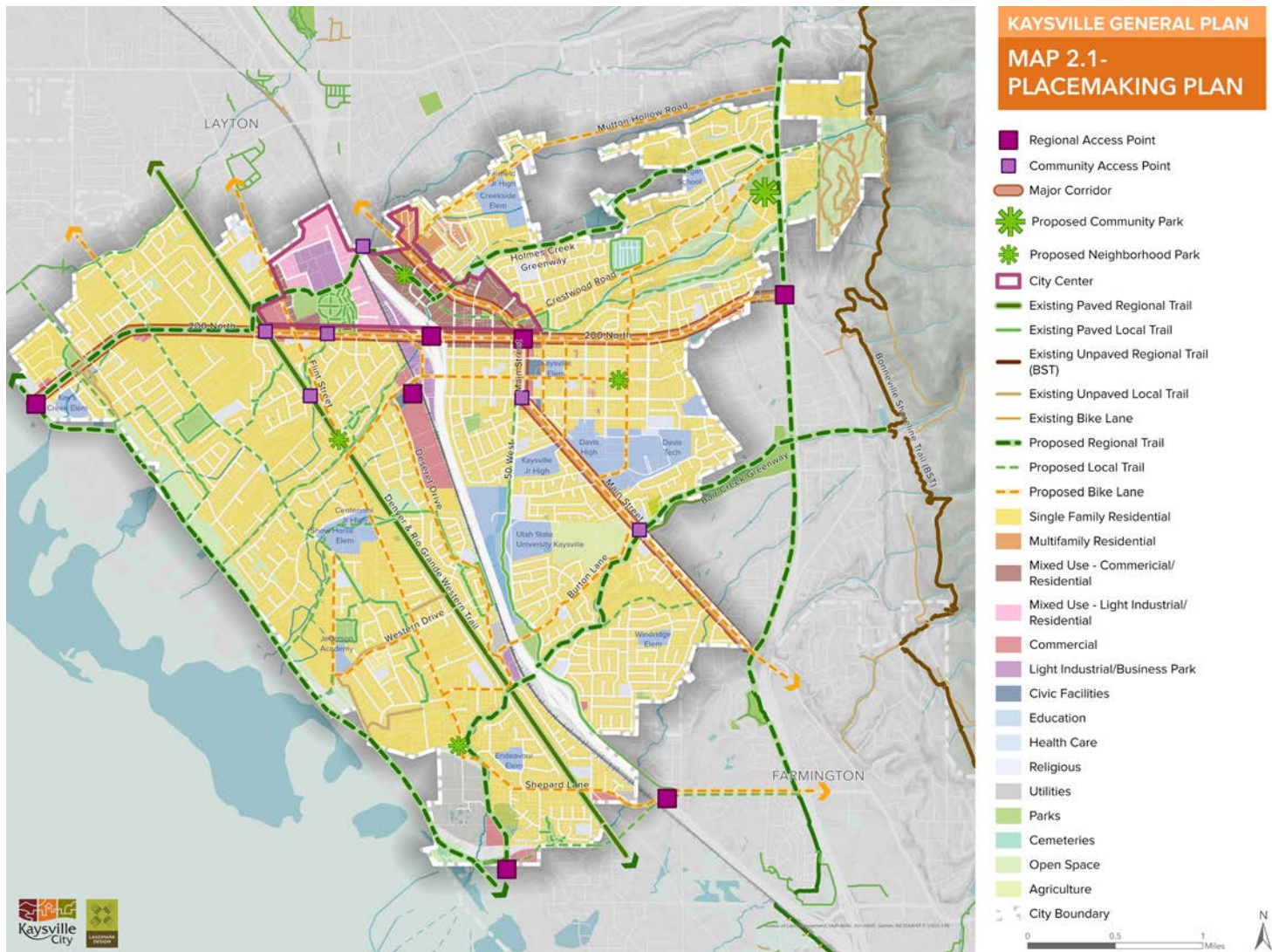
Placemaking Plan & Elements

Conventional planning often places future land use as a separate and distinctive element from the other elements of a general plan. However, the reality is that many other elements are directly connected to land use and are an equal player in forming the city and sense of place. This plan takes a slightly different approach by seeking to integrate the different elements together as part of a Placemaking Plan.

The principles and ideas of this plan are a reflection of the public input heard through the community engagement efforts undertaken through the plan process. While the ideas paint a vision of the future of Kaysville as a whole, they are multi-faceted and most likely to be implemented one project at a time rather than collectively. The plan emphasizes the relationship between land use and transportation in particular, as each has direct influences on the other, and seeks to blur the separating lines between these two cooperative elements.

Placemaking is about people – creating spaces where people want to spend their days living, working, learning and playing. Quality places are about quality of life – they include a mix of uses and housing, embody good design, contain effective public spaces and green spaces, and multiple options for transportation. They are appropriately scaled for people, are walkable, and are comfortable, safe and welcoming. Ultimately, quality places are destinations which people are proud to call home.

Placemaking is also driven and enhanced by the efforts of active community groups, businesses and organizations. They directly contribute to the placemaking of the city through neighborhood beautification, individual property maintenance and improvements, programming in public spaces, and promoting neighborliness among residents.



Trails and Bicycle Facilities

The Placemaking Plan (Map 2.1) illustrates a network of existing and recommended trails and bike lanes. This network is described in greater detail in the *Kaysville Active Transportation Plan* and in *Chapter 4, Section C: Trails*.

The network of recommended trails and bikeways provides connections between residential neighborhoods to destinations such as the City Center, parks and open spaces, business and employment centers, transit hubs and other neighborhoods. It also completes connections between existing trail segments and enhances the functionality of the existing trail system. Based on public input, trail development is a major priority for Kaysville, and trails and bike lanes should be implemented at every opportunity.

To help shift more short trips to bikes and micromobility options, Kaysville should consider a bicycling promotion and education campaign to make residents aware of bicycling as a transportation option for short trips. This campaign could include social media, branding, presence at existing community events, new stand-alone events, demos of e-bikes or scooters, community challenges,

incentives, and partnerships with micromobility companies (see following examples).

Micromobility

It is recommended that Kaysville take an active role in partnering with micromobility companies and deploying scooters and bikes at strategic locations. Shared electric scooters have already begun appearing at locations such as the Ponds area along 50 West and Historic Main Street. Shared scooters and bikes offer a way around town without the use of a car, or the first/last mile of a bus or FrontRunner transit trip. Creating a shared scooter/bike policy will help the City have a more successful relationship with the private scooter/bike vendors and will increase the City's ability to concentrate micromobility at key nodes and centers of activity like at a potential future Community Mobility Hub.

Streetscapes

There are numerous opportunities for making streets more people friendly that extend beyond the road and pathways. By adding amenities to the street environment, such as street trees and landscaping, human scale lighting, benches and street furnishings, and traffic calming features, the

street becomes a place that is both comfortable and enjoyable to people using it. Investing in streets for people in addition to the automobile helps shape adjacent land uses into developing into quality spaces.

Parks and Open Space

The provision, maintenance and expansion of public parks and open spaces is a critical component of placemaking and forming the identity of neighborhoods. Recommendations for these important assets are addressed in the *Open Space, Trails & Natural Resources* chapter.

Historic Preservation

Placemaking is enhanced by preserving our historic built environment. Kaysville has an excellent stock of historic buildings, both within Historic Main Street and the residential neighborhoods surrounding it. Care should be exercised by the City to preserve these historic neighborhoods, areas and building. Ordinances may need to be revisited to ensure that any future infill development is consistent with the neighborhood character. Possible impacts from public works and utility projects should be considered so projects remain respectful of historic neighborhood identity.

Public Space Design within Private Development

Many of the benefits of public spaces can be incorporated into the site design of private development. Creating quality spaces is not limited to setting aside land for parks, nor is it limited to purely green landscaping. Well-designed, dynamic spaces play an integral role in community placemaking.

When space is limited within a development site, the benefits of public parks can still be obtained at a small scale through the creative design of building forms and the spaces between them. Human-scale building design can create small gathering places, beautiful landscapes, and whimsical spaces for play. When designed properly, they reinforce a strong sense that people are valued as residents of a place, not merely consumers of products.

As the City progresses toward achieving the City Center concept, the City should gradually raise the standards for development to include the provision of plazas, al fresco dining, and other gathering spaces and landscapes. These could be incorporated into form-based codes for mixed use areas. These enhancements should be viewed as investments by property owners and developers. They will bolster economic activity and enhance the vibrancy of the area, strengthening the sense of place and yielding increased returns to owners.

Public Space Programming, Events and Art

Another key element in creating vibrant places in the community is programming activities and events in public spaces and neighborhood centers. Kaysville has a strong culture of hosting festivals and other events which it sponsors, as well as supporting events held by other local groups and organizations.

These include the 4th of July events, USU Farmers Market, Movies in the Park, Baby Animal Days, Stroll Kaysville, Kaysville GIVES, the Daddy Daughter Dance and others. The City should continue to promote events such as these, particularly in public spaces such as Barnes Park or Heritage Park, which have a direct impact in energizing adjacent areas of the City Center.

Public art offers an opportunity for beauty and expression on a scale that reaches everyone. Many communities feature public art installations, ranging from temporary to rotating to permanent features. These installations enliven public spaces and create an identity for the area. It is recommended that Kaysville add more public art installations throughout the community, particularly in the City Center and Historic Main Street. These works could be sponsored by the City, private development or grassroots organizations or local artists.



Goals & Policies

GOAL 1: PRESERVE AND PROTECT KAYSVILLE'S "SMALL TOWN" ATMOSPHERE BY LIMITING CHANGE IN FUNCTIONING NEIGHBORHOODS AND DISTRICTS

Policy 1.1: Preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood.

- **Implementation Measure:** Preserve existing ordinances and codes that support single-family dwellings in established neighborhoods.
- **Implementation Measure:** Establish detailed guidelines and educational information regarding the benefits of new residential models, including the benefits of Open Space Subdivisions/Clustered Development and infill, as the city reaches buildout.

Policy 1.2: Preserve Historic Main Street as the heart of the community.

- **Implementation Measure:** Protect historic structures in order to maintain the sense of history and special qualities of the historic core. Facilitate small-scale changes in the historic core where needed in a manner that respects existing patterns and structures. This can help ensure that a better mix of uses is achieved while improving the overall function and appearance of the area.
- **Implementation Measure:** Make streetscape and parking improvements to Historic Main Street to better activate the space and accommodate visitors.
- **Implementation Measure:** Follow the recommendations of the *2022 Kaysville Main Street Vision* in partnership with UDOT.

GOAL 2: MAKE KAYSVILLE CITY CENTER DISTINCT AND IDENTIFIABLE FROM ADJACENT NEIGHBORHOODS AND SURROUNDING CITIES

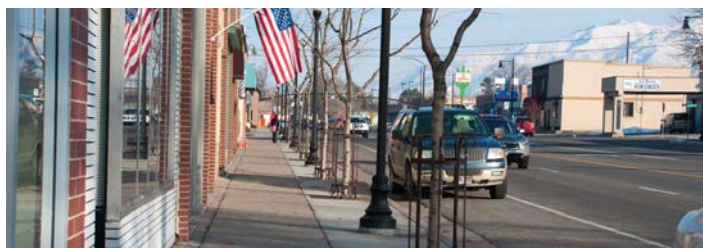
Policy 2.1: Improve commercial frontage and streetscapes along key corridors such as Main Street and 200 North.

- **Implementation Measure:** Preserve the best of what exists and develop new commercial and mixed use buildings to create a "street edge" along the major corridors.

- **Implementation Measure:** South Main Street should continue to focus on vehicular access and movements, while Historic and North Main Street are envisioned to be pedestrian-friendly corridors that support city center activities and uses.

Policy 2.2: Create a distinct city center and expand the "heart of the community" to include areas beyond the historic core.

- **Implementation Measure:** Modify existing ordinances and codes to allow for mixed-use development in the Main Street North and Barnes Park neighborhood areas, as detailed in the Placemaking Plan. Consider the implementation of a form-based code to guide future development in achieving a form, scale and style that are appropriate for Kaysville.
- **Implementation Measure:** Create new streets and renovate existing ones into pedestrian-friendly, walkable places. Incorporate traffic-calming and similar techniques to reduce speed in the core of the district while not impacting necessary vehicular access and traffic flow. Provide enhanced street crossings and unified streetscape treatments that help reduce pedestrian crossing distances and slow traffic.



Policy 2.3: Carefully integrate new development with existing uses in established neighborhoods.

- **Implementation Measure:** Protect historic structures in order to maintain the sense of history and special qualities of the historic core.
- **Implementation Measure:** Protect good housing. Well maintained homes within and along the edges of the City Center should be maintained. Preserving such structures can help provide a feeling of stability amidst change as other less attractive structures and areas are redeveloped.
- **Implementation Measure:** Respect the unique character and context of each City Center neighborhood. Redevelopment should be sensitively designed and located, particularly when incorporating parking and in proximity to adjacent established residential neighborhoods. Appropriate placement of uses and the provision of aesthetically-appealing buffers between differing uses are tools for consideration.
- **Implementation Measure:** Reuse existing buildings where possible. Retrofit and repurpose rather than replacing older structures, particularly in areas with unique vibes such as the historic core and

GOAL 2 (CONTINUED)

Flint Street. This provides stability and connections with the past, particularly in areas undergoing significant new development and change.

- **Implementation Measure:** Ensure new buildings match the scale of existing uses. When existing structures cannot be retrofitted or transformed, new buildings be developed in a manner that is sympathetic to the scale of established structures and patterns.
- **Implementation Measure:** Work closely with Davis School District to ensure the long-term need for additional school sites is understood and supported. Since vacant land suitable for these purposes is rapidly diminishing, it is essential that land should be secured by the school district as soon as possible.

Policy 2.4: Create Places for the community to gather and events to draw users and visitors.

- **Implementation Measure:** Develop the Community Hub into the most active place in the City Center. Incorporate small plazas, streetscape enhancements and transportation improvements that clearly indicate the importance of this site to the city. Further express the importance of the site by including specific civic functions and community events.
- **Implementation Measure:** Connect a robust system of parks and civic spaces to key destinations in the area, utilizing a robust system of greenways and sidewalks/trails. The addition of a new pedestrian-friendly streets, pathways, plazas and parks will provide options for accommodating expanded and diverse City Center events.
- **Implementation Measure:** Maintain the civic function of City Hall by incorporating additional civic and cultural uses in the historic core. Design the new street system with the possibility of closing streets and parking areas to accommodate large functions and celebrations.



GOAL 3: IMPROVE THE COMMERCIAL PROFILE AND OPERATIONS ALONG THE OUTSKIRTS OF THE COMMUNITY AND REGIONAL CORRIDORS

Policy 3.1: Leverage the West Davis Corridor by implementing small-scale commercial opportunities at interchanges.

- **Implementation Measure:** Modify existing ordinances at codes to allow for small commercial nodes at the West Davis Corridor exits at Shephard Lane and 200 North.

GOAL 4: ENSURE THE FUTURE NEEDS FOR SCHOOLS AND OTHER PUBLIC SERVICES MEET FUTURE DEMAND

Policy 4.1: Cooperate with Davis School District, Central Davis sewer District and other public service and utility providers to locate and reserve appropriate sites for schools and other essential public services.

GOAL 5: PRESERVE AND ENHANCE KAYSVILLE'S REMAINING PASTORAL ATMOSPHERE AND AGRICULTURAL HISTORY THROUGH CAREFUL PLANNING AND THE PRESERVATION OF OPEN SPACE

Policy 5.1: Encourage Conservation Subdivisions on vacant and undeveloped residential parcels identified in the Future Land Use Map.

- **Implementation Measure:** Reach out to specific land owners as part of consolidating individual holdings and to promote high-quality Conservation Subdivisions.

Policy 5.2: Adopt new tools to preserve Kaysville's open space and pastoral character.

- **Implementation Measure:** Evaluate Zoning and Development Restrictions, Fee Simple Title (Outright Purchase), Purchase and Sellback/Leaseback, Conservation Easements and Land Banking.
- **Implementation Measure:** Apply identified streetscape and similar improvement to maintain and preserve key views and viewsheds.
- **Implementation Measure:** Enhance Community Gateways and Key Intersections.
- **Implementation Measure:** Apply physical buffers and land use transitions to improve linkages between incompatible uses.

GOAL 6: PRESERVE THE ESTABLISHED CHARACTER OF KAYSVILLE

Policy 6.1: Continue the established focus on single-family residential uses.

- **Implementation Measure:** Establish transitional and mixed use districts as needed to provide buffers between incompatible land uses.
- **Implementation Measure:** 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 to help meet long-term placemaking goals.



GOAL 7: ENSURE LAND USES ARE COMPATIBLE AND/OR UTILIZE ADEQUATE BUFFERS TO ENHANCE COMPATIBILITY

Policy 7.1: Provide land use transitions and development buffers between incompatible land uses.

- **Implementation Measure:** Buffer residential uses from commercial and similar uses through the use of transitional land uses and/or physical buffers (tree rows, walls, fences, berms, etc.).
- **Implementation Measure:** Ensure commercial uses that are in proximity to residential zones are incidental to the primary use and do not negatively impact existing character and qualities.

GOAL 8: PROVIDE A RANGE OF HOUSING OPTIONS AND PRICE POINTS THAT HELP ENSURE KAYSVILLE IS AN AFFORDABLE PLACE TO LIVE

Policy 8.1: Coordinate and align Land Use and Housing Policies

- **Implementation Measure:** Allow and encourage new residential development models that meet the future needs of the community.
- **Implementation Measure:** Modify existing ordinances and codes to facilitate Conservation Subdivisions.
- **Implementation Measure:** Ensure land use standards address affordable housing needs.

GOAL 9: ENCOURAGE DIVERSE COMMERCIAL USES TO MEET THE NEEDS OF THE COMMUNITY AND VISITORS

Policy 9.1: Focus primary commercial uses in the City Center and secondary uses in smaller existing/future nodes

- **Implementation Measure:** Limit commercial acreage to the amount required for market needs.
- **Implementation Measure:** Encourage mixed use and flex development in the City Center.

Policy 9.2: Ensure appropriate land use transitions between commercial uses and surrounding land uses.

- **Implementation Measure:** Ensure uses adjacent to commercial uses are compatible when possible.
- **Implementation Measure:** Require physical buffers (trees, shrubs, walls, fences and berms) between commercial uses and adjacent residential neighborhoods.

GOAL 10: ENSURE COMMERCIAL, CIVIC, SCHOOL, PARK, OPEN SPACE, INDUSTRIAL, UTILITY AND OTHER NON-RESIDENTIAL USES ARE PROVIDED IN A MANNER THAT MEETS THE ESTABLISHED LAND USE VISION AND FUTURE NEEDS

Policy 10.1: Encourage the development of a small commercial/civic Town Center near City Hall.

- **Implementation Measure:** Encourage the development of low-intensity mixed use commercial uses that fit with the local appeal and ambience of the City Center.
- **Implementation Measure:** Incorporate engaging and unified streetscapes, trails, pathways, trees and vegetation to form a unified and distinguished City Center.
- **Implementation Measure:** Investigate the possibility of implementing a Special Assessment Area (SAA) or similar program for implementing streetscape, parking, signage and other improvements.

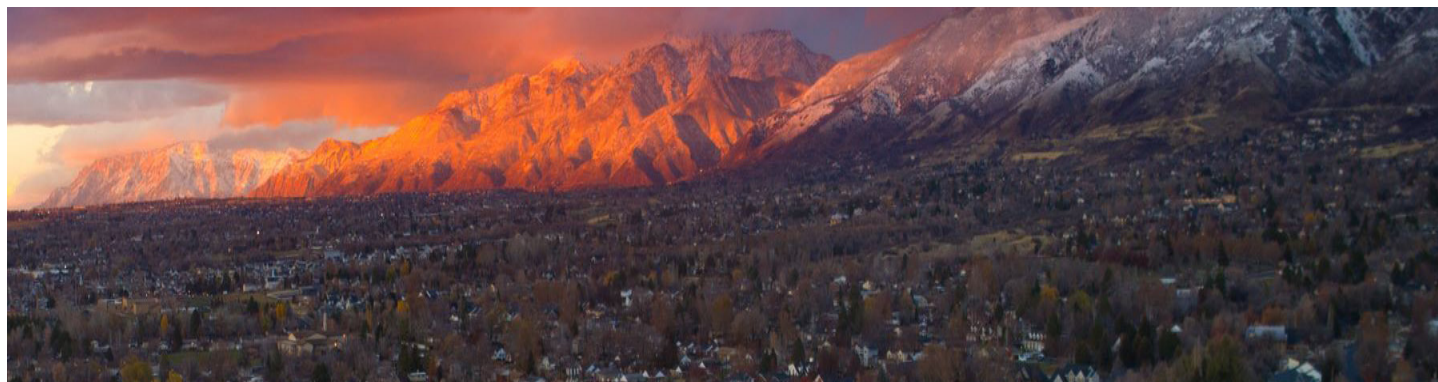
Policy 10.2: Ensure public facility needs are being adequately met.

- **Implementation Measure:** Follow recommendations in the Parks and Recreation element to ensure existing and future needs are met.
- **Implementation Measure:** Essential transit, trail and other transportation facilities should be maintained and extended to meet the transportation needs of the community.
- **Implementation Measure:** Cooperate with Davis School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

GOAL 11: IMPROVE KAYSVILLE VIEW CORRIDORS AND VIEWSHEDS

Policy 11.1: Investigate new ideas to maintain existing natural areas, sensitive lands and open space areas.

- **Implementation Measure:** Modify existing ordinances and codes to protect critical open space and view corridors in the City.
- **Implementation Measure:** Modify existing ordinances and codes to ensure sensitive lands, drainage corridors and critical natural features in Kaysville are preserved.
- **Implementation Measure:** Investigate and implement Low Impact Development (LID) stormwater techniques in key locations.
- **Implementation Measure:** Modify the existing City code and other ordinances to ensure the changes contained in the Land Use Element are codified.
- **Implementation Measure:** Ensure zoning and land use decisions are consistent with the General Plan Map and the adopted policies and goals.
- **Implementation Measure:** General Plan amendments, while occasionally necessary and desirable, should be based on changing circumstances and should be beneficial to the community at large and not based solely on the desires of individual property owners.





COMMUNITY ACCESS AND MOBILITY

Transportation & Connectivity

■ **Introduction**

■ **Major Corridors**

■ **Regional Access**

■ **Community Access**

■ **Goals & Priorities**

Introduction

A robust transportation network is critical to moving people around the city and a key part of placemaking within Kaysville. This chapter details the transportation network as a series of components that closely reflect the transportation goals. The following key transportation elements will be discussed and addressed in detail:

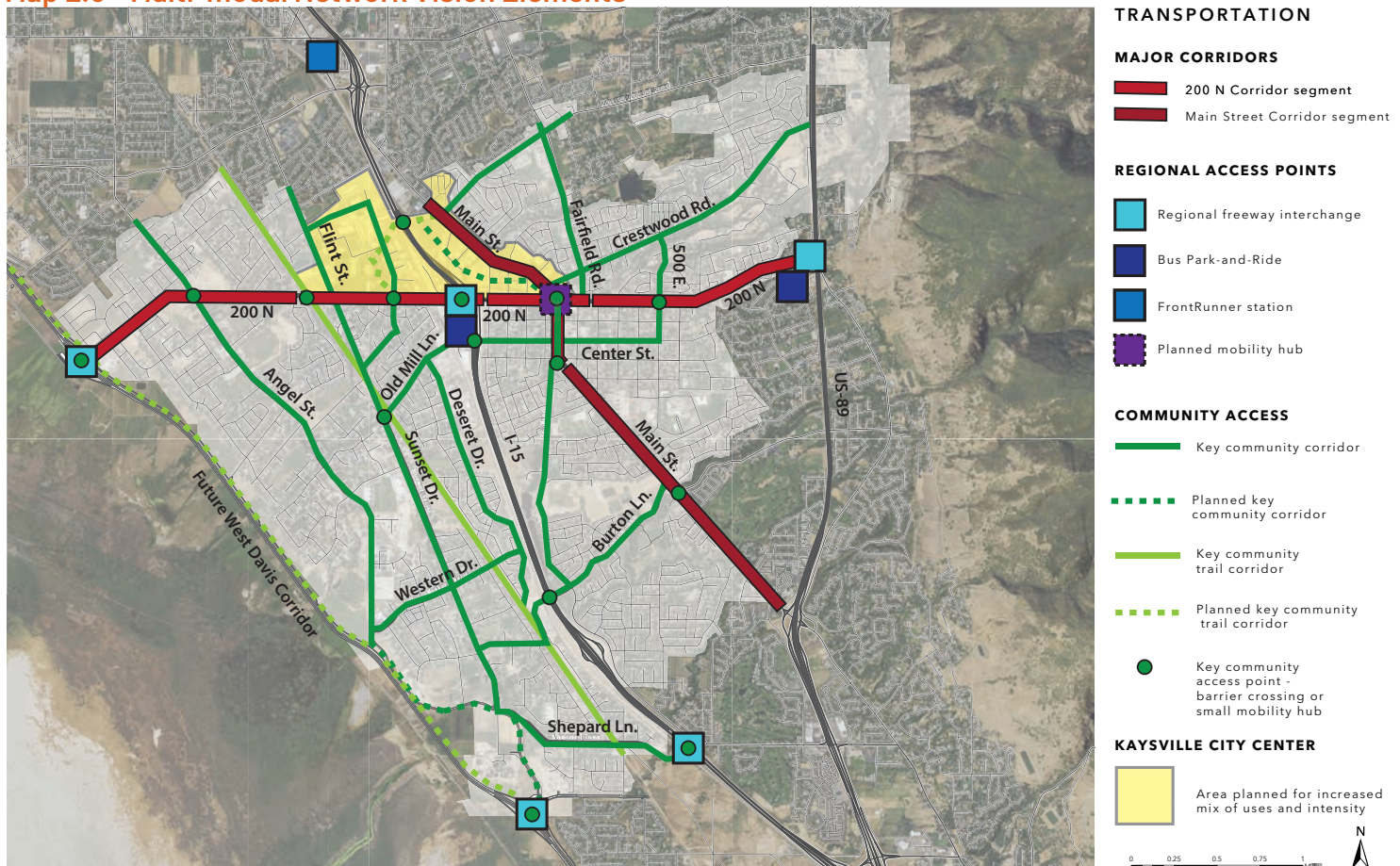
- **Major corridors:** The two major arterial streets that run through Kaysville are 200 North and Main Street.
- **Regional Access:** Regional highway and interstate interchanges, key regional transit access points, and a planned mobility hub.
- **Community Access:** Community-level street corridors, trail corridors, and key community access points such as barrier crossings and mobility hubs.
- **Kaysville City Center:** Areas of central Kaysville identified for transformation by the planning process.



The 200 North and I-15 interchange in Kaysville.

Map 2.3 illustrates how these elements connect and complement one another. In addition, we identify a series of recommended programs, operational improvements, and catalytic projects in this chapter that can help Kaysville achieve community goals.

Map 2.3 - Multi-modal Network Vision Elements



Key Corridors and Nodes

Major Corridors

Kaysville's two major corridors - 200 North and Main Street are the focus of movement throughout the city, especially regional access and community access. As the only major arterial corridors in the city, they bear the burden of facilitating highway access, hosting regional transit routes, and linking different areas of town, and are envisioned to achieve these functions in a way that doesn't disrupt the fabric of the community. The following guidance represents an attempt to strike a balance for these roads and the areas they serve.

200 NORTH

200 North is the major east-west corridor for Kaysville. It is both the community's primary connection to Interstate 15 and the primary crossing of the barrier created by the freeway through the city. It links to U.S. 89 and will link to the future West Davis Corridor. 200 North ties in to nearly all of the Transportation Goals - regional connections, local connections, neighborhood character, Historic Main Street and the Kaysville City Center.

200 North will remain a vital corridor for vehicle travel, and will therefore remain a priority for the street. 200 North west of Main Street is one of the few corridors in Kaysville that is projected to be over capacity in 2040. In response to this anticipated condition, this plan does not recommend adding more general-purpose lanes, but instead recommends that the existing lanes be utilized more efficiently and shift more trips to other transportation modes. For one of the key areas of potential future congestion, the I-15 interchange, see the Regional Access section. As the West Davis Corridor opens, the very western segment of 200 North may benefit from reconfiguring the lanes to match the rest of the corridor's five-lane roadway cross section.

200 North is currently not a transit corridor. However, adding transit to this corridor could help more efficiently move people along the corridor and link Kaysville residents to regional transit points in the central part of the city as well as at the Fruit Heights Park and Ride near U.S. 89. Implementing a flexible microtransit service could address this need initially, or a shuttle running back and forth along the 200 North corridor. A service like this could be complemented and reinforced well with a mobility hub in downtown Kaysville.

The largest transformation for the corridor recommended by this plan is to make the corridor more comfortable for those traveling by active modes such as walking, bicycling, scooting, and rolling - especially to encourage more community-level trips by those modes. Therefore, a two-way multiuse path (sidepath) is recommended along 200 North for its entire length. The city should seek to build the path to 10 feet wide (8 feet minimum) with at



Existing pathway along 200 North in Kaysville.

least a 5-foot buffer although there may be situations where a buffer is not possible.

While the retrofitting of a multi-use path project onto the 200 North corridor would be challenging due to lack of roadside spaces and utilities in many locations, this is a project that would have a transformative effects on shifting more trips to bicycles.

MAIN STREET

Main Street carries the highest consistent traffic volumes of any surface street in Kaysville (only the short segment of 200 North between Main and I-15 is higher), but the 14,000 - 18,000 vehicles per day on average doesn't make for an exceedingly busy corridor by regional standards. Main Street has multiple identities in Kaysville that in many ways correspond with its three segments. Because these segments are all so different, the city's vision for the Main Street corridor is for these segments to be treated differently moving forward.



South Main Street in Kaysville.

SOUTH MAIN STREET

It is recommended that the current function and general cross section of this segment be preserved, as it serves as an important vehicular connection between I-15 and U.S. 89 and provides access to destinations such as Davis High School and Davis Technical College. However, like in other segments, walking, biking and transit could be improved on this segment of Main Street, so opportunities should be leveraged that improve those modes as they arise.

HISTORIC MAIN STREET

The *2019 Main Street Vision* provides the foundation for the concept for this segment of Main Street from 200 North to 50 West. Priorities include serving a walkable downtown with local businesses and events and that reflects the city's heritage and character. As an implementation measure contained in the document, Kaysville City and UDOT are currently collaborating on an approach to this segment of Main Street / S.R. 273 that balances the priorities of all stakeholders.

The *2019 Main Street Vision* includes ideas that will transform Historic Main Street to be more walkable and to embody Kaysville's identity and character to a higher degree. The city is closely cooperating with the Utah Department of Transportation to implement the Main Street Vision, which is also referred to as S.R. 273, and is managed by UDOT.

NORTH MAIN STREET

The vision for this northern segment of Main Street (north of 200 North) is to transform it to serve and complement the land use and character mix envisioned for the Main Street North (see *Kaysville City Center section*), including more emphasis on walking, bicycling and transit.

Regional Access

Regional access in Kaysville should provide balance, choice, and resilience – preserving and enhancing highway connections, expanding regional transit, reducing travel demand for single occupant vehicle trips, and collaborating with regional and state agencies. In addition to the major corridors described previously, the primary places driving regional transportation access for Kaysville are its key nodes – freeway interchanges and transit stops/hubs.

Regional Highway Access

Kaysville has a high level of regional highway access that is in the process of increasing. The city is located at a point in the Wasatch Front metro region where the urban fabric is so narrow between the mountains and Great Salt Lake shorelands that east-west regional travel is extremely challenging, making north-south travel the key regional orientation. Kaysville sits amid the key north-south freeways in the region, I-15 and U.S. 89, as well as a planned third highway, the West Davis Corridor, located along the city's western edge. In addition, S.R. 73 (Main Street), is a regional route that functions more as a community-level corridor.

Existing interchanges include I-15 / 200 North and U.S. 89 / 400 North (Fruit Heights). An additional I-15 interchange is planned at Shepard Lane. The West Davis Corridor will have interchanges located at 200 North and another one near Shepard Lane.

In seeking to preserve and enhance access to and from the greater region, Kaysville's vision of regional highway access is to continue to diversify its points of access so that it is not overly dependent on one point – while ensuring that these freeway interchanges effectively move traffic through them in a way that is in balance with other modes and the surrounding community.

I-15 / 200 NORTH INTERCHANGE ENHANCEMENTS

The I-15/200 North interchange is Kaysville's most important point of access to the regional highway network. In 2016, UDOT studied the interchange and found that the current levels of service of the interchange and related intersections (600 West, 400 West, and 300 West) operate at generally acceptable levels of service (C and D – 20 to 30 seconds of delay). But without intervention, this delay to motorists using the interchange will rise to up to nearly four minutes at 400 West.

The study proposed improvements to the interchange that would reduce the delay at 400 West to just over a minute, primarily through the addition of turn lanes and access management on the surrounding cross streets like

400 West. The proposed project adds a bike lane through the interchange as well. The project cost estimate was \$17.4 million, with an additional \$26.5 million for a new I-15 structure.

This plan recommends implementation of this project, with the potential modification of a north side shared use path in addition to or instead of the bike lanes.

KEY REGIONAL TRANSIT ACCESS

As with regional highway access, regional transit access is primarily oriented to the north and south – to the main transit routes connecting Davis County communities and to Weber and Salt Lake Counties. These routes currently include the 470 and 455 bus routes and the FrontRunner commuter rail, as well as some peak hour commuter routes such as the 473, 472, and 456.

Places to access this regional transit network include stops along Main Street and the Park and Rides in Kaysville and Fruit Heights. FrontRunner does not stop in Kaysville but has stations in Layton to the north and Farmington to the south. There are many opportunities to improve regional transit access for Kaysville, as described below.

MOBILITY HUB

One key opportunity is to create a mobility hub at a central location in Kaysville that provides access between the 470 route and connecting circulator transit, on-demand micromobility and active transportation. As ridership of the 470 or a comparable future route increases, a push for higher frequencies can then drive more ridership.

Currently, the best opportunity for a community-wide mobility hub is the Kaysville Park and Ride, which



Concept developed by UDOT to increase mobility and safety at 200 North/I-15 interchange

connects to regional transit but could use more service and first-last mile options. However, as the City Center area transforms, the city should seek opportunities to create a mobility hub in a more central area that is better integrated with the community – and could potentially also host the UTA park-and-ride.



Kaysville's Historic Main Street

IMPROVE AND INTEGRATE KAYSVILLE PARK AND RIDE

The existing UTA Park and Ride at 200 North and 600 West is a valuable asset for basic regional transit access. However, it can be improved and better integrated into the structure of the community, in line with the city's evolving approach to regional and local transit and active transportation. Ultimately, the park and ride would be better used as an integrated mobility hub that provides more of Kaysville's service and a better connection to the community. Below are some concepts for creating mobility diverse opportunities.

- Attract more service – currently the lot is served by only the 456 and 472, two infrequent commuter routes. Adding more routes and service to this park and ride would better take advantage of it.
- Improve transit waiting environment with amenities such as lighting and transit/community information.
- Provide more multi-modal resources such as shared scooters, bike lockers, and on-demand local transit.
- Link to planned trail on 200 North – likely on the north side, with a pedestrian/ bicycle crossing.
- Consider converting the park and ride to an integrated mobility hub with land uses more complementary to transit.

RESHAPE KAYSVILLE CITY CENTER ORIENTED TO TRANSIT

Development of the Kaysville City Center with anticipated increased residential and employment density should be reconfigured with a connected street and pathway network, and walkable streets, which together can create the foundation for residents choosing a transit-oriented lifestyle.

PRESERVE AND ENHANCE ACCESS TO FRONTRUNNER

Capitalize on opportunities to improve active transportation access to Layton FrontRunner Station (approximately one mile from the Kaysville city limit via Flint Street or the Denver & Rio Grande Western Trail) and Farmington FrontRunner Station (approximately 1.8 miles from the southern Kaysville city limit via the Denver & Rio Grande Western Trail), as well as microtransit or other shuttles linking Kaysville residents to the station.

Improvements should focus on improving the quality and safety of active transportation routes to these stations, including measures such as protected bike lanes or street crossings.



Community Access

Community access identifies the network used by people moving within the Kaysville community for accessing goods, services, recreation, social visits, and other trips. The community access aspects of the network should seek to preserve existing access and further enhance it. This includes improving multi-modal access to local and neighborhood destinations; overcoming barriers; creating a connected network; shaping collector-level streets that balance modes as well as mobility and neighborhood character; leveraging and expanding trail corridors; implementing planned active transportation facilities and programs; and pursuing innovative and cost-effective local transit options.

COMMUNITY STREET CORRIDORS

Community street corridors are those that play a large role in moving people around the city. They include:

- 50 West
- Angel Street
- Burton Lane
- Crestwood Road
- Fairfield Road/100 East
- Flint Street
- Mutton Hollow Road
- Sunset Drive
- Deseret Drive
- Western Drive
- Old Mill Lane
- Center Street

Community Street Corridors should:

- Seek to create a moderately slow environment that is safe for all transportation modes, especially the most vulnerable travelers.
- Establish a human scale with an appropriate balance of person-oriented space (sidewalks, landscaping, planted medians, bike lanes) to vehicular space (travel lanes, turn lanes, shoulders).
- Not pose major barriers to those crossing them, and in practice should include more frequent marked crossings than currently.
- Include active transportation facilities on them per the *Active Transportation Plan* and implementation opportunities.
- Include traffic calming elements on them such as neckdowns, chicanes, or traffic circles.
- Reflect the desired character of the largely residential neighborhoods they serve, including trees and landscaping, public art, and streetscape elements.



Neighborhood Streets

Kaysville's residential neighborhood streets, whether winding or gridded, calm or vibrant with resident activity, form an important foundation of neighborhood character and quality of life that residents value. The following are some guidelines for preserving and enhancing Kaysville neighborhood streets (also see Transportation Goal 3):

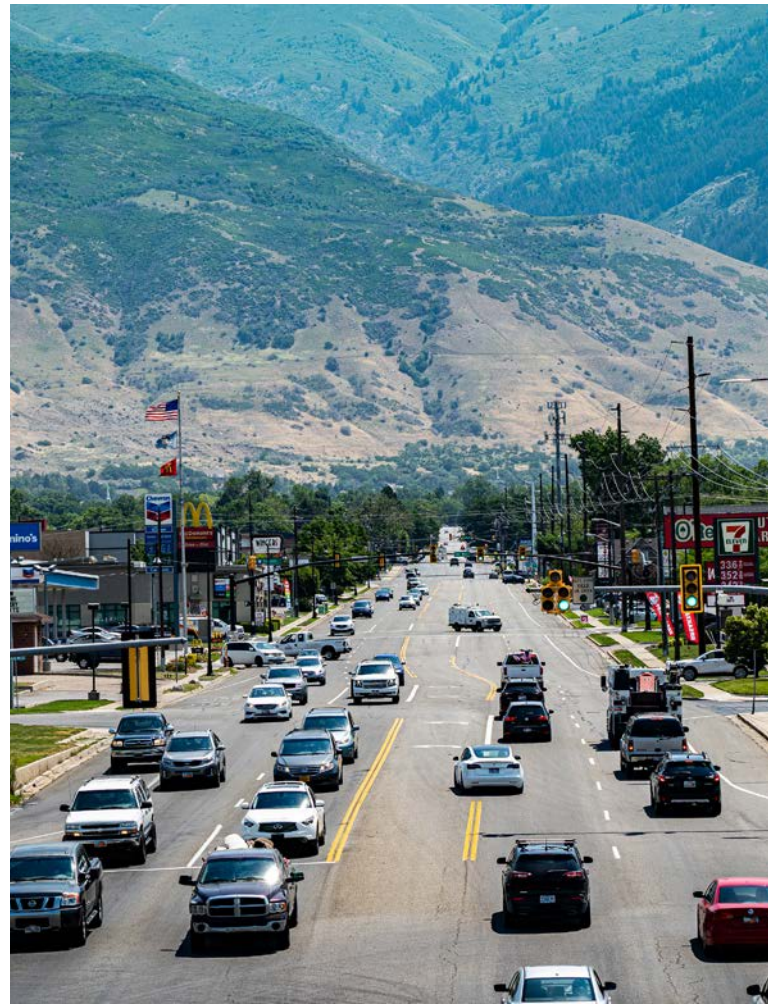
- Design and improve neighborhood streets to create a slow environment while maintaining street connectivity.
- Design and improve streets to reflect desired neighborhood character and create a sense of place. Balance the proportion of person and vehicular space and green streets with trees and landscaping.
- Create neighborhood gateways to increase community pride and visitor and motorist awareness.
- Manage on-street parking to maintain safety and neighborhood livability.
- Leverage opportunities to reconnect the street network, especially to increase access to destinations such as schools, parks, and commercial areas.
- Connect new development to the existing street and pathway network in ways that respect and support neighborhood livability.

These recommendations are envisioned in large part as citizen-driven. The city should help provide residents with the programs and tools to make improvements to their neighborhood streets – such as tree plantings, public art projects, or traffic calming projects.

Traffic Calming

Traffic calming was identified as a major priority for residents in the community engagement feedback. Traffic calming refers to a set of physical elements designed to slow vehicle traffic, often in residential neighborhoods or walkable activity centers, with the intended result of reducing collisions, reducing severity of injuries from collisions, and, most of all, improving neighborhood livability. Traffic calming is critical in Kaysville to mitigate the impacts of increasing regional traffic through neighborhoods and to create walkable environments in activity centers.

To help achieve the goals of preserving neighborhoods and enhancing community access, Kaysville will continue to develop traffic calming solutions for neighborhoods through a dialogue on hot spots and other issues. Key goals and opportunities for this program include:



- Identifying potential “cut-through” routes and making them unattractive to non-local traffic.
- Piloting horizontal deflection strategies such as chicanes and neckdowns on neighborhood streets.
- Evaluating the vehicle speeds on Community Street Corridors and identifying locations and segments where calming needs to occur.
- Building on the Bicycle Boulevard designations in the *Kaysville Active Transportation Plan* to create slow, traffic-calmed corridors for walking, biking, and rolling, and potentially pedestrian-priority “Open Streets.”
- Identifying neighborhood intersections to better manage traffic.

Community Trail Corridors

Community trail corridors serve a similar role as community street corridors – to provide access for local-level trips around Kaysville and other surrounding communities. Currently, the Denver and Rio Grande Western Trail is the only community trail corridor in Kaysville. The West Davis trail corridor (see Figure 2.1) will add another community trail corridor.

Community trail corridors should:

- Include frequent access points to the surrounding Kaysville neighborhoods.
- Avoid and mitigate as many conflicts with crossing surface streets as possible – especially major streets.
- Conform to recommended standards identified by FHWA, AASHTO, and other resources.
- Consider regional connections beyond Kaysville city limits.

Kaysville should also seek opportunities to implement future community trail corridors. Potential opportunities could include Bair Creek, Holmes Creek, or Holmes Creek North Fork (see also the *Open Space, Trails & Natural Resources* section).

When combined with the recommended separated pathway on the entire length of 200 North and the extension of the 50 West pathway to and potentially extending up Main Street, the community trail corridors will form a network of separated/off-street paths accessible by a large percentage of Kaysville and accessing many of the city's destinations.

With three north-south pathway corridors (Denver and Rio Grande Western, 50 West, and West Davis Corridor), the overarching goal for this network should be to connect these north-south corridors with east-west trails such as 200 North, Burton Lane, 950 North, and new I-15 crossings at Holmes Creek and Center Street. Because of the barrier created by I-15 and the rarity of crossings over it, these east-west connections pose challenges, but implementing them would form a robust network of off-street pathways.

The existing bridge at Burton Lane is a rare crossing of I-15 without the conflicts of a freeway interchange. But with no existing pedestrian or bicyclist facilities, retrofitting or reconstructing this crossing to integrate a pathway should be a top priority for this network. In addition, integrating a path on 950 North linking the D&RGW trail with the West Davis Corridor trail (likely in partnership with UDOT and Farmington City) is a major opportunity.

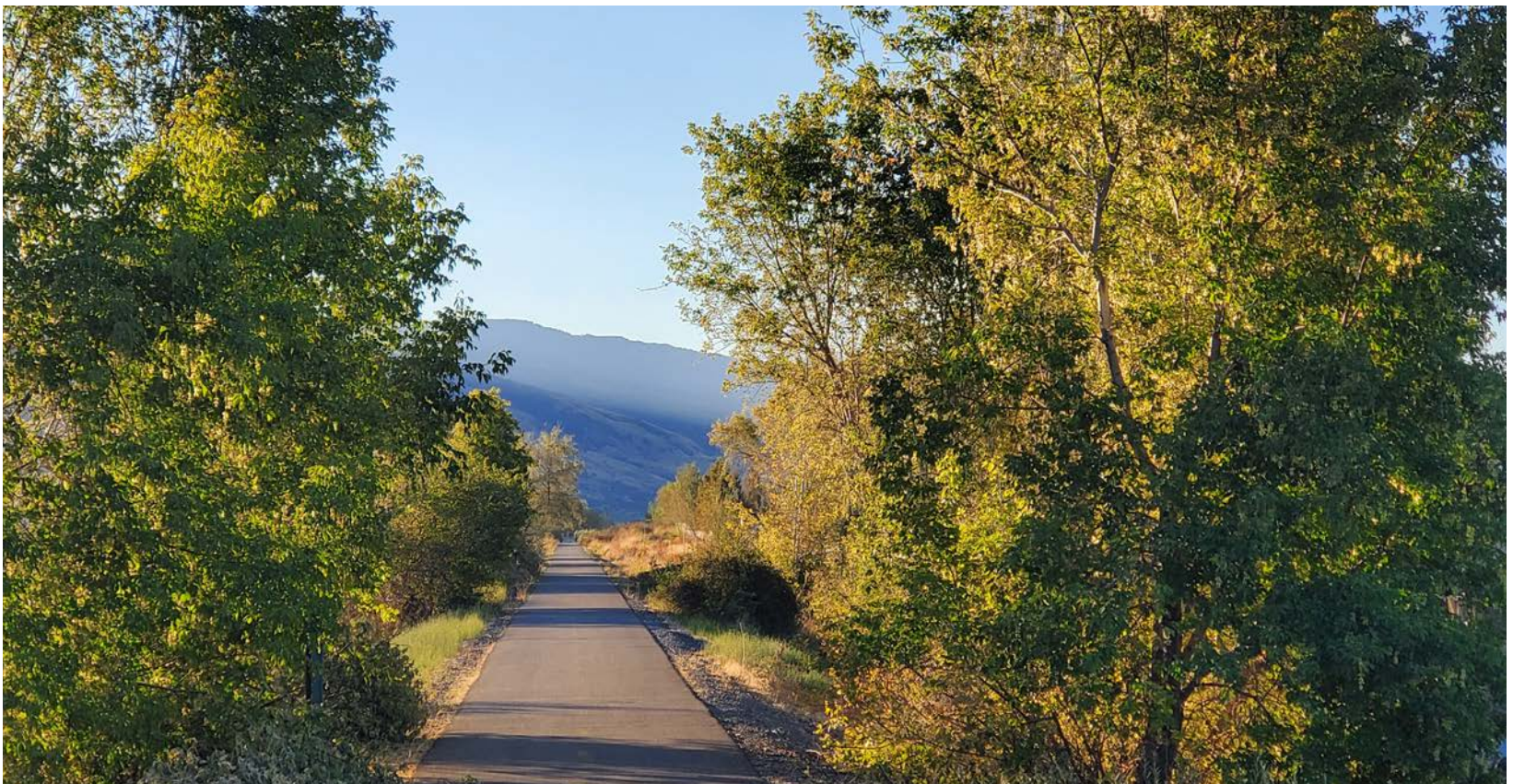


Figure 2.1 - Bicycle/Pedestrian Pathway Primary Network



Figure 2.1 - With existing pathways such as the Denver, Rio Grande & Western rail trail and the pathway along 50 West, as well as the planned West Davis Corridor pathway, Kaysville has the potential to create a connected network of separated pedestrian and bike pathways to allow residents to ride and walk safely all over the community. In this concept, implementing a pathway along the entirety of 200 North, extending the 50 West path to Main Street, creating paths in the planned Kaysville City Center, and a few other short links creates a connected, comprehensive network.

KEY COMMUNITY ACCESS POINTS

Some places in the transportation network are critical for local access. These focus on points that overcome major barriers, such as Interstate 15, and provide access to a range of modes.

BARRIER CROSSINGS

Barrier crossings are active transportation crossings of major barriers, such as limited access freeways, rail lines, waterways, large properties, and major streets. Kaysville's major barriers are I-15 and the U.P./FrontRunner rail tracks. 200 North and Main Street are also barriers, although not as physically determinant as the freeway and rail lines.

Map 2.3 identifies a series of the most important crossings of these barriers that should be prioritized for preservation and enhancement. Enhancement of barrier crossings means making these crossings shorter, more visible, and potentially adding higher levels of signalization. The *Kaysville Active Transportation Plan* identifies specific crossing improvements.

MOBILITY HUBS

Mobility hubs are places where a person can go to access a range of mobility services and amenities. These include bus routes, on-demand microtransit vehicles, shared scooters and bicycles, bicycle parking, and potentially private motor vehicle parking.

The Regional Access section identified a proposed location for a regional-level mobility hub, but there are opportunities for a network of smaller hubs throughout Kaysville. These would be as simple as bike parking and wayfinding, or a microtransit stop and high-quality barrier crossing. The key is that they are located well at important points in the network and cater to people's needs at those places.

LOCAL TRANSIT

While regional transit constitutes a more immediate and tangible opportunity for Kaysville, local transit offers opportunities and is an important element of providing a quality choice for how Kaysville residents travel. For the purposes of this plan, local transit is defined primarily as bus service.

Currently, local transit consists of the 627 bus route that serves as a downtown area circulator reaching Kaysville from Clearfield and Layton to the north. The 470 bus route also offers some level of local service with frequent stops along Main Street. Otherwise, the city is not served by local transit – the dispersed development pattern and lack of regional level destinations in other parts of town make effective fixed route transit service difficult throughout most of Kaysville.

However, new innovations in mobility, as well as a potential change in service style from UTA, means that Kaysville has improved opportunities for local transit in the future. It is increasingly more important for local service to run from hubs served by frequent regional transit service, such as the 470 route. For Kaysville, the local transit vision is for flexible and on-demand transit services to serve the community from one or more centralized mobility hubs near community destinations and served by frequent regional routes.

Transportation Demand Management

While transportation demand management (TDM) is often a strategy more geared to larger cities and employment centers, Kaysville should continually consider ways it can reduce the number of vehicles on its streets and highways.

This effort will likely focus on participation in regional TDM efforts led by WFRC, UTA, UDOT, and others; Kaysville's participation is likely to focus on facilitating telecommuting and increasing trips on transit and by carpool for Kaysville residents.

The combination of TDM promotion with the physical infrastructure of, for example, a community mobility hub, is likely the most effective way Kaysville City can contribute to reducing vehicle trips, thereby reducing traffic congestion, impact on road facilities and air pollution.



UTA offers "microtransit" – on-demand rides in smaller vans with flexible routes and destinations.

Goals & Policies

GOAL 1: PRESERVE AND ENHANCE ACCESS TO AND FROM THE GREATER REGION

Policy 1.1: Balance and choice on major corridors

- Balance the design and operation of Kaysville's major corridors among transportation modes to create a choice of modes to access regional destinations.

Policy 1.2: Build in resilience to Kaysville's portion of the regional network

- Continue to increase connections to the regional highway and transit networks, as well as connections to adjacent communities, in order to build resilience to the network and avoid bottlenecks. Shape transportation demand to distribute trips throughout the regional network.

Policy 1.3: Create effective multimodal nodes

- Identify key nodes throughout Kaysville that can balance and serve all transportation modes and provide each with its own unique balanced design, operations, and programming.

Policy 1.4: Preserve and enhance highway connections

- Preserve and enhance functionality of Kaysville's connections to the highway network, including I-15, U.S. 89, and the West Davis Corridor. Implement planned highway connection points and pursue new highway connections.

Policy 1.5: Expand regional transit

- Increase options for Kaysville residents to access the region through public transit service. Improve connections to FrontRunner; Maintain/enhance regional bus service connection to activity centers and regional hubs; Create a transportation hub that functions as a portal to the region. Make 200 North and Main Street as successful as possible as transit corridors.

Policy 1.6: Reduce travel demand for single occupant vehicle trips

- Work with public and private partners to pursue transportation demand (TDM) strategies.

Policy 1.7: Collaborate with regional and state agencies.

- Collaborate with UDOT continually and early in project development, collaborate with UTA, and with WFRC.

GOAL 2: PRESERVE AND ENHANCE COMMUNITY ACCESS

Policy 2.1: Improve multi-modal access to local and neighborhood destinations

- Increase Kaysville residents' ability to walk, bike, and roll to schools, parks, places of worship, recreation centers, services, and commercial areas. At the same time, plan new and redeveloped local destinations to be accessible by a full range of modes.

Policy 2.2: Overcome barriers

- Overcome key barriers to local travel such as Interstate 15 with the enhancements of existing crossings and addition of new crossings, while increasing street connectivity. Overcome major street barriers with frequent, visible, short pedestrian crossings, especially where there is demand for trips to destinations.

Policy 2.3: Create a connected network

- Seek to create a highly connected street and pathway network for new and existing development. This includes connected streets, a dense network, and accessibility to community destinations.

Policy 2.4: Balance community corridors

- Balance community corridor – i.e. "collector" level – streets for modes and speed. Establish slower design and posted speeds, frequent crossings, quality pedestrian environments, and ability to manage traffic at key destinations such as schools and commercial centers.

Policy 2.5: Leverage and expand trail corridors

- Preserve and enhance Kaysville's existing and planned trail corridors such as Denver & Rio Grande Western Rail Trail and the West Davis Corridor and integrate these into the greater active transportation network by increasing access to them and connecting them to community destinations.

Policy 2.6: Implement active transportation facilities and programs

- Implement the Active Transportation Plan and leverage new micro-mobility modes.

Policy 2.7: Pursue innovative local transit options

- Work with partners such as Utah Transit Authority and the private sector to leverage new transit innovations such as on-demand micro-transit to increase options of Kaysville residents and visitors to access community destinations.

GOAL 3: PRESERVE NEIGHBORHOOD CHARACTER

Policy 3.1: Calm traffic

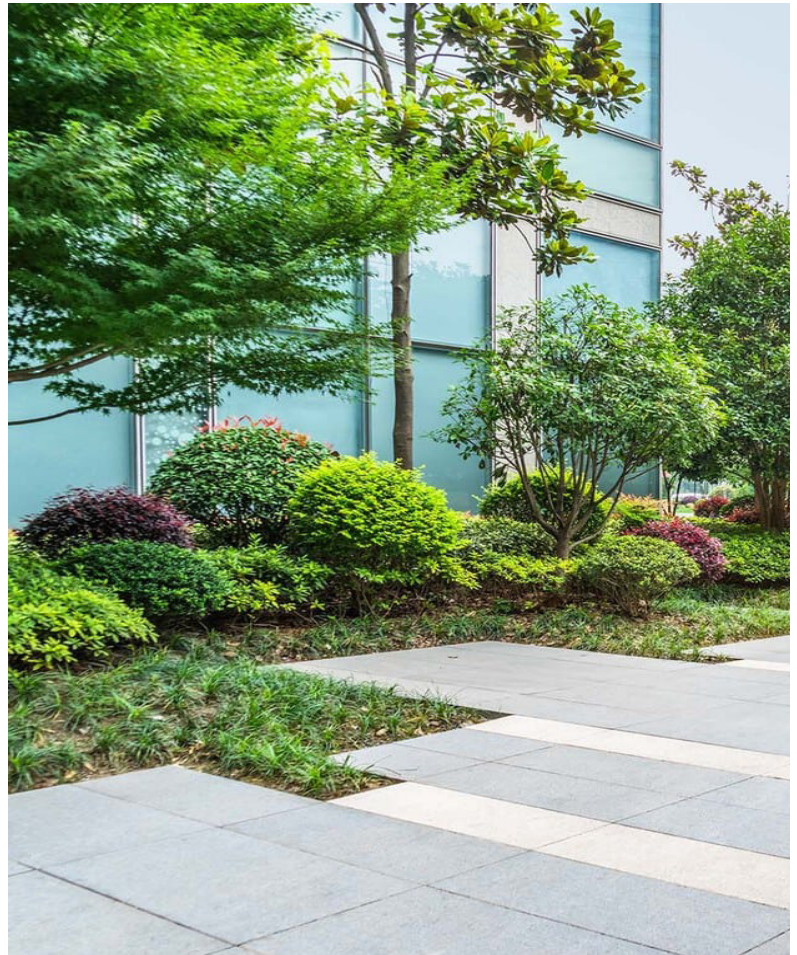
- Design streets and implement interventions that create an overall slow environment on Kaysville neighborhood streets while maintaining connectivity.

Policy 3.2: Use street design to shape neighborhood character

- Design and improve streets to reflect desired Kaysville neighborhood character. Balance proportion of person and vehicular space; green streets with trees and landscaping; and create neighborhood gateways to increase visitor and motorist awareness. In older Kaysville neighborhoods, preserve the grid of central neighborhoods and in newer, less connected street networks, balance connection and the “cul-de-sac” lifestyle.

Policy 3.3: Integrate new development

- Balance the preservation of neighborhoods with the integration of new development. Connect new development to the existing network in ways that respect neighborhoods.



GOAL 4: IMPROVE ACCESS, WALKABILITY, AND SENSE OF PLACE ON HISTORIC MAIN STREET

Implement the 2019 Main Street Vision and the ongoing collaboration with UDOT for Main Street/State Route 273. Historic and North Main Street are envisioned to be pedestrian-friendly corridors that support city center activities and uses.

Policy 4.1: Work with UDOT collaboratively

- Continue to work closely with the Utah Department of Transportation on improvements to historic Main Street that address the needs of both Kaysville and UDOT. It is especially important to continue to collaborate with UDOT Region 1.

Policy 4.2: Slow traffic

- Create an environment that forces Main Street traffic to slow, so to create a better environment for walking and bicycling.

Policy 4.3: Develop shared parking solutions to support Main Street businesses and walkability

- Critical to Main Street access is convenient parking that complements Main Street's walkable environment. The parking areas should conveniently connect to a comprehensive pedestrian network that allows for easy and safe navigation of the Main Street area for those walking as well as, for example, those pushing strollers or using mobility devices. Safe pedestrian access and vehicular access will need to be balanced.

Policy 4.4: Improve Walkability

- Continue to create a high-quality pedestrian realm for a variety of uses such as walking and gathering.

Policy 4.5: Improve cross and parallel streets to support needs of Main Street

- The access and parking of parallel and cross streets are critical to making Main Street successful.

GOAL 5: CREATE KAYSVILLE CITY CENTER TO INCREASE SUSTAINABLE TRANSPORTATION CHOICES

The General Planning process has identified key areas of central Kaysville to accommodate new growth and transformation – these include the Main Street North area and the area surrounding Barnes Park, areas that are to different degrees ready for redevelopment that can take on more housing and create sustainable transportation choices.

Policy 5.1: Create a new and enhanced person-focused network

- Create a foundation for the transformation of these areas by planning and implementing a connected and dense network. This network will include street types new to Kaysville that create more focus on space designed for people and less space designed for motor vehicles. This network will benefit from improved links across I-15, which divides this area – 200 North and a new active transportation connection across I-15.

Policy 5.2: Create transit lifestyle choice

- Establish the ingredients for people in central Kaysville to live a transit lifestyle. A transit lifestyle is the ability to not depend on the use of a private auto and instead use transit, walking, or bicycling for the vast majority of one's trips – in a way that is convenient, safe and intuitive. With the vision of the General Plan, a transit lifestyle is possible in central Kaysville. The key ingredients that would need to be added are higher frequency transit service, daily needs within walking distance, and a vastly more walkable environment.

Policy 5.3: Re-envision major corridors running through the area

- A major barrier to the transformation of this area is the set of major streets that are central to the area – North Main Street and 200 North. The transformation of the area requires a new vision for north Main Street. 200 North needs to continue to move major amounts of traffic but could add active transportation and transit facilities to achieve the goals for the area.

Policy 5.4: Complement new land uses with walkable environment

- New land uses in these areas are envisioned to be oriented to walking and transit. The transportation network can complement these uses by establishing a human scale network and pedestrian-oriented environment.



GOAL 6: LEVERAGE AND INTEGRATE THE WEST DAVIS CORRIDOR

The West Davis Corridor presents opportunities and challenges for Kaysville. The General Plan envisions a balance of increased auto access to the region and the addition of a trail corridor with a lessened impact of the freeway interchanges on neighborhoods and the mitigation of the barrier created between West Kaysville and the Great Salt Lake shorelands.

Policy 6.1: Protect neighborhoods

- Build and maintain West Davis Corridor interchanges that complement neighborhoods by buffering from traffic, maintaining bike and pedestrian environments, and abating noise.

Policy 6.2: Create great multimodal nodes

- West Davis Corridor interchanges will create new major transportation nodes that serve and impact the community in a range of ways. Kaysville should work with regional partners to shape these as balanced, multimodal nodes – points to access the freeway network from an auto as well as to access the planned West Davis trail corridor, and perhaps one day, access the transit network.

Policy 6.3: Maintain access across the corridor

- Mitigate the barrier created by the West Davis Corridor for both people and nature.

GOAL 7: SHIFT MORE SHORT TRIPS TO BIKES AND OTHER MICROMOBILITY

Convince and empower more Kaysville residents to take more of their short trips – to school, the store, church, friends' houses – by bike. Kaysville's primarily flat topography, general lack of large busy streets, and burgeoning bike network make bicycling a realistic alternative to driving for many residents. While Kaysville's spread-out development pattern is challenging for transit and walking for daily trips, the distances of these trips are doable on a bike or scooter. If Kaysville can improve barrier crossings, increase awareness, and continue to build its network, bicycling is Kaysville's best opportunity to reduce motor vehicle trips.

Policy 7.1: Bike promotion and education

- Increase awareness among Kaysville residents of bicycling as a transportation option.

Policy 7.2: Implement bike and scooter share

- Scooter share has begun to occur in Kaysville, but the city could leverage shared scooters as a transportation option with a more strategic partnership with companies such as Bird, Lime, and SPIN.

Policy 7.3: Create infrastructure catering to beginning riders

- The Denver, Rio Grande & Western rail trail demonstrates the effectiveness of a separated pathway for attracting riders of all kinds. Now, the city has the opportunity to build off this trail to form a citywide network of separated pathways that can include the West Davis Corridor pathway (planned), a pathway along 200 North (recommended by this plan); the 50 West pathway (extension to Main Street recommended by this plan); and a North Fork Holmes Creek pathway (recommended by this plan). This is the infrastructure that will most help Kaysville achieve this goal.



GOAL 8: ADAPT TO CHANGING TECHNOLOGY, SOCIETY, AND ENVIRONMENT

Policy 8.1: Orient technology to community vision

- Thoughtfully employ emerging technologies to serve the Kaysville community vision. Measure potential transportation technologies against aspects of the community vision. Ensure a people-centered concept of safety and a human scale environment. Ensure deliveries balance service and public quality of life.

Policy 8.2: Pursue opportunities for new technologies.

- Emerging transportation technologies can help Kaysville achieve transportation goals and address gaps in its diverse transportation network. These technologies could include electric vehicles, automated vehicles, shared vehicles, and on-demand transit service. The city should pursue partnerships with private and public entities to pilot these new technologies.

Policy 8.3: Create infrastructure

- Kaysville City should continue to establish foundational infrastructure and networks for new transportation technology such as electric vehicle charging stations, vehicle share and microtransit locations, and lanes and routes for micromobility, microtransit, and/or automated vehicles.



ESTABLISHING A COMMUNITY

Housing & Neighborhoods

- Existing Housing
- Housing Stock
- Historic Building Permits
- Housing Gap Analysis
- Housing Cost Burden
- Affordable Housing
- Goals & Priorities

Existing Housing

Kaysville City is an established community with 31,494 residents, according to the 2019 U.S. Census Bureau Population Estimates. Between 2010 to 2019, the city has experienced an average annual population growth of 1.6%, growing from 27,300 to its current residential count.

As shown in Table 3.1, Kaysville has 8,777 housing units in total, of which 8,712 are occupied units. There are many more homeowners than renters in Kaysville, with 87.7 percent of homes owner-occupied. This is due mostly to the large amount of single-family homes in the city, and very few multi-family housing units. The city has 7,643 owner occupied units and 1,069 renter occupied units. Occupied housing has grown at an annual average growth rate ("AAGR") of 2.4 percent from 2010 through 2019, with owner occupied housing units growing at 2.1 percent and renter occupied units growing at 4.4 percent.

As shown in Table 3.2, 90 percent of Kaysville's occupied housing stock is single family with 10 percent multi-family, mobile home and other housing types. By comparison, Davis County's housing stock is comprised of 94 percent single family homes and 6 percent multi-family, mobile home and other housing types.



Table 3.1 – Kaysville Housing Units

	2010	2019	AAGR
Total Housing Units	7,268	8,777	2.1%
Occupied Housing Units	7,064	8,712	2.4%
Owner-occupied Units	6,340	7,643	2.1%
Renter-occupied Units	724	1,069	4.4%

Source: US Census Bureau American Community Survey, 2015-2019

Table 3.2 – Kaysville Occupied Housing Units

TYPE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	% OF TOTAL
Single Family	7,383	96.6%	456	42.7%	7,840	90%
2 to 4 Units	168	2.2%	292	27.3%	460	5%
5 to 9 Units	15	0.2%	96	9.0%	111	1%
10 or more Units	-	0.0%	204	19.1%	204	2%
Mobile Home & Other	76	1.0%	2	2.0%	97	1%
Total Units	7,643	87.7%	1,070	12.3%	8,712	100%

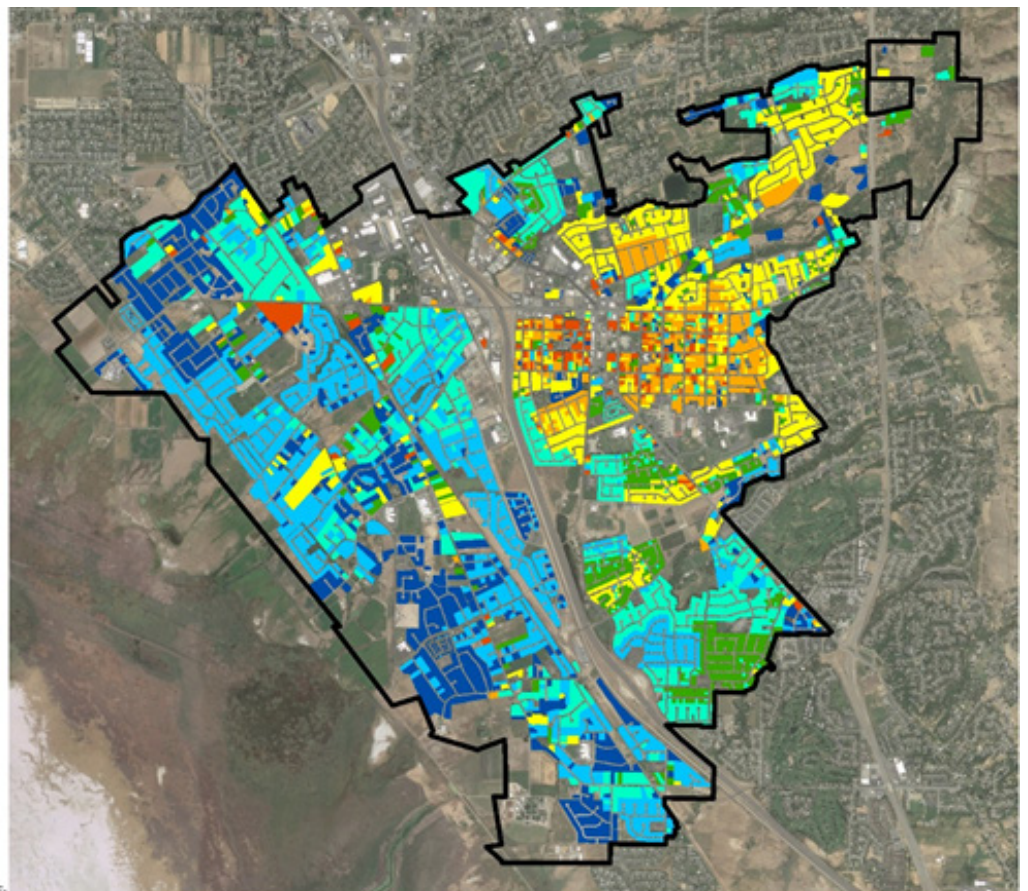
Housing Stock

Figure 3.1 depicts the age of the housing stock within the city. The eastern portion of the city contains development primarily from the initial city settlement between 1849 and 1939. Development remained concentrated in this area and expanded in all areas, especially to the east and south through the 1980s. In the 1990s, the concentration of residential development moved westward. The heavy concentration of home building continues to be on the western border of the city. By age, the central eastside housing stock will be more vulnerable and may be prime areas to focus rehabilitation efforts.

Available Housing Programs

There are a variety of housing programs available to help maintain and support affordability, which will be increasingly critical as increasing housing costs erode the city's affordability. Municipalities are encouraged to utilize the programs offered by the Utah Housing Corporation and the Department of Community and Economic Development to assist in establishing and maintaining the requirements set forth for affordable housing by Section 10-9a-4. Some of these programs include:

- Community Development Block Grant (CDBG) Program
- Home Investment Partnership Acts
- Section 8 Housing Choice Voucher Program
- Supportive Housing Program
- Shelter Plus Care
- Low Income Housing Tax Credits (LIHTC)
- Section 202 Loans for Housing the Elderly
- Olene Walker Trust Fund
- McKinney-Vento Fund
- FIRSTMORE
- UHC'S Subordinate Loan
- HomeAgain
- Score
- NOMI
- Streamline Refinance Loan Program
- CROWN



Historic Building Permits

The city has issued building permits for 1,399 residential units over the last 10 years. These include 19 multi-family units, 2 duplex or twin homes, 1 mobile home, and 1,372 single family units. Historically, Kaysville has constructed mainly single

family units. Multi-family units, including townhomes, condos, and apartments, have been more prevalent in recent years and will continue to be an important tool to address moderate income housing needs within the city.

Table 3.6 – Kaysville City Building Permits

YEAR	SINGLE FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2011	83	-	-	-	83
2012	135	-	-	-	135
2013	151	2	-	-	153
2014	168	-	-	-	168
2015	190	-	-	-	190
2016	157	-	-	-	157
2017	124	-	-	-	124
2018	158	-	18	-	178
2019	105	-	6	1	112
2020	101	-	-	-	101
Total	1,372	2	19	1	1,399

Housing Gap Analysis

The Utah Housing and Community Development Division within the Utah Department of Workforce Services (DWS) utilizes American Community Survey data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) to identify the current number of rental households, as well as project the number of units needed over the next five years, by percentage of household area median family income (HAMFI). The total number of moderate to low income renter households according to CHAS is 1,530.

As illustrated in Table 3.7, at ≤80 percent HAMFI, there are 810 renter households with 755 units currently available. This suggests a shortage of 55 rental units at the ≤80 percent of HAMFI income level. However, the city has a total of 940 affordable units suggesting a surplus of affordable units for this income bracket.

This mismatch in available and affordable housing suggests 185 households are living in affordable housing despite their median income being above the ≤80 percent HAMFI threshold. The mismatch is more also seen in the ≤50 percent HAMFI category as a 65 affordable unit deficit exists, as well as a mismatch in renters with incomes higher than the ≤50 percent threshold occupying 285 units. At ≤30 percent HAMFI, there is a deficit of 95 rental units.

Table 3.7 – Kaysville Housing Gap

SHORTAGE	RENTER HOUSEHOLDS	AFFORDABLE RENTAL UNITS	AVAILABLE RENTER UNITS	AFFORDABLE UNITS - RENTER HOUSEHOLDS	AVAILABLE UNITS - RENTER HOUSEHOLDS	HOUSING MISMATCH
≤ 80% HAMFI	810	940	755	130	(55)	185
≤ 50% HAMFI	490	710	425	220	(65)	285
≤ 30% HAMFI	230	270	135	40	(95)	135

The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute identified this lag citing the period from 2010-2018 where the number of rental households were increasing at a faster pace than housing units. Since 2010, the

Since 2010, the increase in households has outpaced the growth in housing units by an average annual growth rate of 2.4 percent. The current inverse relationship is evidence of the housing shortage in Utah. The Kaysville gap analysis further identifies a need to provide affordable housing for households in all three categories – 30 percent, 50 percent, and 80 percent of HAMFI.

Table 3.8 - Renter Population Projection

	5 YEAR PROJECTION	10 YEAR PROJECTION
≤ 80% HAMFI	3,982	4,621
≤ 50% HAMFI	3,755	5,441
≤ 30% HAMFI	1,157	1,358

The demand for affordable housing is anticipated to grow over the next 10 years. The demand for units meeting the ≤50 percent HAMFI category requirements is expected to grow the most with a growth rate of 7.7 percent per year. The other two categories will grow about 3 percent per year.

Table 3.8 provides the projected population in the three categories– 30 percent, 50 percent, and 80 percent of HAMFI in 5 and 10 years. Table 3.9 provides projected housing demand in the three categories along with the current affordable rental unit housing supply.

Table 3.9 - Projected Affordable Housing Needs

	AFFORDABLE RENTAL UNITS	GROWTH RATE	5 YEAR UNIT DEMAND	10 YEAR UNIT DEMAND
≤ 80% HAMFI	940	3.02%	1,091	1,266
≤ 50% HAMFI	710	7.70%	1,029	1,491
≤ 30% HAMFI	270	3.26%	317	372

Housing Cost Burden

As shown in Table 3.3, the median household income in Kaysville is \$99,597. The median household income has grown at an AAGR of 3.04 percent from 2009 through 2019. The Kaysville owner-occupied income in 2019 was \$107,962 while renter-occupied income was \$44,178. The renter gross median income grew at an AAGR of 2.08 percent compared to a 4.01 percent growth rate in median gross rent.

The overall average monthly housing costs for all owner-occupied housing in Kaysville is \$1,421. Monthly costs for owner-occupied housing units with a mortgage is \$1,761 while those without a mortgage is \$421. The median gross rent in the city is \$948. The ratio of the city's median rent to renter income is 25.8 percent. The ratio of the city's median income to median household owner income is 19.6 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.



The area median income (AMI) for Davis County for 2019 was \$83,310. The median family income for a family of four in Davis County is \$93,688. The Appendix Table 3.4, represents the ratio of median rent in Kaysville at 100 percent of the AMI income for a family of four in Davis County. Ratios greater than 30 percent indicate a burden based on typical housing costs within the County. Ratios greater than 50 percent suggest a severe burden. At 30 percent of AMI, a family of four is burdened and nearing the severe burden threshold.

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs in order to publish HOME Investment Partnership Program ("HOME") rent limits. The rent limits for the Ogden-Clearfield HUD Metro FMR Area for 2021 is found in the Appendix Table 3.5.

Table 3.3 – Kaysville Housing Cost Burden Ratio

	2009	2019	AAGR
Median Income	\$78,395	\$99,597	3.04%
Owner-occupied Median Income	\$84,498	\$107,962	3.11%
Renter-occupied Median Income	\$37,477	\$44,178	2.08%
Median Gross Rent	\$692	\$948	4.01%
Owner-occupied w/ Mortgage Cost	\$1,591	\$1,761	1.28%
Median Rent to Renter Income	22.2%	25.8%	1.5%
Median Mortgage to Owner Income	22.6%	19.6%	-1.4%

Source: US Census Bureau American Community Survey 2015-2019, Utah Department of Workforce Services: Housing and Urban Development

Affordable Housing

Recommendations for Affordable Housing

Kaysville is an established community with a population of 31,494 and total number of households of 8,712, according to the 2019 American Community Survey. Kaysville aims to facilitate a reasonable opportunity for a variety of housing, including moderate income. Currently, the median rent and median income ratio is below the 30 percent cost burden suggesting affordability in the near-term. Likewise, the median mortgage and household owner income ratio is below the 30 percent cost burden. However, rents are increasing at a higher rate than income.

There is also cause for concern that ownership of single-family homes is becoming too expensive for moderate-income households as housing prices continue to outpace income increases. The housing element of the General Plan is designed to determine the demand for moderate income housing and provide an outline of how to meet the needs of current and future residents. Kaysville land use plans and programs may encourage diverse housing opportunities that compliment and enhance the existing community.

Y2 Analytics conducted a Kaysville Community Survey which provided resident feedback regarding a variety of community topics, including housing. From this survey, and feedback from community members, the guiding principles regarding housing – including moderate income housing – were developed.

Utah Code 10-9a-4 requires the city to implement strategies for ensuring moderate income housing options are available throughout the community. The following goals and recommendations fulfill this requirement, address community sentiments, and address strategies to provide development of moderate income housing over the next five years and beyond.

- Meet state requirements for affordable housing
- Accommodate a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs and expectations of the city
- Encourage the preservation of open space through clustered development and the protection of foothills, natural drainages and remaining agricultural areas
- Facilitate the incorporation of Accessory Dwelling Units (ADUs) into existing neighborhoods

Kaysville City residents appreciate the lifestyle offered by their community and have the desire to share the community with their children and others while preserving the existing sense of place. The focus of many residential zones is on single family residential units in low and medium density neighborhoods. To provide housing opportunities while maintaining the existing sense of place, a focus on cluster development in undeveloped areas and low-rise mixed use redevelopment within central commercial areas was supported by the Y2 Analytics survey.

Clustered development allows for a concentration of homes in one area to allow extra land to be preserved as open space or other nonresidential land uses such as parks, neighborhood commercial sites, and public infrastructure. A revitalization of the commercial areas along Main Street and above 200 North can offer the needed housing opportunities for the area.

Existing zoning allows residential development in several zones. These zones include:

- Old Kaysville Townsite Residential District (R-T)
- Single Family Residential District (R-1)
- Diverse Residential District (R-D)
- One To Two Family Residential District (R-2)
- One To Four Family Residential District (R-4)
- Multiple Family Residential District (R-M)
- Central Commercial District (CC)
- General Commercial (Mixed Use Zoning District Overlay)
- Light Industry/Research Use (Mixed Use Zoning District Overlay)

Development activity within the city, especially on the westside is expected to continue expanding the low and medium density neighborhoods within the city. With a majority of housing stock on the westside focused on single family homes, allowing clustering will encourage open space preservation.

Kaysville has a strong desire to preserve their existing community culture while providing a full range of housing opportunities to meet the economic, lifestyle and life-

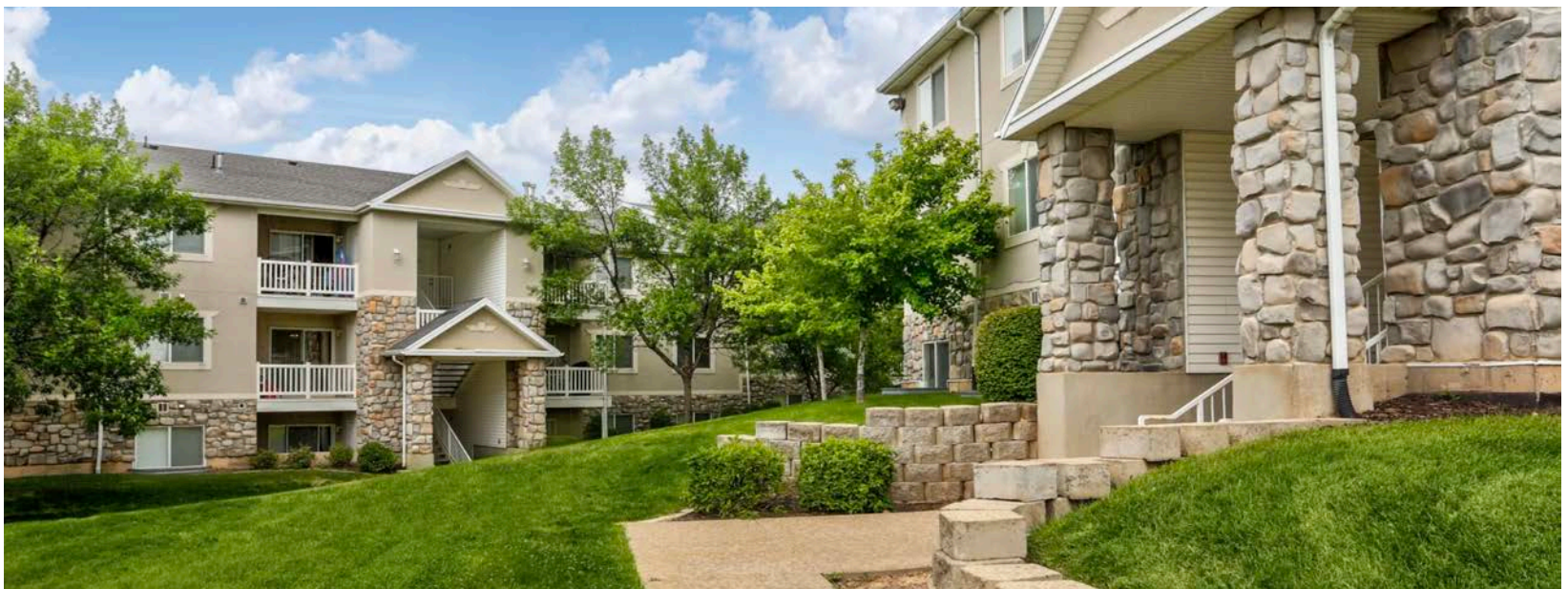
cycle needs and expectations for residents. The land use map for Kaysville promotes a mixed use low rise downtown core. The inclusion of mixed use and flex space land uses will offer variety in the housing stock.

A focus on mixed use opportunities with diverse multifamily housing stock in the central part of the city will provide a variety in housing stock and options for diverse living styles. This will provide housing for people with different life cycles, housing needs, and offer affordable housing options. The statewide housing demand has pushed an emphasis on the need for variety in housing types to increase affordability. Through redevelopment, the diversification of housing stock near Main Street and north of 200 North may provide affordable housing options to meet the current and projected needs of the city.

Accessory dwelling units also offer an additional affordable housing opportunity for Kaysville. An Accessory Dwelling Unit (ADU) is a secondary residential area within an existing residential lot. ADUs can be attached, such as an addition or in a basement, or they may be detached. These low impact units can be incorporated by homeowners into existing residential parcels. Their presence within established neighborhoods could benefit the city by increasing affordability for property owners and renters alike.

Additionally, ADUs do not require significant infrastructure and are constructed individually by property owners. Often rented below market rate, ADUs can provide moderate income housing opportunities, frequently to family and friends, and provide homeowners with an additional income source.

The city should seek to work with the numerous existing programs available to encourage the development and preservation of affordable housing at all income levels.



Goals & Policies

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

GOAL 2: WORK WITH THE NUMEROUS PROGRAMS AVAILABLE TO ENCOURAGE THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING AT ALL INCOME LEVELS

Policy 1.1: Allow for higher density and mixed use within the City Center to diversify housing stock

Policy 1.2: Facilitate the incorporation of Accessory Dwelling Units (ADUs) into existing neighborhoods





GREEN & ACTIVE SYSTEMS

Open Space, Trails & Natural Resources

■ **Natural Resources & Environment**

■ **Community Trails**

■ **Parks, Open Space & Recreation**

■ **Goals & Priorities**



Natural Resources & Environment

The natural environment is a fundamental component of a healthy community. Being positioned on the Wasatch Front, Kaysville has an abundance of natural resources. These include the Wasatch Mountains, Great Salt Lake and the streams that run between them, the urban forest integrated throughout the city landscape, open agricultural and wetland areas, wildlife and more. Recognizing and planning for Kaysville's natural resources is an important part of ensuring the well-being of the community.

Mountains and Foothills

Kaysville is fortunate to have the Wasatch Mountains at its doorstep as a resource for water, outdoor recreation and wildlife habitat. The foothills of the range extend into the city boundary at the northeast, with the city's Wilderness Park providing access to the regional Bonneville Shoreline Trail and other local trails within the park, as well as sweeping views of the valley below. The topography of the mountains also extends further into the city in the form of hollows carved by streams into the landscape. These areas are particularly sensitive, being composed of steep slopes, erosive soils and critical animal habitat. As such, they should be treated with great care. Map 4.1 highlights the areas with steep slopes within city limits. Care should be taken to limit development in these areas and to continue to provide public access to trail corridors.

Water

Water is a precious resource in the arid West, the difference between life and death. The majority of Kaysville's water supply is collected and stored from melting snowpack in the Wasatch Mountains. As such it is generally clean but its availability is limited by the weather. Hence, conservation of this precious resource is important. Human activity impacts water quality downstream, resulting in the degraded condition of terminal water bodies such as Great Salt Lake and others similar. These impacts are also important concerns to be addressed as the city continues to grow and mature.



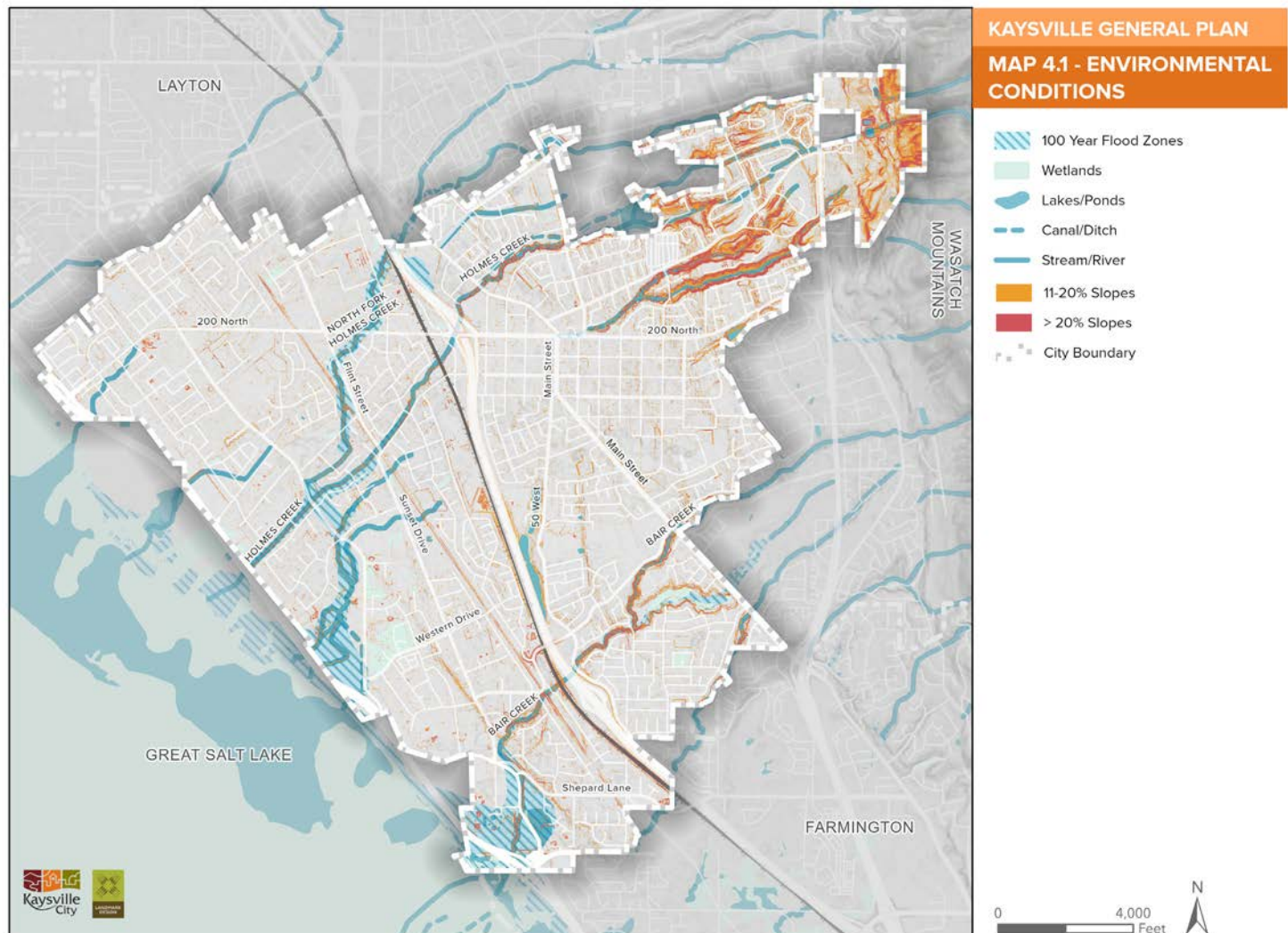
Water Resources

GREAT SALT LAKE

Although it is located outside of Kaysville's city boundary, Great Salt Lake is inextricably tied to other water resources and practices within Kaysville. The lake provides a number of regional benefits, including critical bird habitat, recreational opportunities and mineral extraction. Unfortunately, Great Salt Lake has entered a state of poor health in recent years due to drought, water consumption, and pollution. As lake levels continue to drop, critical wetland habitat will be lost and pollution particulates will become airborne, reducing air quality and contributing to early snowmelt. Restoring the lake will require the cooperation of all communities, and Kaysville can do its part in this effort by following the recommendations for water resources in this chapter.

Key Takeaways

- Kaysville has an abundance of natural resources, which is a unique asset to be cared for.
- Foothills, stream corridors and wetlands should be protected from development and preserved as open space where possible.
- Stormwater infrastructure protects water quality downstream and ultimately the whole natural environment.
- Water conservation is an important part of the city's stewardship over this limited resource.
- A healthy urban forest is an important part of the city's infrastructure which requires continued investment and maintenance.



PERENNIAL STREAMS

Three perennial streams run through Kaysville. These include Holmes Creek, North Fork Holmes Creek, and Bair Creek. Remarkably, each remains mostly in a natural daylighted state with vegetated banks, which provides good habitat for fish and other wildlife. The three creeks feed Great Salt Lake and wetlands along its shoreline. The stream corridors are also favorable for east-west trail alignments. As Kaysville continues to develop, it will be critical to protect these stream corridors from pollution and development in order to maintain their important function.

PONDS AND WETLANDS

A number of ponds and wetlands are found throughout Kaysville (see Map 4.1). Most notable are the Kaysville Ponds located along I-15 and the wetlands that border the city's western edge. These water bodies provide important habitat for fish and other wildlife, as well as recreational and educational opportunities. The city should limit the development of these areas as much as possible and consider the purchase of unprotected areas to be preserved as open space.

STORMWATER MANAGEMENT

Stormwater runoff is a water quality concern, especially in an urban environment. Runoff can pick up and carry litter, nutrients, bacteria, chemicals, sediment and other pollutants across land and through the storm drain systems to streams and lakes. In addition, concentrations of stormwater flow increase erosion, which impairs habitat. In Kaysville, the primary sources of runoff pollution are generally related to agricultural/landscape practices and the automobile, with both fertilizer and oil sludge making its way into the stormwater system.

In recent years, low impact development (LID) methods for managing stormwater have emerged which collect, treat, and slowly release stormwater runoff in a more sustainable way than more traditional methods. A wide range of LID solutions are available and should be evaluated for their effective use on a project to project basis. Many LID solutions can be affordably applied to retrofitting existing systems. Among the list of potential LID facilities that might be considered for use in Kaysville include:

- Vegetated green roofs
- Bioretention cells
- Pervious paving
- Sand filters
- Vegetated filter strips
- Bioswales
- Infiltration basins
- Constructed Wetlands

While LID facilities are not discussed at length here, one practice particularly appropriate for application in the public right-of-way is bioretention cells. These are vegetated areas that retain and treat stormwater runoff from impervious areas such as rooftops, sidewalks, and streets. A healthy bioretention cell receives runoff from an upstream area, retains it, and infiltrates it before excess water runs off.

Bioretention may have engineered subsurface layers to maximize runoff storage capacity and infiltrate or detain stormwater. In arid climates like Utah, bioretention design must be conscious of limited water supply. Bioretention is an effective, budget friendly option that may be readily implemented in park strips, traffic calming bulb-outs, medians, and other locations in Kaysville.

WATER CONSERVATION

With limited water resources available in our arid region, water conservation is critical to maintaining an abundant supply for all who live here. There are a number of ways in which water may be conserved, including improving the efficiency of plumbing systems, the collection and reuse of stormwater and greywater, or the reduction of water use in landscapes. Kaysville should provide leadership in water conservation on all these fronts, working to maximize water efficiency and conservation on all municipal properties, and developing partnerships with local water districts to educate the public on water use.

Landscapes play a particularly important role in the consumption of water, as many Utah landscapes are not designed with water conservation in mind. Kaysville has the opportunity to modify its public landscapes by removing unnecessary lawn areas and replacing them with waterwise landscaping.

For instance, many existing park strips in Kaysville are generally narrow strips of lawn which are difficult to maintain or are too narrow to accommodate street trees. Along busier corridors, it is recommended that the park strips be widened to reasonably allow for street trees and furnishings. In residential areas, the city should promote “Flip the Strip” landscape ideas (pictured at right) to convert the existing park strips from lawn to waterwise landscaping.

Air

Air quality is a topic of continuing importance to both Kaysville and the greater Wasatch Front. Degraded air quality affects the quality of life for all residents, and is impacted by pollution generated from a variety of sources, including building emissions, industrial uses, automobile emissions and even the drying Great Salt Lake. As Kaysville generally has newer building stock and lacks many industrial pollution sources, the city can make the most impact on improving air quality by promoting alternative transportation modes as described in Chapter 2, following the recommendations for water conservation

in this chapter, and promoting a healthy urban forest as described in the following paragraph.

Urban Forest

A healthy urban forest is an integral part of the city infrastructure and essential for the well-being of residents. There is a strong link between urban trees and improved physical and mental health. Trees provide an abundance of natural benefits, including:

- Removal of air pollution
- Control and cleansing of stormwater
- Reducing the urban heat island effect by providing shade
- Saving energy consumed in air conditioning costs
- Reducing crime
- Providing wildlife habitat
- Providing oxygen and good mental health
- Increased property values

Kaysville has a robust urban forest and has been designated by the Arbor Day Foundation as a “Tree City USA” for the past 23 years. The city’s Parks and Recreation Department currently employs a City Forester and maintains many trees which fill the parks and line Main Street. Many other trees on private property and in public rights-of-way are maintained by property owners and provide the aforementioned benefits to their respective neighborhoods. Still, many areas of Kaysville lack trees.

The urban forest must also be regularly assessed and managed to control disease/pest outbreaks, promote species diversity, remove hazard trees and plant new trees for future generations. As such, it is recommended that the city continues to invest in and expand its urban forestry program to meet these needs.



Converting unnecessary lawn areas such as park strips to waterwise landscaping is an excellent way to conserve water in Kaysville.

Parks, Open Space & Recreation

Parks, open space, recreation and trails are a vital components of Kaysville's form and identity. Taken together as a system, they provide places to gather and recreate together with friends and family while maintaining ties to the city's roots and heritage.

The city's parks, open spaces and trails also provide visual and physical relief from the built environment, serving as places of respite, recreation and connection to the natural environment. When fully-realized, the system will enhance the health and well-being of the community, creating a more complete and unified city in the process.

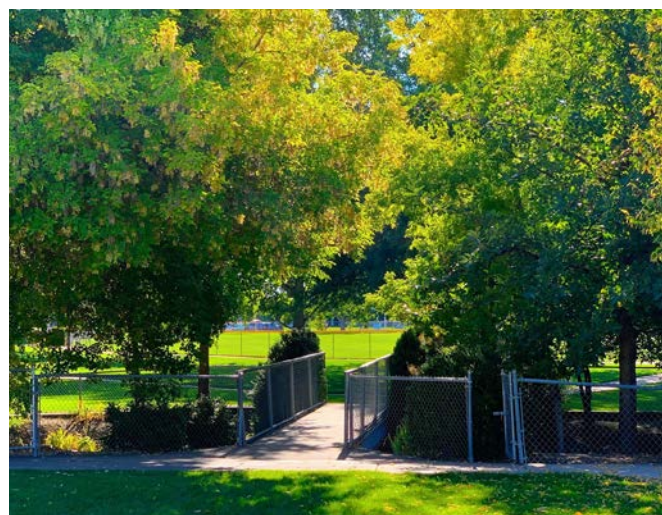
An up-to-date and comprehensive parks, open space, recreation and trails element is essential to ensure the acquisition, development and maintenance of facilities and programs keeps pace with the demands and needs of the changing population. It also captures the vision and needs of the community, providing policy guidance and specific implementation ideas for allocating precious resources to ensure the city is meeting current needs and those for the next ten years and beyond.

Public Input: Parks, Open Space, Recreation & Trails

As previously discussed, the public was polled regarding parks, open space, recreation and trails as part of the statistically-valid survey conducted by Y2 Analytics. While the full results are recorded in Appendix A, the top five takeaways from the survey regarding parks and recreation are shown on the following page.

Key Takeaways of the Survey Related to Parks, Open Space, Recreation, & Trails

- **68% of residents say that the city currently provides adequate parks, trails, and recreation opportunities.** Residents tend to prefer parks within walking distance from home. Those who do not use the parks are predominately not interested or have no time to do so.
- **A recreation center, trails and natural open spaces are a big community priority.** Residents prioritized these features of the community when it comes to allocating budget.
- **Effective April 1, 2022, a 0.1% sales tax will be in place** with funds dedicated to Recreation, Arts, Museums and Parks.



Barnes Park



Hess Farms Park



KAYSVILLE NEEDS TO ACQUIRE AND PRESERVE OPEN SPACES, ESPECIALLY NATURE PARKS, AND ESTABLISH INTERCONNECTEDNESS BETWEEN THOSE NEW SPACES AND EXISTING SPACES IN KAYSVILLE AND SURROUNDING COMMUNITIES.

SURVEY RESPONDENT

PARK SYSTEM "AT A GLANCE"

Residents expressed appreciation for the wide variety of parks, open space and other amenities that help meet the community's recreational needs. These are illustrated in Map 4.2, which indicates the location of existing parks and open spaces in the city, including school grounds, special use

parks and other unique amenities. To summarize, 256 acres of existing parks and other special recreation lands currently serve Kaysville residents.

256

Public Park
Acres

12

Playgrounds

32

Pavilions

2

Tennis
Courts

9

Baseball/
Softball
Fields

10

Public Parks

8

Pickelball

7

Restrooms

16

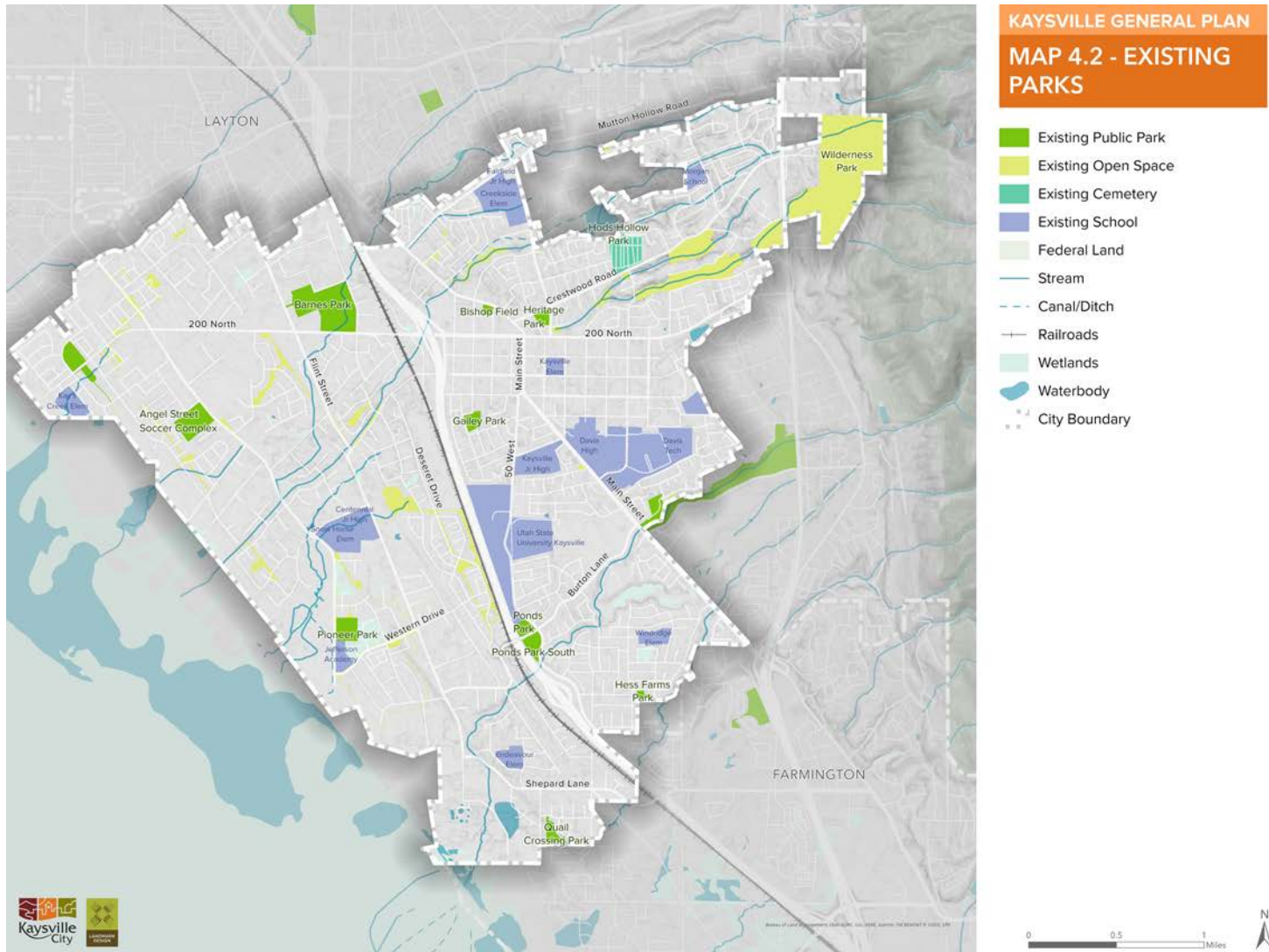
Multipurpose
Fields

5

Volleyball
Courts



Gailey Park



PARK TYPES

The following is a summary of the types of parks found in Kaysville City, beginning with the smallest - Pocket Parks - and followed by Neighborhood Parks, Community Parks and the largest - Regional Parks¹. This chapter also examines Special Use Parks and Other Recreational Facilities that are not generally used for assessing city needs. The section concludes with a discussion of public Open Space and how it is distributed in the community.

Pocket Parks

Pocket Parks are the smallest park type. With a typical size of 3 acres or less, this type of park usually has minimal amenities, such as open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available.

Kaysville currently has two parks within this category totaling 2.4 acres, ranging from 0.3 acres to 2.1 acres in size.

2
Pocket Parks

2.4
Pocket Park Acres

EXISTING POCKET PARKS

Hess Farms Park - 2.1 acres
Hods Hollow Park - 0.3 acres



Hods Hollow Park

Neighborhood Parks

Kaysville's ten Neighborhood Parks comprise a total of 15.4 acres in extent. This type of park typically ranges from 3 to 10 acres in size, providing amenities to meet the needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a sometimes a restroom.

The city's Neighborhood Parks range in size from 4.1 acres to 6.0 acres.



EXISTING NEIGHBORHOOD PARKS

Gailey Park - 0.3 acres
Heritage Park - 4.1 acres
Quail Crossing Park - 6.0 acres



EXISTING COMMUNITY PARKS

Angel Street Soccer Complex - 17.1 acres
Pioneer Park - 10.7 acres
Ponds Park - 14.0 acres
Trappers Field Park (Incomplete) - 11.0 acres

Community Parks

Community Parks typically serve the city at-large, providing a specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Community Parks in Kaysville are typically 10 to 20 acres in size.

Kaysville's four Community Parks make up nearly half the park system, encompassing 52.8 acres of land, ranging between 10.7 to 17.1 acres in size.

Regional Parks

The largest park type is the Regional Park, which serves the city and region with special features and amenities. These park types are typically 20+ acres in size and/or include multiple specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of park also typically includes sports fields and courts, playgrounds, pavilions, perimeter walking trails, multiple restrooms, trees, large open grassy areas, picnic areas and seating.

Kaysville currently has one Regional Park - Barnes Park, which is 45.7 acres in size.



EXISTING REGIONAL PARKS

Barnes Park - 45.7 acres



Heritage Park



Angel Street Soccer Complex



Barnes Park

Special Use Parks and Other Facilities

There are a number of unique facilities that also help meet the recreation and leisure needs of the community. For example, the East Mountain Wilderness Park is owned and maintained by the city and provides 140 acres of unique recreational open space. In addition, other public and quasi-public spaces such as the Kaysville Ponds and public school grounds help meet Kaysville's recreational needs. These however are not included in assessing park service levels and distribution, as they are either not under the city's jurisdiction or do not provide traditional park amenities.

Other Public Land Maintained by the City

In addition to parks, open space and trails, Kaysville also maintains a range of public landscapes located in the vicinity of public buildings and similar quasi-park parcels and features. While such uses often enhance the community's aesthetics, they do not fulfill a park function and place additional demands on the city's maintenance staff.

Private Parks

Private parks are typically designed to meet the needs of residents who live in private subdivisions. Such parks are generally not open to public access and use and often focus on providing open lawn areas, playgrounds, sports courts and small pavilions. In contrast, public parks usually include large-ticket features and elements expressly to meet public needs and demands, such as active sports fields and other major recreation facilities. Since private parks and recreation facilities are generally not open for public use, they are not included in the assessment of distribution and service levels that follow.

One exception is Bishop's Field, which is a privately-owned property maintained and programmed by the city. The field contributes to recreational programming by providing an additional multipurpose field to the park system. However, because the site is not publicly-owned and current arrangements with the city are not considered indefinite, this facility is not included in the following analyses.



Heritage Park



Pioneer Park



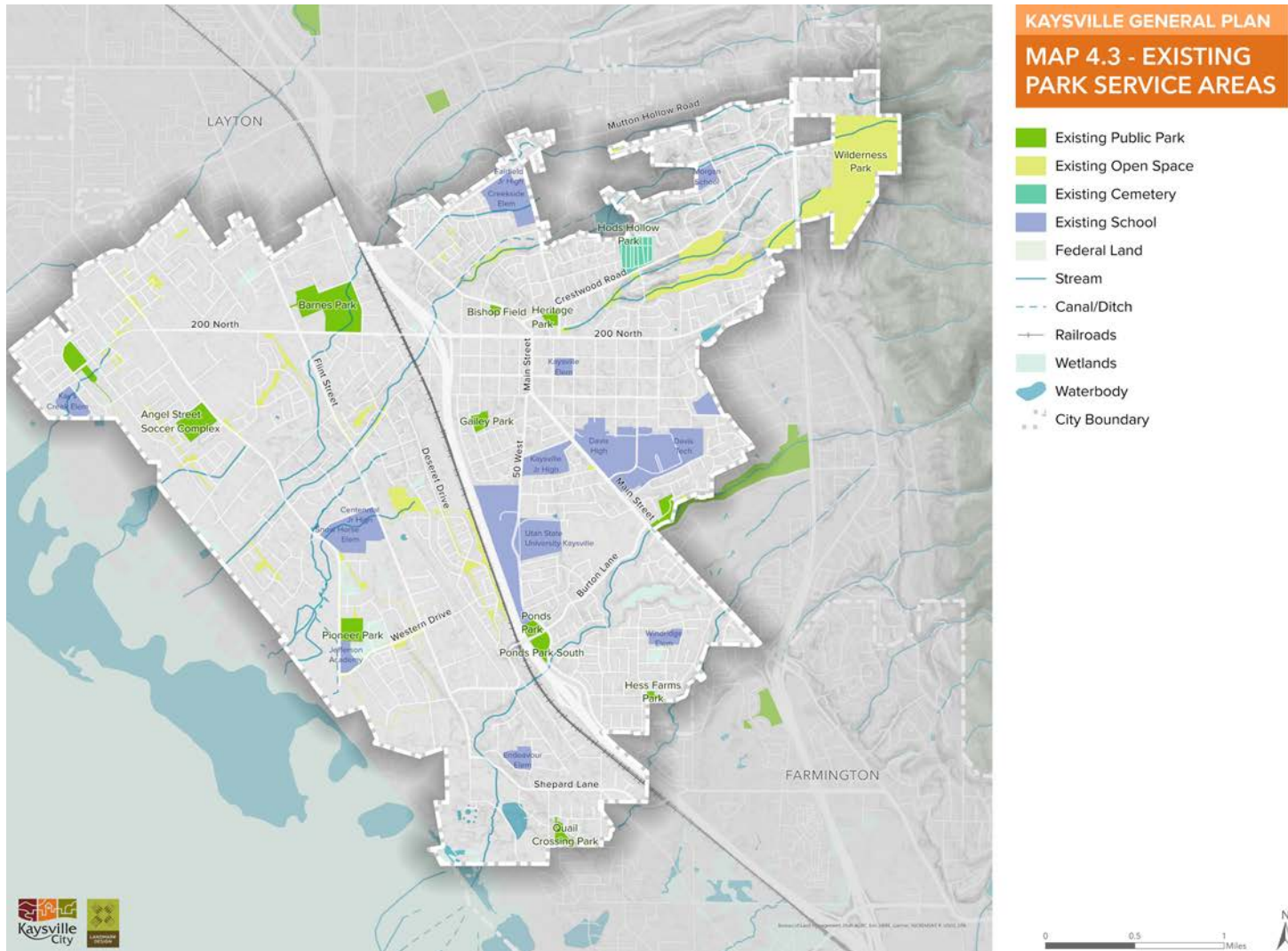
Ponds Park



Quail Crossing Park



Gailey Park



Meeting Needs During the 10-Year Planning Horizon

Carrying the recommended future LOS of 3.6 forward to meet park needs through the 10-year planning period results in a total of 128.2 acres of public park land required by 2030 to meet requirements ($35,416 / 1,000 \times 3.62 = 128.2$). There are 116.3 acres of existing public park land already provided, so the city will need an additional 11.9 acres of park land by 2030 to maintain the future LOS ($128.2 - 116.3 = 11.9$). It is therefore recommended that 15 acres of land be acquired and developed by 2030 as one Community Park and one Neighborhood Park (described as part of filling distribution gaps).

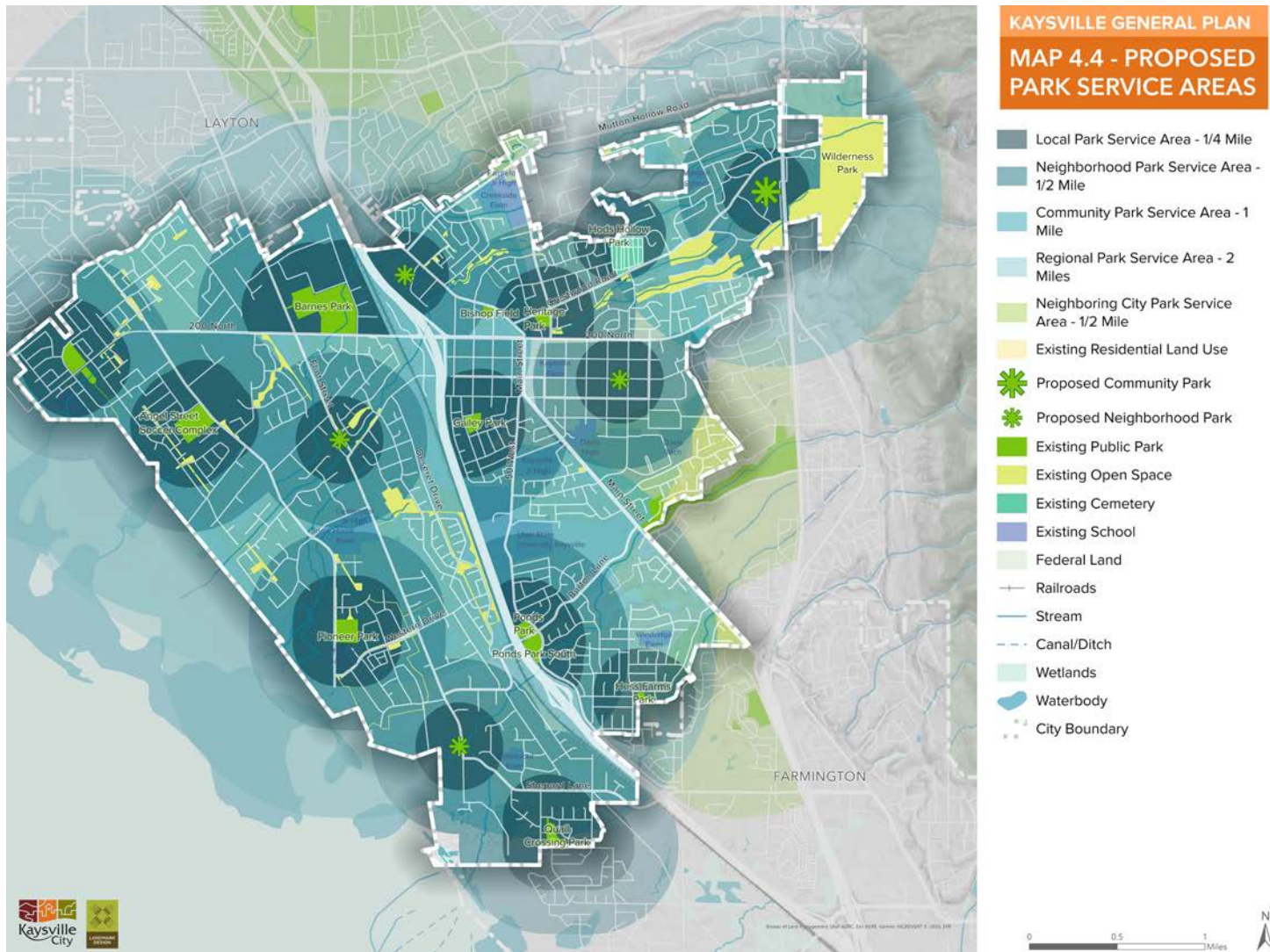
Meeting Needs Through Buildout

The projected Kaysville population at buildout (2050) requires a total of 152.0 acres of public park land ($42,000 / 1,000 \times 3.62 = 152.0$) to meet park needs. With the 116.3 acres of existing developed public park land and assuming the 10.0 acre and the 5.0 acre Neighborhood Park are developed by 2030, the city will need to acquire and develop 22.3 acres of additional park land to meet LOS needs between 2030 and buildout ($152.0 - 116.3 - 15.0 = 20.7$). Of those 20.7 acres, 5.0 are required to fill

remaining gaps (one 5-acre Neighborhood Park). The remaining 15.7 acres of park land needed by 2050 may be acquired by expanding existing parks to adjacent sites or locating additional park sites throughout the city to help improve the availability of parks within walking distance. Potential areas for adding additional new parks include the North Main Street area as it redevelops and the vicinity of Sunset Drive and Shepard Lane, as shown on Map 4.3.

Park Land Acquisition and Development

To help meet future needs in the most cost-efficient manner, the city should consider obtaining available land as soon as possible to meet future park needs, which is especially critical given increasing land costs. The city should not develop or acquire any new Pocket Parks whenever possible, as they are small, difficult to maintain and operate and place a significant burden on maintenance staff and resources. The city should instead focus on providing Neighborhood and Community Parks to the greatest degree possible. These park types provide the most “bang for the buck” and more efficiently utilize maintenance and operations funds. Furthermore, they serve the surrounding neighborhoods and community with more desirable amenities than Pocket Parks.



DEVELOPER PROVIDED PARKS

The city should work with developers to appropriately locate parks and to help meet distribution needs. Future parks should be located along existing and proposed trails when possible, accommodate the standard amenities at a minimum, have easy access to collector roads and include adequate parking for the intended facilities.

Open Space

Open space, whether publicly or privately owned, provides physical and visual relief from the more developed areas in a community. Kaysville is fortunate to border the Wasatch Mountains and foothills to the east and to have Holmes Creek and Bair Creek connecting the mountains to the Great Salt Lake through the heart of the community.

Open space provides a host of ecological benefits. It helps purify the soil, water and air, can absorb and deflect noise, wind and visual disturbances, helps absorb carbon and reduces urban heat. These valuable lands ensure that

natural drainages are available to convey stormwater and assist with stormwater infiltration into the soil.

Open space is also important for protecting critical habitat and, when carefully developed with trails, can serve as connections to parks and neighborhoods. Open space can also serve as a holding use until the land can be formally developed in the future. These and other benefits help make Kaysville a healthier community.

Natural open spaces are among the most important community features to Kaysville residents, ranking above all developed park features in the community survey. This indicates that residents appreciate the natural open space that already exists in the community and are willing to fund the acquisition of more.

The city should therefore continue efforts to acquire open space when opportunities arise to expand existing parks and open space, preserve key natural drainages, viewsheds or agricultural land in the community or expand the trail system.

Priorities: Parks & Open Space

It is important for Kaysville to maintain the recommended level of service for its residents in order to continue the city's high recreation standards moving into the future. In addition to developing one Community Park and two Neighborhood Parks to fill current distribution gaps, Kaysville will need to acquire and develop two additional Neighborhood Parks in developing areas, which will help ensure equitable park distribution now and by buildout. In total, Kaysville will need to acquire and develop 35.7 acres by buildout to meet existing and future needs.

The city should ensure its development ordinances are consistent with the recommendations in this plan. Existing parks should be upgraded and new parks should be built.

Additional open space should be acquired when it expands the city's existing parks, open space and trails system. Land that mitigates natural hazards or preserves natural drainages, wildlife corridors, key agricultural lands, or other valuable community resources should be prioritized.

Community Trails

Trails play a vital role in the community. They are an essential recreational amenity while also providing connections between home, work, play and important destinations like transit and retail destinations. Trails are a primary method for the public to access and enjoy local parks and open space. They are intrinsically democratic facilities, serving a wide range of uses (walking, running, cycling, and equestrian riding) and user groups (individuals, families, weekend warriors, youth, seniors, commuters and casual recreationists).

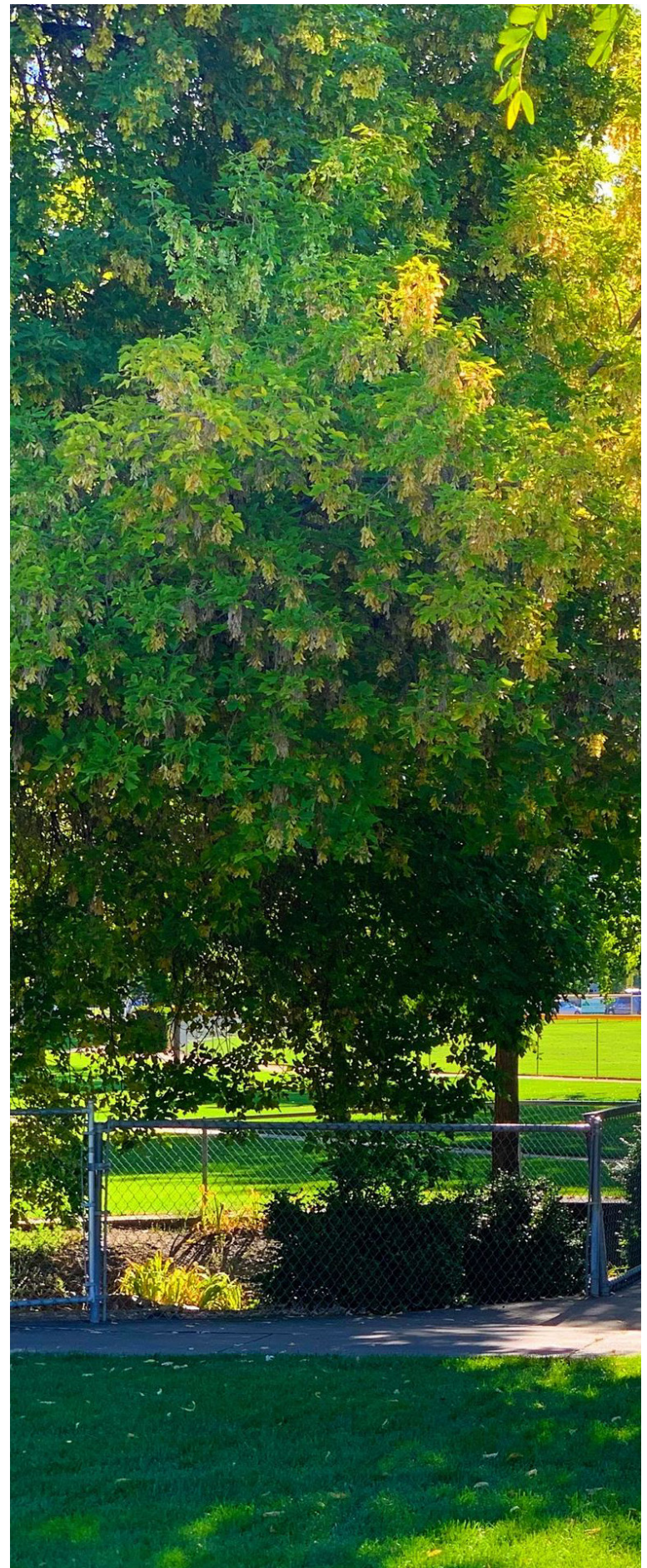
Public Input on Trails

The planning process included significant public involvement to understand community values, needs, desires and priorities. The establishment and maintenance of trails ranked highly, lending support for an expanded and trail system. See the key takeaways and details from the public survey related to trails in Appendix A.

//

I REALLY THINK TRAILS AND BIKE PATHS BENEFIT EVERYONE. I ALWAYS SEE PEOPLE OUT ON THE TRAILS!

SURVEY RESPONDENT



EXISTING TRAILS & BIKE LANES

22.2
Miles of
Trails

As shown on Map 4.5, Kaysville City has approximately 22.2 miles of existing trails. These are classified as paved trails, unpaved trails, regional trails, primitive trails and firebreak trails. There are also 6.2 miles of existing bike lanes with 14.5 miles proposed.

Paved Trails

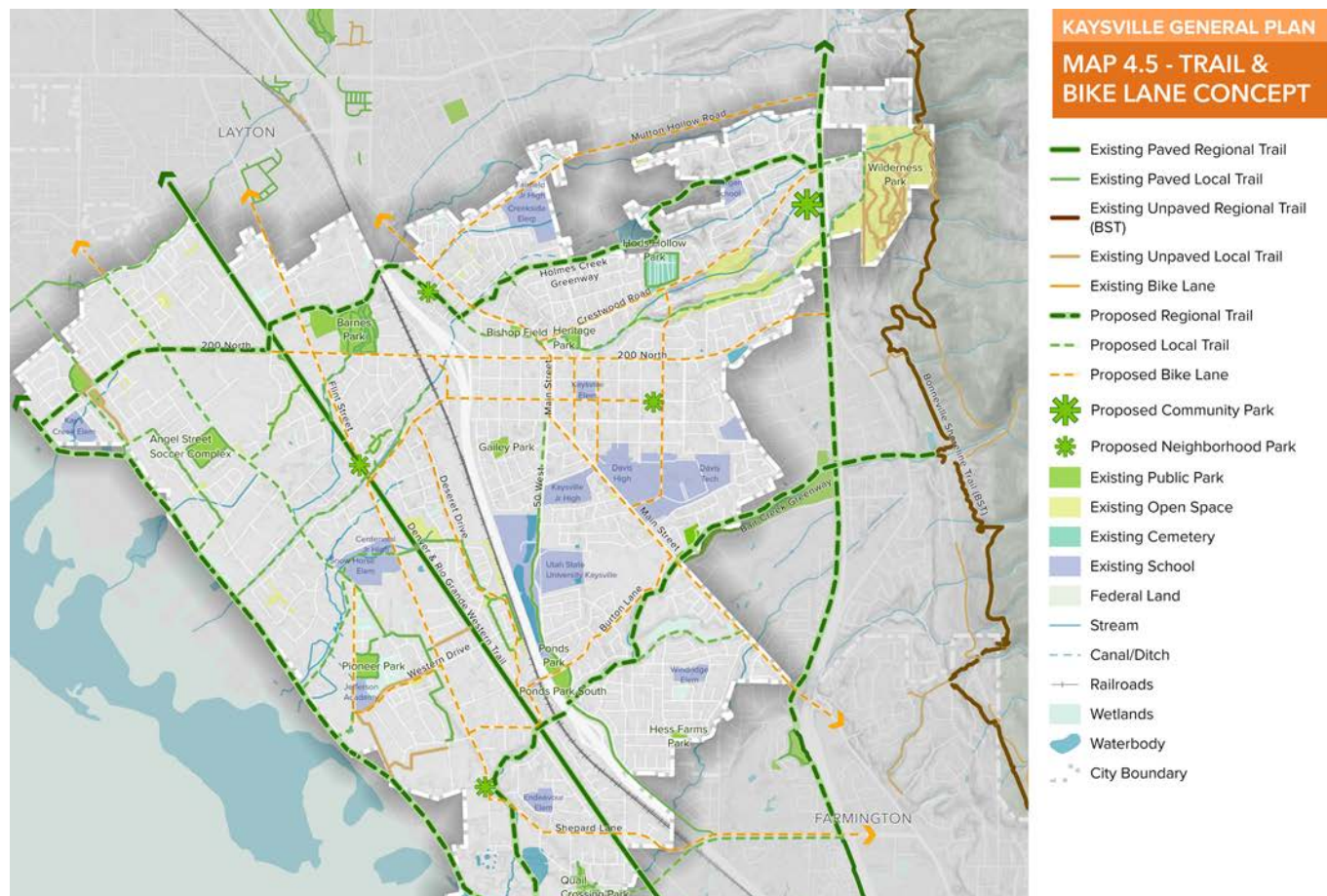
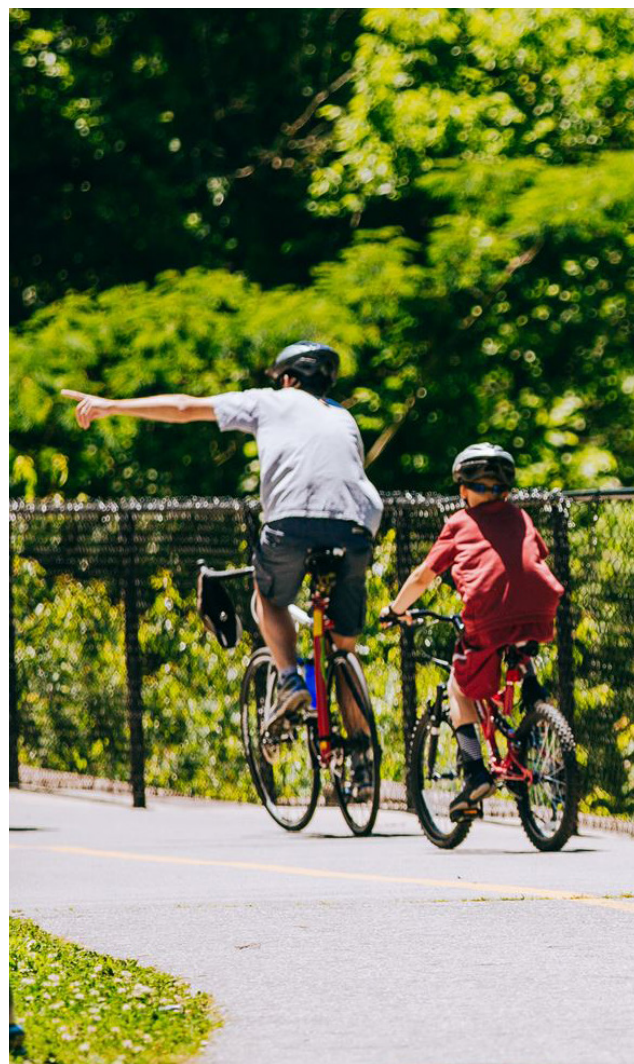
There are approximately 16.3 miles of paved trails in the city, most prominent of which is the regional Denver and Rio Grande Western Rail Trail. Many others have been installed as part of residential developments that connect parks to the surrounding neighborhoods.

Unpaved Trails

Unpaved trails provide the same essential connections between neighborhoods, parks, and open spaces, but offer a different user experience as they have unpaved natural surfaces, which supports hiking, mountain biking and equestrian uses. The city currently has 5.9 miles of unpaved trails, most of which are focused in the East Mountain Wilderness Park or in the neighborhood surrounding the Sunset Equestrian Center.

Regional Primitive Trails

The Bonneville Shoreline Trail (BST) passes through Kaysville along the far eastern boundary of East Mountain Wilderness Park. It is developed as a soft surface primitive route, with approximately 0.75 miles of trail within the city boundary. The BST is intended to be a soft surface regional trail with planned alignments through much of northern Utah as it traces the shoreline of ancient Lake Bonneville.



TRAIL NEEDS ANALYSIS

There is strong public support for additional trails of all types in Kaysville. The provision of additional trails and related amenities were requested in all avenues of public involvement during this planning process. While the city has a good start on its trail system with more than 22 miles of trails already in place, there are many areas of the city that lack trails completely and others where trails are incomplete or disconnected.

Since the city has already developed an Active Transportation Plan which addresses all modes of human-powered travel in detail, the focus of this chapter is to establish the larger vision for recreational trails in the city, including connections to parks and open space.

Map 4.5 illustrates the proposed Recreational Trail Concept for the city. Rather than defining exact alignments, this concept establishes the general corridors where trail connections are desired. The long-term regional trail corridors form the framework of the trail vision.

The Denver and Rio Grande Western Rail Trail has already been completed as the major regional “spine” of the trail system. A regional route in the foothills is also already in place with the Bonneville Shoreline Trail, and a future shoreline trail along the Great Salt Lake will be implemented with the construction of the West Davis Corridor.

Two east-west corridors are envisioned along Holmes and Bair Creeks. The east-west connection along Bair Creek has been partially implemented by Fruit Heights but the Kaysville portion still remains to be completed, while the Holmes Creek corridor has yet to see any trail development. This regional trail framework creates a large loop system around the entire city, serving the east, west, north and south, connecting the mountains to the lakeshore and providing numerous smaller loop connection options within the framework.

Long-term local trail corridors connect the regional trail framework to parks, open spaces, schools and neighborhoods. These routes provide a finer grain of recreation and travel options.

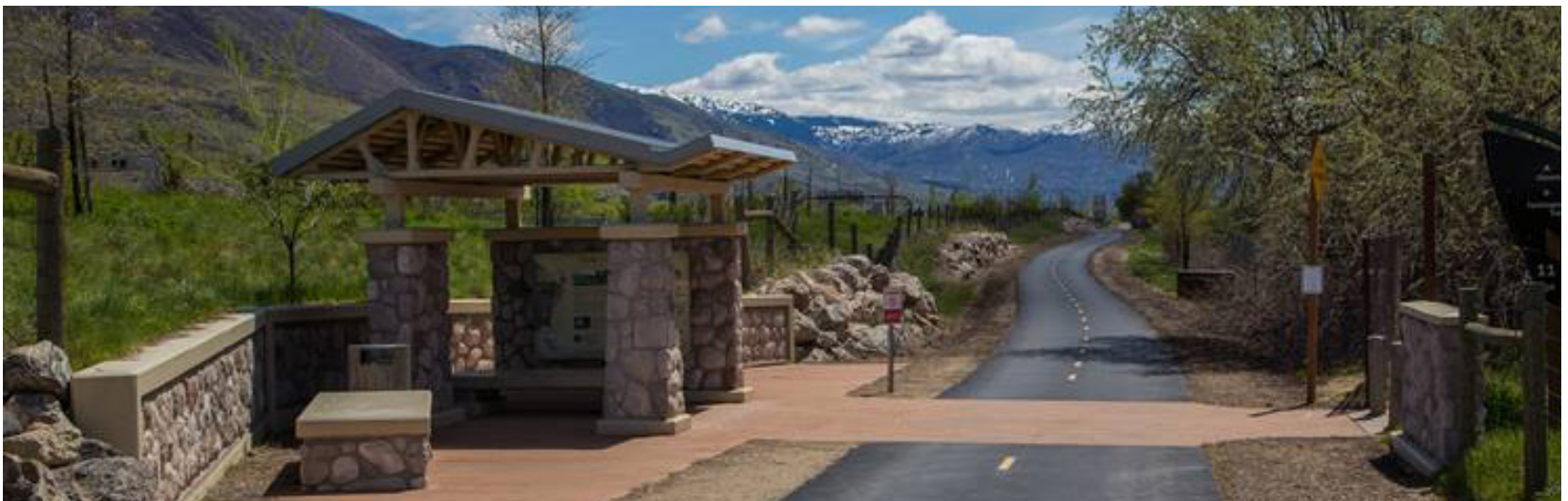
Bike lanes are the final link, providing opportunities to ride between local and regional trails on roadways that are generally pleasant to travel.

This plan also acknowledges that implementation of the trail vision may take generations to realize. The *Active Transportation Plan* may recommend specific alignments with interim options for connections where landowners are unwilling to provide trail easements or to sell portions of their property for public trails, or where physical barriers such as railroad tracks may be cost-prohibitive.

As the trail system is expanded or modified, care should be taken to address any concerns regarding privacy, noise, and safety where possible. Signage and wayfinding is an important feature of the trail system, not only to inform trail users of the proper use and regulations but to increase awareness and stewardship of the city’s trail and open space system.

Trailheads

Trail users are served by three existing trailheads, two of which are located in existing parks (see on Map 4.5). East Mountain Wilderness Park serves as a trailhead connecting to the Bonneville Shoreline Trail, while Ponds Park provides access with parking to the Kaysville Ponds trail. Additionally, Sunset Equestrian Center serves as a private trailhead for equestrian users to access trails in the local neighborhood. As the trail system is completed, additional trailheads should be provided, including facilities such as restrooms, parking, bike parking and maintenance stations, drinking fountains and litter receptacles. In many instances, existing parks may provide many of these amenities and double up as a trailhead to a connecting trail.



Example of a trailhead along Legacy Parkway Trail



Pedestrian bridges such as this offer safe crossings over highways, railroads, or other barriers

Trail Crossings

Kaysville is physically and functionally divided by I-15 and the UP railroad tracks, which are harsh physical barriers. These barriers result in a strong separation between the east and west sides of the community. Grade-separated crossings offer an opportunity to provide safe passage over these barriers, improving access throughout the trail system. Two proposed crossings are indicated on the map, including upgrading the Burton Lane overpass and a pedestrian bridge at North Fork Holmes Creek.

The Active Transportation Plan also includes recommendations for at-grade crossing improvements. These guidelines should be followed and implemented whenever possible to give trail users safe passage across roadways.

Recommendations

The city should continue to implement trails per the recommendations and design standards contained in the Active Transportation Plan. The ATP should be reviewed frequently to ensure it meets future needs and demands as the city and the preferences of its residents continue to evolve.

The city should work to fully implement the proposed trail network by buildout, which is likely to take place by 2050. It is assumed that the on-street bicycle facilities will be constructed as part of implementation and upgrading projects for the roadways they are located. In contrast, trails will be developed as part of opportunistic and strategically-programmed initiatives.

The city should explore the possibility of implementing trails that serve specific user groups, including ADA compliant, beginner, and use-specific routes. Future trail development should take into account privacy, noise, and safety for the adjacent residential areas.

Kaysville should continue to partner with the Utah Department of Transportation on the development of trail crossings along major state routes. The city should actively pursue the acquisition and implementation of proposed crossing facilities and continue to evaluate safety needs and requirements as roadways and trail systems are developed in the future.

The city should provide a comprehensive signage and wayfinding system and should publish and distribute information about the trail system to promote safety, safe navigation, and stewardship. Proper trail maintenance is required to ensure the trail system functions as intended.

DEDICATIONS AND DEVELOPMENT AGREEMENTS

The dedication of land for parks and open space has long been an accepted development requirement and is another valuable tool for procuring these amenities. The city can require the dedication of park land through review of projects such as Planned Unit Developments ("PUDs"), for example. The city may require developers to provide park land or open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks or open space. The city may only use the dedicated land or fees for acquiring or constructing park or open space facilities.

Goals & Policies

GOAL 1: ASSURE THAT RESIDENTS OF KAYSVILLE CITY HAVE ONGOING ACCESS TO PARKS

Policy 1.1: Maintain the recommended Level of Service (LOS) for parks of 3.7 acres per 1,000 population in the future while filling existing and future gaps in service areas.

- **Implementation Measure:** As the community grows, ensure that the recommended level of service is maintained.
- **Implementation Measure:** Develop and implement a signage and wayfinding system for the city, so residents have ample information about available facilities, amenities and regulations.
- **Implementation Measure:** Acquire park land to meet needs as soon as possible to avoid escalating land costs.
- **Implementation Measure:** Evaluate the long-term need for additional public cemetery space and determine if and where additional facilities should be provided.

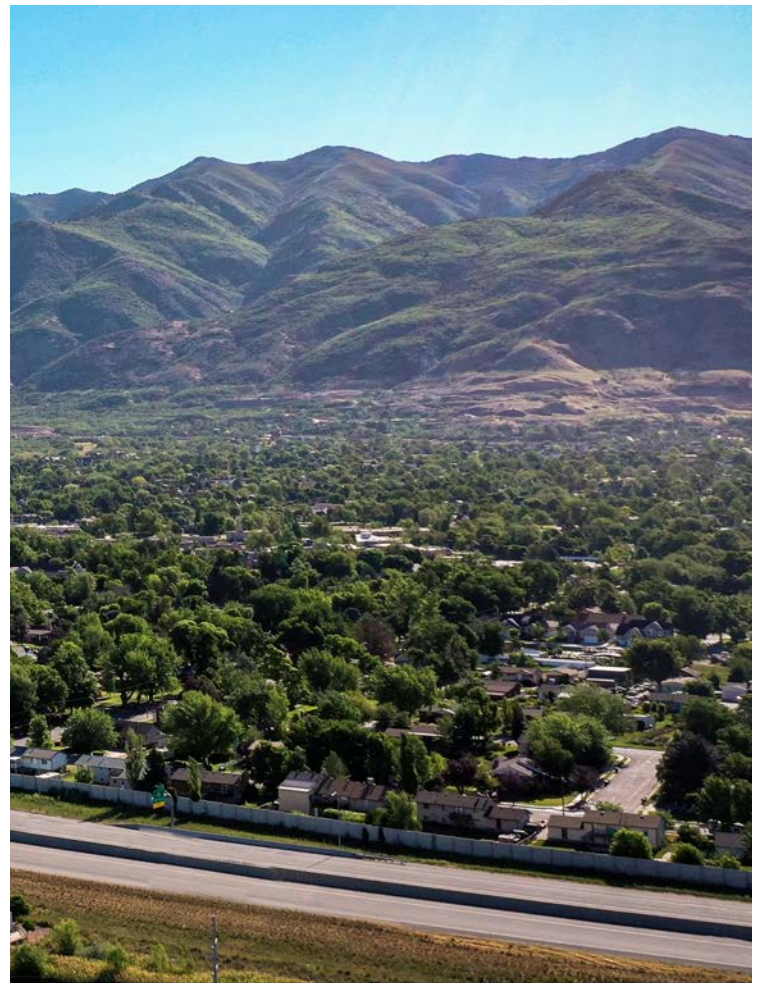
Policy 1.2: Ensure that new parks and open space provide high-quality opportunities for the community.

- **Implementation Measure:** Pursue Neighborhood Parks 5 acres or larger in the future to meet the needs of the community while minimizing the maintenance demands associated with smaller parks.
- **Implementation Measure:** Develop each park with a combination of unique designs, themes and amenities to encourage strong identities for each park.
- **Implementation Measure:** Broaden the types of amenities offered in the city by constructing a bike/skate park, a dog park and/or other unique amenities.

Policy 1.3: Ensure that new developments provide adequate open space, buffering and landscaped areas.

- **Implementation Measure:** Modify zoning and other city ordinances as needed to require developer participation in the provision of small private parks, open space and trails.

- **Implementation Measure:** Protect the extensive urban forest in the city's parks and open spaces and relocate trees impacted by park improvements wherever possible.
- **Implementation Measure:** Modify zoning and other city ordinances to allow, encourage and ensure landscaping and irrigation systems are implemented in a responsible manner consistent with water wise standards.



GOAL 2: INCREASE THE AMOUNT AND VARIETY OF NATURAL OPEN SPACE IN THE CITY

Policy 2.1: Secure and expand the Kaysville City open space system as part of a flexible and opportunistic approach.

- a. **Implementation Measure:** Acquire open space that preserves natural drainages, waterways, wetlands, wildlife habitat, viewsheds, iconic agricultural land and other highly valued community resources, such as the Holmes Creek corridor, the foothills or wetlands near Great Salt Lake.



GOAL 3: PROMOTE WATER CONSERVATION AND SIMILAR PRACTICES TO HELP ENSURE THE KAYSVILLE PARKS AND RECREATION SYSTEM IS SUSTAINABLE AND RESILIENT

Policy 3.1: As new parks, open space, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

- **Implementation Measure:** Utilize drip irrigation, moisture sensors, central control systems, appropriate plant materials, soil amendments and other city requirements as applicable to create a more sustainable Kaysville City parks and recreation system.
- **Implementation Measure:** Utilize industry best practices to ensure plants are waterwise, regionally appropriate and as low maintenance where appropriate to reduce maintenance and water demands.

GOAL 4: COMPLETE A COMPREHENSIVE, INTERCONNECTED RECREATIONAL TRAIL NETWORK

Policy 4.1: Complete a non-motorized transportation system network focused on recreational users

- **Measure:** Encourage multi-jurisdictional cooperation and funding relationships with Davis County and the neighboring cities of Fruit Heights, Layton and Farmington.
- **Implementation Measure:** Consult the Active Transportation Plan when considering new development.

Policy 4.2: Assure that the Kaysville Trails System meets public needs and expectations

- **Implementation Measure:** Work with all involved Kaysville City's departments to ensure the recreational trail network is implemented as envisioned.
- **Implementation Measure:** Develop an accessible network of supportive pedestrian infrastructure, including sidewalks, curb ramps and trails near existing parks and other high-use destinations.

Policy 4.3: Require the community planning, land use planning and the development review processes of Kaysville to incorporate trail master planning, including the access to trails.

- **Implementation Measure:** Continually evaluate system-wide trail needs as part of future planning efforts, focusing on closing gaps and improving connections with existing and future neighborhoods, destinations, parks, recreation facilities and future transit stations.
- **Implementation Measure:** Require private development projects to finance and install bicycle facilities, sidewalks and trails recommended in the Active Transportation Plan and this plan.
- **Implementation Measure:** Require pedestrian walkways between sidewalks along public streets and developments adjacent to those streets.
- **Implementation Measure:** Require sidewalks, pathways, plazas, or other pedestrian-friendly entrances to buildings.



ECONOMIC MARKET ANALYSIS

Economic Development & Prosperity

- Economic Markets
- Taxable Sales Analysis
- Sale Leakage Analysis
- Market Analysis & Growth
- Promotion & Tourism
- Goals & Priorities

Economic Markets

Economic prosperity and sustainability is key to the success of any city. The careful monitoring and analysis of taxable markets allows for strategic planning and helps the city achieve a stable income. The following sections provide an analysis of economic markets in Kaysville, identifying strengths and weaknesses, as well as opportunities and threats. The final section addresses additional means by which Kaysville can promote itself as a place to visit and do business, further supporting its economic engine.

Taxable Sales Analysis

Taxable sales within Kaysville provide an important metric to assess the general economic health of the city. A sales gap (or “leakage”) analysis is used to identify economic development opportunities for a community by evaluating the total purchases made by residents inside and outside the community (hence, the term “leakage” for sales lost outside the community).

This type of analysis first identifies sales within Utah for each major North American Industry Classification System (NAICS) code category and then calculates the average sales per capita in each NAICS category. Per capita sales in the city are compared to average per capita sales statewide in order to estimate what portion of resident purchases are being made within city boundaries, and what amount is leaving the city.



The resident purchases being made outside of the city represent an opportunity to recapture some of these lost sales. The analysis divides taxable sales into three major categories: retail sales, industry sales and sales related to services.

Historic Taxable Sales

Total taxable sales for the city increased by an average of 8.78% percent yearly from 2010 through 2019. A comparison of tax data for similarly sized cities (relative to population) shows a positive trend in taxable sales growth for all communities (see Table 5.1). One community has experienced double digit increases Kaysville's taxable sales per capita (see Table 5.2) is midrange of the benchmark comparison cities and ranks five out of the eight communities and regions. Kaysville taxable sales by location are illustrated in Figure 5.1.

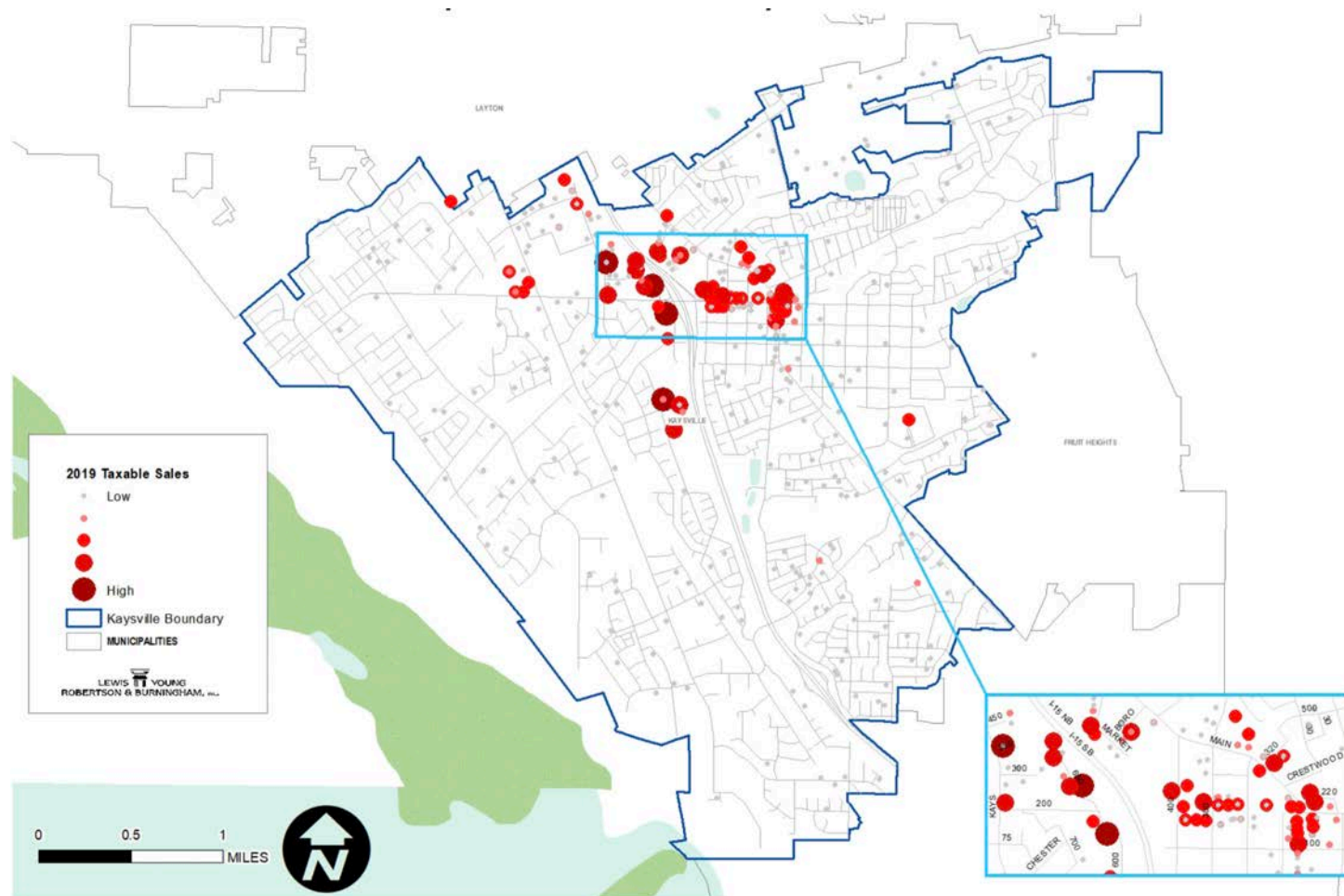
Table 5.1 - Historic Taxable Sales

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2010-2019 AAGR
Clearfield	\$198,717,620	\$211,272,871	\$204,136,009	\$207,265,510	\$224,694,334	\$245,770,586	\$246,228,317	\$268,054,237	\$274,048,249	\$302,094,654	4.76%
Syracuse	\$163,688,853	\$172,498,167	\$180,403,416	\$189,452,260	\$205,536,231	\$213,794,047	\$226,196,857	\$236,621,498	\$250,067,132	\$278,421,937	6.08%
South Ogden	\$240,995,531	\$253,982,537	\$277,286,604	\$305,244,061	\$328,350,502	\$350,303,294	\$368,143,117	\$387,773,411	\$402,845,237	\$440,557,562	6.93%
Farmington	\$118,534,250	\$160,063,322	\$196,298,262	\$239,099,616	\$299,847,158	\$351,360,902	\$419,931,469	\$477,107,780	\$508,762,514	\$554,402,629	18.70%
Roy	\$228,048,557	\$234,560,291	\$243,420,874	\$259,505,476	\$269,716,182	\$285,410,138	\$296,146,885	\$308,889,865	\$319,404,191	\$333,297,875	4.31%
Kaysville	\$179,426,850	\$181,316,886	\$195,696,885	\$212,371,407	\$221,056,615	\$256,547,093	\$301,136,466	\$339,390,749	\$305,837,094	\$382,524,441	8.78%
Davis County	\$3,599,416,451	\$3,784,536,059	\$4,001,709,854	\$4,268,195,167	\$4,550,828,027	\$4,897,829,423	\$5,141,617,253	\$5,483,477,603	\$5,689,029,606	\$6,043,510,784	5.93%
State of Utah	\$41,387,390,797	\$44,097,026,745	\$47,531,179,930	\$49,404,045,506	\$51,709,162,594	\$53,933,277,032	\$56,502,434,145	\$61,031,691,837	\$64,982,524,088	\$68,910,384,257	5.71%

Table 5.2 - Historic Taxable Sales Per Capita

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	RANK
Clearfield	\$6,599	\$7,065	\$6,785	\$6,845	\$7,401	\$8,112	\$8,078	\$8,736	\$8,836	\$9,406	6
Syracuse	\$6,728	\$7,529	\$7,544	\$7,665	\$8,100	\$8,230	\$8,482	\$8,622	\$8,823	\$8,851	7
South Ogden	\$15,091	\$15,629	\$16,859	\$18,375	\$19,659	\$20,845	\$21,793	\$22,921	\$23,683	\$25,615	1
Farmington	\$6,486	\$9,031	\$10,485	\$12,199	\$14,670	\$16,556	\$19,103	\$21,096	\$21,922	\$21,879	2
Roy	\$6,183	\$6,441	\$6,605	\$6,977	\$7,198	\$7,577	\$7,824	\$8,126	\$8,353	\$8,414	8
Kaysville	\$6,572	\$6,784	\$7,154	\$7,604	\$7,762	\$8,782	\$10,106	\$11,191	\$9,878	\$12,154	5
Davis County	\$12,221	\$12,568	\$13,049	\$13,685	\$14,327	\$15,146	\$15,614	\$16,370	\$16,702	\$17,001	4

Figure 5.1 – Illustration of 2019 Kaysville Taxable Sales by Location



Retail Taxable Sales

Kaysville's greatest retail strength is the Motor Vehicle category, accounting for 17.2 percent of total taxable sales, followed by Food & Beverage sales, Non-Store Retailers, General Merchandise and Sporting Goods.

Table 5.3 – Retail Spending by Percent of Total

	2015	2016	2017	2018	2019
General Merchandise	3.0%	1.6%	1.3%	2.9%	2.7%
Building Material & Garden Equip	2.4%	1.4%	1.2%	2.3%	2.1%
Food & Beverage	9.5%	8.7%	8.3%	9.1%	8.7%
Motor Vehicle	26.0%	2.7%	2.5%	20.3%	17.2%
Non-Store Retailers	3.0%	2.9%	5.7%	6.3%	8.2%
Miscellaneous Retail Trade	2.9%	2.6%	2.5%	2.6%	2.3%
Electrical & Appliance	1.3%	0.4%	0.4%	1.2%	1.5%
Sporting Goods	2.1%	1.3%	1.3%	1.4%	2.5%
Clothing & Accessories	1.5%	16.7%	16.2%	1.7%	1.6%
Other	48.2%	61.7%	60.6%	52.1%	53.3%

Services Taxable Sales

Food Services and Drinking Places represent the largest spending category in Services. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space, waiter/waitress services, and incidental amenities, such as limited entertainment.

Table 5.4 - Services Spending by Percent of Total

	2015	2016	2017	2018	2019
Accommodation	0.0%	0.0%	0.1%	0.0%	0.1%
Admin Support, Waste Mgt & Remediation	1.9%	1.9%	1.8%	0.4%	0.2%
Arts, Entertainment, And Recreation	3.8%	2.5%	1.9%	1.9%	2.3%
Educational Services	0.6%	0.5%	0.5%	0.5%	0.5%
Finance & Insurance	0.5%	0.4%	0.5%	0.5%	0.4%
Food Services & Drinking Places	9.5%	8.7%	8.3%	9.1%	8.7%
Health Care & Social Assistance	0.2%	0.2%	0.2%	0.3%	0.3%
Management of Companies & Enterprises	0.0%	0.0%	0.0%	0.0%	0.1%
Other Services, Except Public Admin	4.7%	4.5%	4.2%	4.2%	3.6%
Professional, Scientific, & Tech Services	2.8%	2.3%	2.8%	2.4%	2.1%
Public Administration	0.0%	0.0%	0.0%	0.0%	0.0%
Real Estate, Rental, & Leasing	1.7%	1.7%	1.6%	1.9%	1.8%

Industry Taxable Sales

Each of the industry taxable sales categories, excluding manufacturing, have a negative Average Annual Growth Rate (AAGR). Utilities sales represent the largest spending category.

Table 5.5 - Industry Taxable Sales as Percent of Total

	2015	2016	2017	2018	2019
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	3.7%	2.8%	3.0%	1.9%	2.5%
Information	7.8%	5.8%	4.9%	5.5%	4.4%
Manufacturing	2.0%	2.9%	3.0%	4.3%	4.0%
Utilities	9.3%	7.8%	7.1%	7.5%	6.3%



Sale Leakage Analysis

Table 5.6 provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Kaysville to other communities. When leakage is occurring, the capture rate is below 100 percent, indicating the city is not collecting the average sales expected based on a per capita basis relative to the state average.

Positive numbers indicate that Kaysville City is attracting more than the State average relative to that category, suggesting shoppers from outside the city are attracted to the area for certain types of purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

The city is leaking in all major categories relative to State average spending. The per capita spending in Kaysville is approximately \$11,650, compared to the State per capita spending of \$22,564. The total taxable sales leaking to other communities is estimated at \$482.6 million. Assuming a sales tax levy of 0.5 percent based on point of sale, this equates to a loss of approximately \$2.65 million in tax revenues.

A comparison of communities of similar size and those slightly smaller than Kaysville (Table 5.7) shows capture rates in a similar range, apart from one. Of the comparable cities, Farmington has the highest capture rate, due in part to Farmington Station. Factors that will influence a community's capture rate include total population, proximity to major freeways or roadway, population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

Table 5.6 - Retail Sales Leakage

	KAYSVILLE DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH INCOME ADJUSTED PER CAPITA SPENDING	CAPTURE RATE	PER CAPITA SALE LEAKAGE
Retail					
Building Material & Garden Equip	\$6,163,381	\$203	\$1,384.80	15%	-\$1,112.30
Clothing & Accessories	\$4,813,643	\$159	\$688.39	24%	-\$495.24
Electrical & Appliance	\$4,423,436	\$146	\$414.72	37%	-\$248.12
Food & Beverage	\$18,758,804	\$619	\$1,783.12	37%	-\$1,075.38
Furniture & Home Furnishing	\$1,442,148	\$48	\$404.12	12%	-\$336.35
Gas Station	\$51,251,589	\$1,690	\$478.41	372%	\$1,235.43
General Merchandise	\$8,164,502	\$269	\$2,565.07	11%	-\$2,167.54
Health & Personal	\$20,673,930	\$682	\$204.94	350%	\$486.99
Miscellaneous Retail Trade	\$6,860,691	\$226	\$616.01	39%	-\$358.98
Nonstore Retailers	\$24,360,984	\$803	\$844.77	100%	\$0.75
Sporting Good	\$7,376,066	\$243	\$384.06	67%	-\$121.64
Wholesale Trade-Durable Goods	\$24,109,299	\$795	\$1,618.19	52%	-\$742.28
Wholesale Trade-Electronic Markets	\$89,104	\$3	\$16.77	18%	-\$13.00
Wholesale Trade-Nondurable Goods	\$8,906,020	\$294	\$295.60	105%	\$12.85
Total Retail	\$238,523,043	\$7,865	\$14,362.92	58%	(\$5,779.59)
Industry					
Agriculture, Forestry, Fishing & Hunting	\$92,147	\$3	\$7.75	41%	-\$4.32
Construction	\$7,571,128	\$250	\$383.85	68%	-\$115.00
Information	\$13,211,818	\$436	\$766.10	60%	-\$292.14
Manufacturing	\$11,787,426	\$389	\$975.67	42%	-\$538.19
Mining, Quarrying, Oil & Gas Extraction	\$22,961	\$1	\$95.68	1%	-\$90.14
Transportation & Warehousing	\$78,306	\$3	\$64.78	4%	-\$58.96
Utilities	\$18,805,915	\$620	\$796.48	82%	-\$136.55
Total Industry	\$51,569,701	\$1,700	\$766.10	60%	(\$1,235.31)
Health Care & Social Assistance	\$876,583	\$29	\$51.27	59%	-\$19.80
Management of Companies & Enterprises	\$329,676	\$11	\$7.46	153%	\$3.78
Other Services-Except Public Admin.	\$10,864,815	\$358	\$605.10	62%	-\$216.58
Professional, Scientific & Tech. Services	\$6,131,846	\$202	\$280.19	76%	-\$63.99
Public Administration	\$0	\$0	\$96.13	0%	-\$91.32
Real Estate, Rental, & Leasing	\$5,221,446	\$172	\$583.04	31%	-\$381.71
Services Total	\$876,583	\$29	\$51.27	59%	(\$19.80)
Other					
Other	\$3,724,702	\$123	\$1,362.36	9%	(\$1,171.39)
All Taxable Sales					
Total	\$353,315,145	\$11,650	\$23,752.44	52%	(\$10,914.34)

Market Analysis & Growth

EXISTING MARKET CONDITIONS

The following section will address existing market conditions within the city including property taxation, land uses and zoning, historic average annual daily trips on major city roadways, an illustration of competitive market sites, projected growth within Kaysville, supportable commercial zoning and potential barriers to future economic growth.

PROPERTY TAX COMPARISON

Utah's municipal tax rate setting process is designed to achieve budget neutrality. An entity's prior year budgeted revenue serves as the baseline for current year certified tax rate calculations.

In order to adopt a tax rate that exceeds the Certified Tax Rate, an entity must go through what is known as the "Truth-in-Taxation" process. Truth-in-Taxation statutes require that entities proposing a tax increase must advertise the increase and hold a public hearing. The Certified Tax Rate or the proposed rate, if adopted, is applied to all taxable value within the boundaries of the taxing entity.

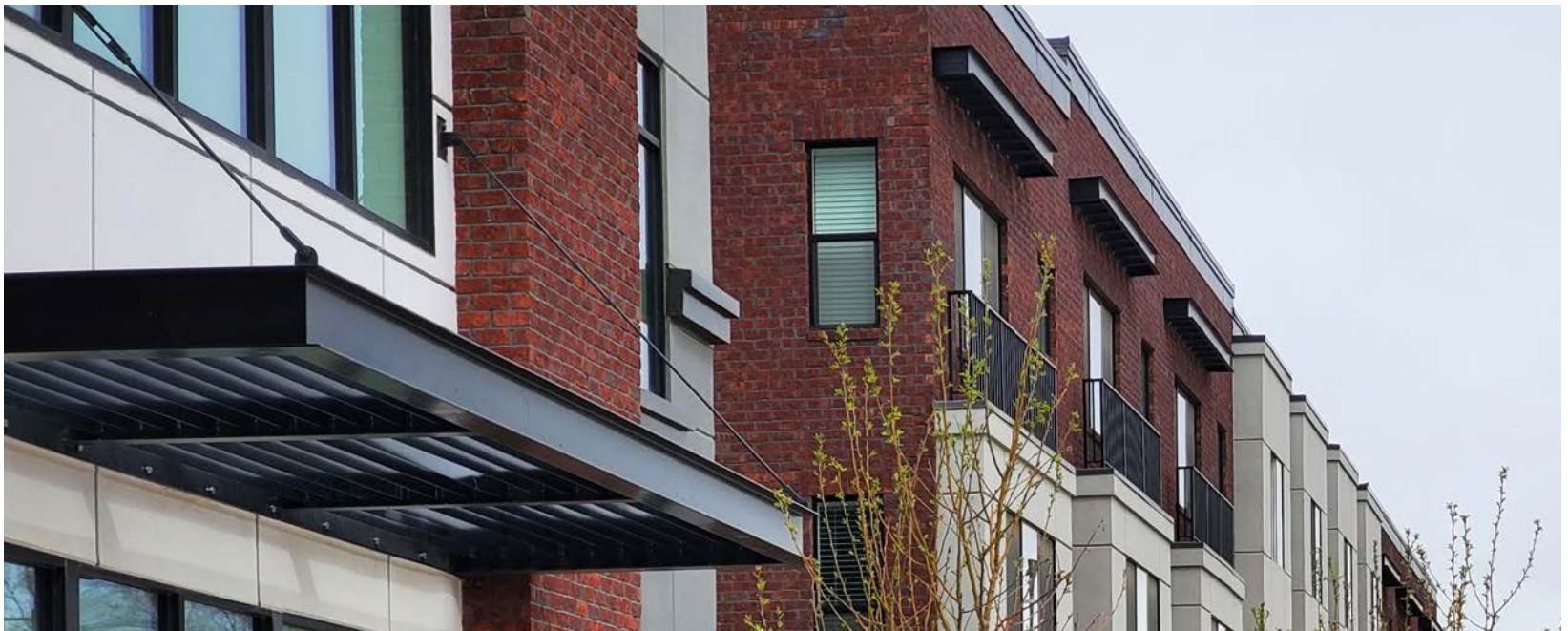
The total Kaysville tax rate is made up of levies by Davis County, the County Library, Davis School District, Kaysville City, Davis County Mosquito Abatement District, the Central Davis County Sewer District, Multicounty Assessing, and Weber Basin Water Conservancy District. As shown in Figure 5.2, the Davis County School District has historically accounted for approximately 65 percent of the tax rate. The Kaysville City municipal tax rate as a percent of the total tax rate has fluctuated historically between 7.6 percent and 13.9 percent as shown in Figure 5.3.

Table 5.8 – Tax Rate of Kaysville City

TAX RATE YEAR	KAYSVILLE CITY
2020	0.001589
2019	0.001589
2018	0.001589
2017	0.001589
2016	0.001717
2015	0.001782
2014	0.001826
2013	0.000999
2012	0.001028
2011	0.001035
2010	0.000987
2009	0.000907

Kaysville City's Population & Rankings

Population	31,494
Population Rank by City in Davis County	3
Tax Rate Rank by City in Davis County	5



LAND USE AND ZONING ANALYSIS

The distribution of land uses in the city illustrate a concentration of residential development, with over 83 percent of the market value and 87 percent of the taxable value attributed to single family residential property types. There are approximately 520 acres of vacant land, primarily in residential and agricultural zones, as shown in Figure 5.4.

Figure 5.4 - Vacant Land Overlay with City Zoning

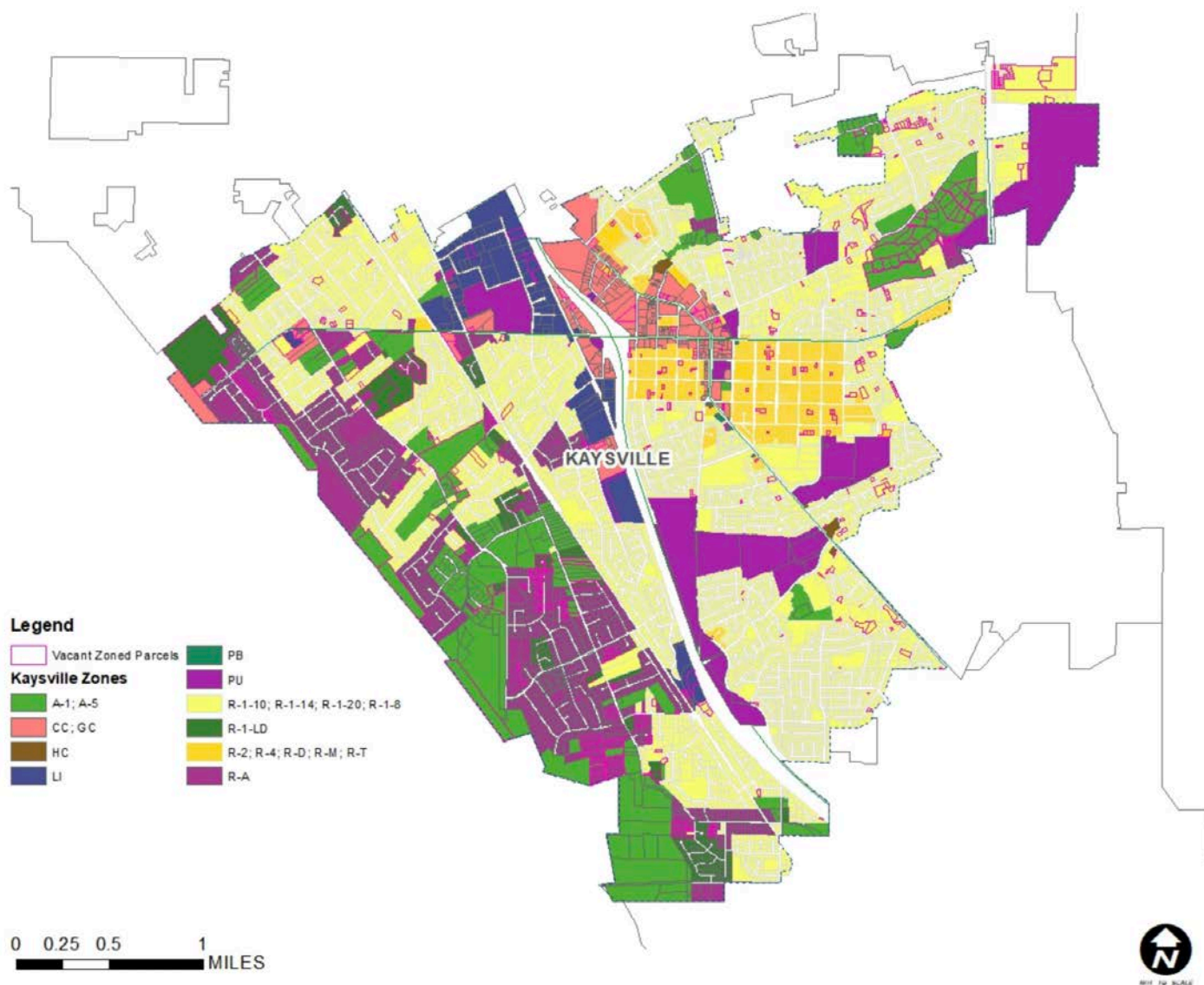


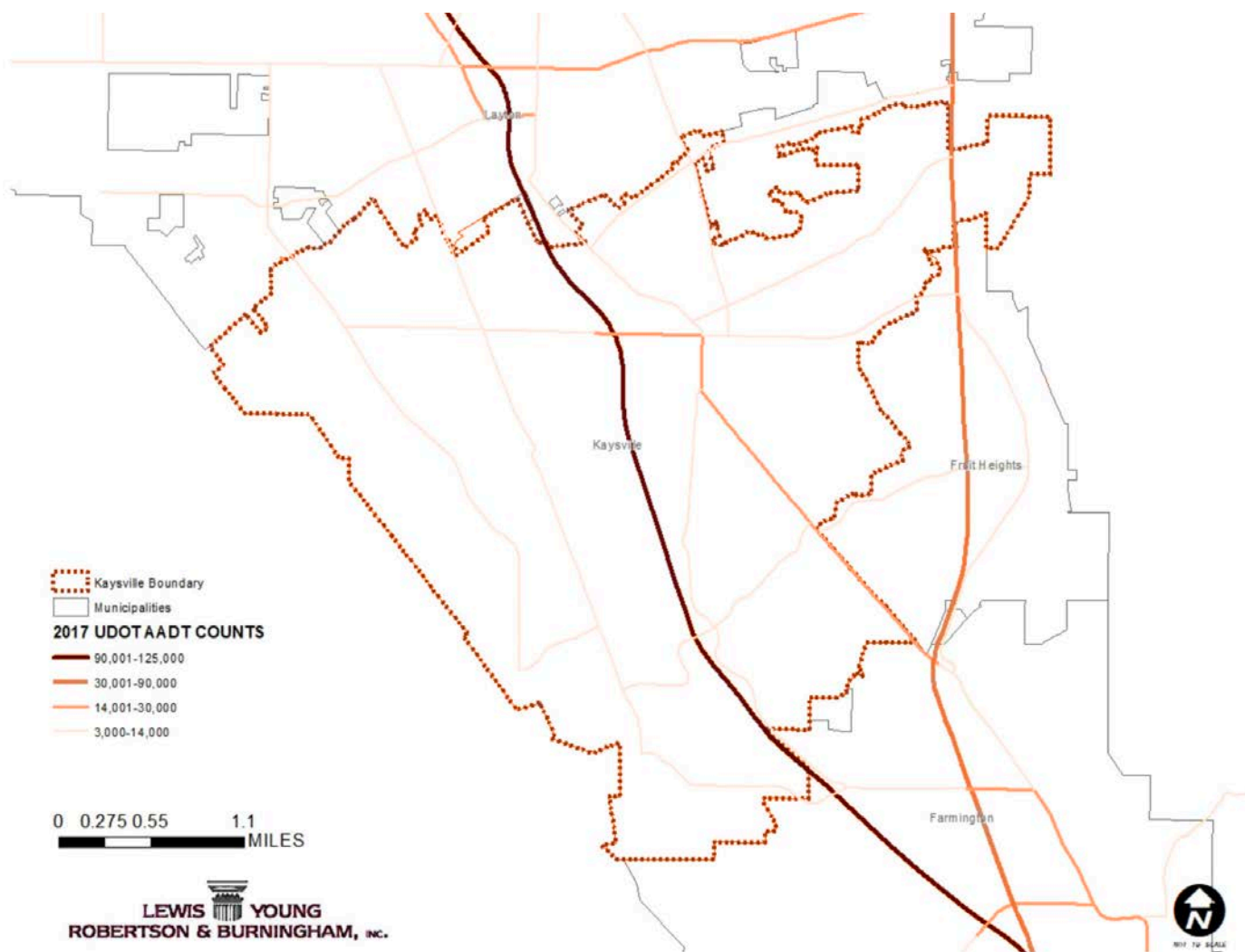
Table 5.9 – Distribution of Land Use Types within Kaysville

PROPERTY TYPE	PARCELS	ACREAGE	MARKET VALUE (\$)	% OF TOTAL MARKET VALUE	TAXABLE VALUE (\$)	% OF TOTAL TAXABLE VALUE
Residential						
2 Houses	10	8.89	6,263,136	0.14%	3,444,729	0.15%
3-4 Units	37	11.47	19,281,000	0.43%	10,604,553	0.45%
Common Area	223	210.35	9,025,712	0.20%	36,677	0.00%
Duplex	52	14.34	16,965,000	0.38%	9,330,751	0.39%
Multi Housing	23	15.73	21,647,094	0.48%	11,113,980	0.47%
PUD – Attached	266	14.97	68,513,965	1.53%	37,682,683	1.59%
PUP – Detached	1429	419.73	674,048,302	15.07%	371,574,180	15.66%
Res on CommZone	26	11.43	6,539,251	0.15%	3,615,243	0.15%
Single Family Residence	6829	2683.99	2,840,995,845	63.53%	1,567,712,737	66.07%
Trailer-Park	1	17.36	5,330,001	0.12%	2,931,500	0.12%
Vacant PUD/ Townhouse	22	7.77	2,697,061	0.06%	2,696,926	0.11%
Vacant Res Subdivision	105	53.26	19,118,536	0.43%	18,578,939	0.78%
Vacant Res/Agr NonSub	300	370.32	48,480,668	1.08%	34,471,870	1.45%
Total Residential	9,323	3,840	3,738,905,571	83.60%	2,073,794,768	87.40%
Commercial						
Bees	5	26.03	3,182,086	0.07%	12,758	0.00%
Care Center/Assisted Living	3	6.87	11,618,136	0.26%	6,389,975	0.27%
Day-Care-Ctr	1	1.13	865,000	0.02%	865,000	0.04%
Mortuary	1	2.18	1,739,981	0.04%	1,696,806	0.07%
Office	78	54.53	56,430,818	1.26%	51,290,818	2.16%
Office Mixed	3	4.19	6,631,312	0.15%	6,569,582	0.28%
Retail	83	108.37	98,668,097	2.21%	98,550,319	4.15%
Retail Mix	3	2.35	1,557,816	0.03%	1,363,023	0.06%
Vacant Commercial	36	35.34	9,185,434	0.21%	8,928,383	0.38%
Total Commercial	213	241	189,878,680	4.25%	175,666,664	7.40%
Industrial						
Industrial	76	119.76	104,125,851	2.33%	104,107,838	4.39%
Industrial Mix	1	2.27	2,625,101	0.06%	2,625,101	0.11%
Total Industrial	77	122.03	106,750,952	2.39%	106,732,939	4.50%
Agriculture						
Crops	39	209.66	30,051,862	0.67%	5,014,491	0.21%
Grazing	41	195.22	20,684,033	0.46%	3,348,842	0.14%
Irrigated	7	15.56	2,377,614	0.05%	354,576	0.01%
Non Producing	1	0.01	959	0.00%	-	0.00%
Vacant W/Outbuilding(s) only	35	53.65	7,231,089	0.16%	5,525,794	0.23%
Total Agriculture	123	474.1	60,345,557	1.35%	14,243,703	0.60%
Other						
Cemetery	1	0.25	220,057	0.00%	-	0.00%
Exempt Church	59	124.14	82,055,046	1.83%	-	0.00%
Exempt Government	294	835.71	135,012,436	3.02%	-	0.00%
Exempt School	35	239.28	156,511,078	3.50%	-	0.00%
Miscellaneous	2	0.8	151,193	0.00%	-	0.00%
Hospital	1	1.37	2,310,000	0.05%	2,310,000	0.10%
Total Other	392	1201.55	376,259,810	8.41%	2,310,000	0.10%

HISTORIC GROWTH

200 North and Main Street serve as major corridors within the city while I-15 and Highway 89 are large-scale regional roadways which pass through the city. Average Annual Daily Trips (AADT) along these local roadways range from 17,000 trips on Main Street and 22,000 trips on 200 North. Traffic along these local roads decreases as cars move away from I-15. In the section near Kaysville, I-15 has an AADT of 124,000 and Highway 89 has an AADT of 38,000.

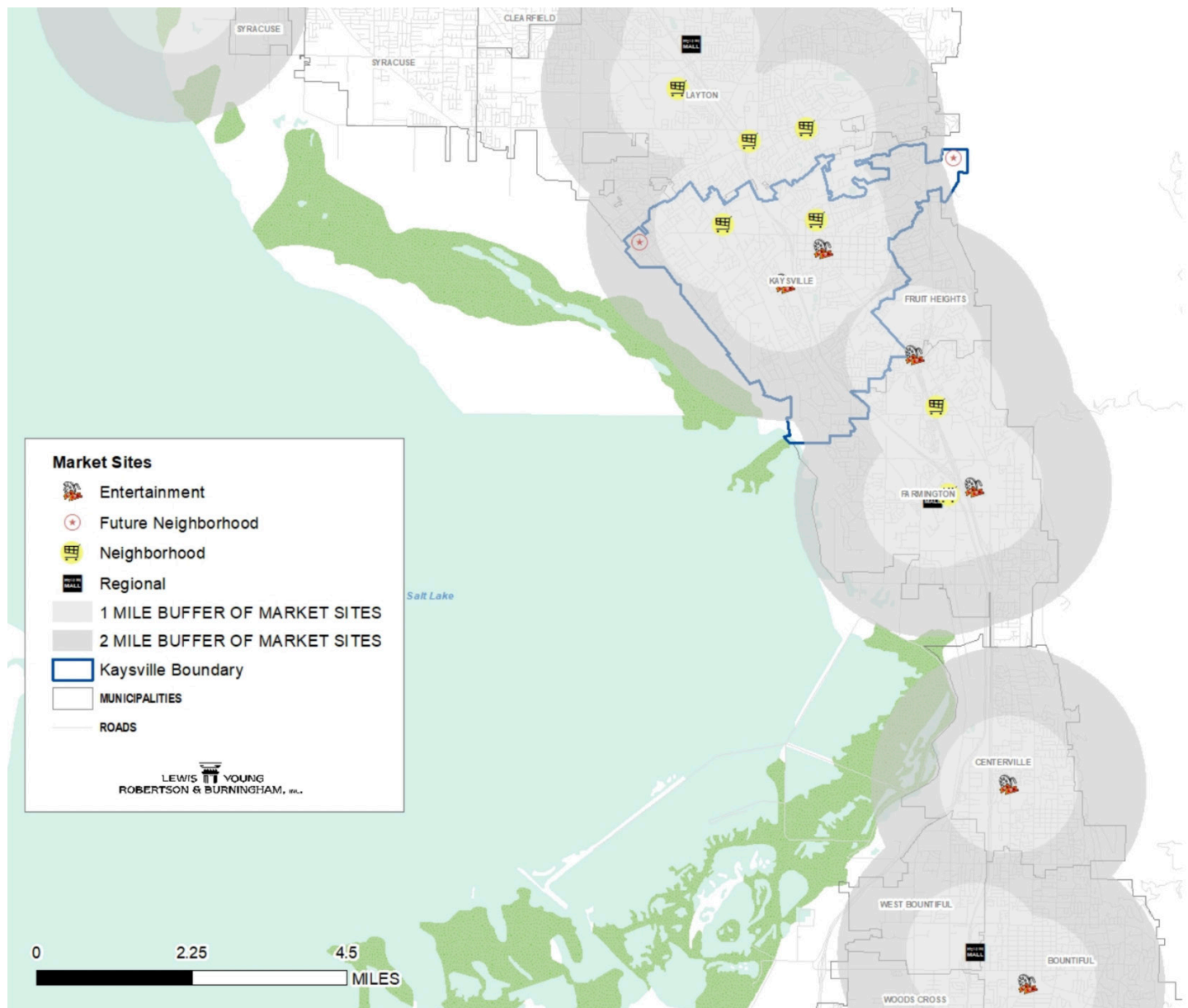
Figure 5.5 - 2017 Average Annual Daily Trip Counts



COMPETITIVE MARKET SITES

There are several competitive market sites within and surrounding Kaysville. These locations include neighborhood scale retail along 200 North, and along I-15 and Highway 89 in the adjacent communities of Layton and Farmington. Several Entertainment options in the area include Cherry Hill in Fruit Heights, and both Lagoon and Station Park in Farmington. A two-mile buffer of the competitive market sites illustrates limited growth potential within the central portion of Davis County. Future commercial growth will continue to follow rooftops which are shifting concentration toward the west.

Figure 5.6 - Competitive Market Sites



General Growth Within the City and Region

The city's population is projected to continue to increase through 2050, reaching approximately 42,000 persons. Table 5.10 displays regional population projections. The population in Davis County is expected to shift from a concentration on the east side of the valley to the west.

Employment is also expected to increase in Kaysville. However, the total growth is marginal compared to the County. Future employment data indicates that Davis County will experience a shift in the location of the workforce. South Weber, Sunset, and Syracuse will all see a significant increase in the percentage of total employment. It is important to note that this data represents employment populations within a community and not the amount of workforce living within a community.

Table 5.10 - Kaysville City Population Projection

POPULATION				GROWTH (2019-2050)		EMPLOYMENT				GROWTH (2019-2050)	
2019	2030	2040	2050	ACTUAL	%	2019	2030	2040	2050	ACTUAL	%
32,010	33,800	36,262	42,000*	7,123	22.3%	9,926	11,203	12,153	12,074	2,148	21.6%

Supportable Commercial Zoning

To determine the supportable commercial zoning within Kaysville, this analysis evaluates future taxable sales growth, per capita spending by sector, and general commercial zoning ratios. Using two different methodologies, this analysis provides an estimate of supportable acreage by the following categories: general retail, industry, services, and total commercial acreage.

The first methodology employed in this analysis utilizes estimated per capita spending of \$11,650 in Kaysville. Assuming a new population of 10,506 residents within the city, the total supportable commercial zoning is estimated at approximately 95.64 acres. This assumes a median sales volume of \$267 per square foot of gross leasable area (GLA) and a floor area ratio (FAR) of 0.11. The sales volume per square foot was estimated using the 2019 taxable sales divided by the 2019 commercial building square footage.

Employing an alternative methodology produces higher supportable acreage. The existing zoned commercial and industrial land per capita in Kaysville is 0.012 acres per

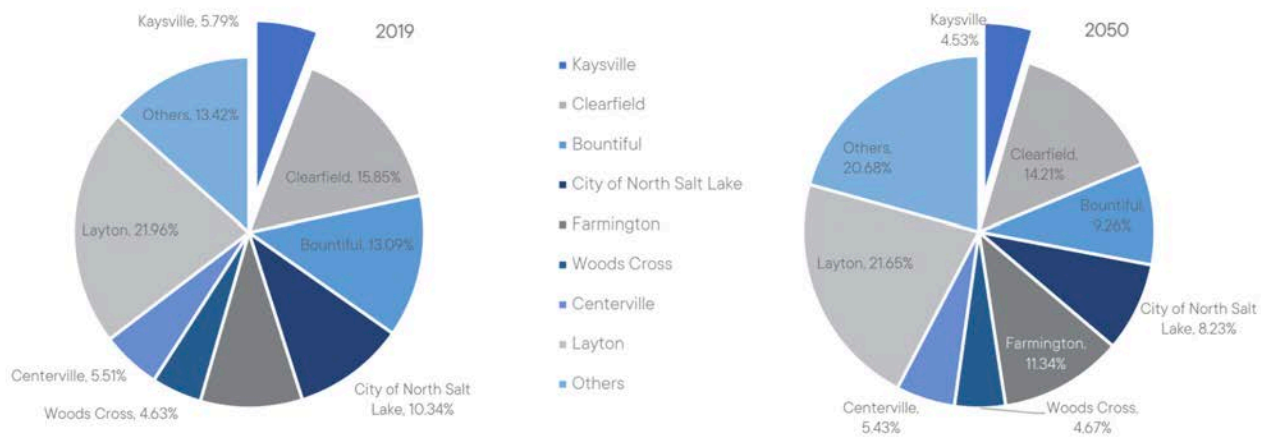
capita (see Appendix, Table 5.12). Within similarly sized communities, an average of 0.025 acres per capita can be found. However, this average includes a high of 0.071 in Lindon and a low of 0.003 in Alpine. Some communities have a much higher sales capture rate, resulting in higher commercial acreages. Using Kaysville's current total per capita of commercial acreage of 0.012, the total supportable acreage is estimated at 121 acres, based on new population growth (0.012 multiplied by 10,506 persons).

It is likely that commercial growth will develop around existing neighborhood scale retail, which provides personal services, food services, gas and lodging and general retail purchases. It is expected that the area will continue to see development in small scale office development as well, as shown in the comparison of average retail development requirements in Table 5.13. With a population estimated to grow to just over 40,000 residents by 2050 and competition from neighboring communities, expansion will be limited to neighborhood scale developments.

Table 5.11 - Supportable Commercial Zoning Based on Per Capita Spending

ANALYSIS BASED ON STATE PER CAPITA SPENDING	RETAIL	INDUSTRY	SERVICES	OTHER	TOTAL
Per Capita Spending	\$7,865	\$1,700	\$1,962	\$123	\$11,650
New Population	10,506	10,506	10,506	10,506	10,506
Total New Spending	\$82,627,377	\$17,864,392	\$20,610,750		
Median Sales Volume Per SF of GLA	\$267	\$267	\$267	\$267	\$267
Supportable SF	309,373	66,888	77,171	4,831	458,263
General Commercial Floor to Area Ratio	0.11	0.11	0.11	0.11	0.11
Acres Supportable (Based on State per Capita Spending)	64.57	13.96	16.11	1.01	95.64

Figure 5.7 - Proportionate Share of Employment by Community, 2019 and 2050



The community survey conducted by Y2 Analytics provided resident feedback regarding the preferred forms and locations for commercial development. The survey findings align with the market analysis results. Two areas in particular were noted by residents, they were 200 North and North Main Street as well as the area near Flint Street and Deseret Drive.

Residents would like to see low-rise mixed-use commercial in these locations. Such options as small neighborhood scale retail shopping and restaurants were strongly preferred. Survey respondents expressed importance in maintaining Kaysville's small town identity. An increase in neighborhood scale commercial development within existing commercial areas will offer additional local options and meet Kaysville's retail sales demands.

The city's ability to stimulate this type of development may be limited by population and competition from adjacent markets such as Farmington, Layton, Syracuse, and South Ogden. Focusing on small scale and local services will meet the requests of citizens and provide local growth.

The U.S. Census Bureau's estimate of retail e-commerce sales as percent of total quarterly retail sales continues to rise, increasing from nearly four percent in 2009 to over 10 percent in 2019. The continuing 2020 global pandemic has also increased online sales.

Official retail sales numbers by the Census Bureau show a steady growth in sales from non-store retailers like Amazon, eBay, QVC and Alibaba. This will likely result in a shift from location-based retail to online purchases. Kaysville's adjacency to other cities which already host distribution centers will make it challenging to attract distribution centers that service this type of retail spending.

Lower population levels or continued sales leakage will result in less commercial acreage within the community.

However, if the city allows for greater densities, resulting in an increase in buying power and capture rates, the area could see higher levels of commercial development. Methods to promote increased commercial development include:

- Allow for more residential development and population growth
- Provide development incentives
- Promote niche markets that will capture sales from surrounding communities
- Remove barriers to entry
- Promote other types of commercial development (industrial, tech, office, etc.)

It is important to note that with increased population and development there will be an increase in public safety and other government service expenses.



Table 5.13 - Typical Retail Development Requirements

TYPE OF CENTER	LEADING TENANT	TYPICAL GROSS LEASABLE AREA (GLA)	GENERAL RANGE IN GLA	USUAL MINIMUM SIZE IN ACRES	APPROXIMATE MINIMUM POPULATION REQUIRED
Neighborhood	Supermarket	60,000	30,000 – 100,000	3 – 10	3,000 – 40,000
Community	Supermarket, drugstore/pharmacy, discount department store, mixed apparel	180,000	100,000 – 400,000	10 – 30	40,000 – 150,000
Regional	One or two full-line department stores	600,000	300,000 – 900,000	10 – 60	150,000 or more
Super Regional	Three or more full-line department stores	1,000,000	600,000 – 2,000,000	15 – 100 or more	300,000 or more

COMMERCIAL ZONES

The Placemaking Plan identifies potential locations where commercial and mixed uses could be expanded. While these areas provide opportunities for the consideration of commercial expansion, the city should evaluate the costs and benefits of any proposed commercial developments related to their specific project elements. Concentrating commercial development in the designated areas will help maintain Kaysville's small town identity while offering areas with mixed use vibrancy.

Barriers to Entry

Some commercial development may be impacted by factors that serve as barriers toward unconstrained commercial growth within the community. These barriers may include city ordinances, development costs, or geographic challenges. The following paragraphs discuss some of the barriers to entry that may exist within the city.

LAND COST

A barrier to entry may be the cost of land. A comparison of the total market value of land within Davis County versus Kaysville may illustrate the land value disparity (see Table 5.14). Within Davis County, the average cost of land per acre is approximately \$94,678. Within the city, Kaysville's 2019 market land value is approximately \$760,791 per acre. The County data may be impacted by higher ratios of undevelopable, exempt, government, forest or other lower valued lands that are not as prevalent within a city. The comparatively higher land costs in Kaysville may be cost prohibitive to businesses looking to establish themselves within the city.

Table 5.14 - Comparison of Market Land Values

2019	TOTAL LAND (ACRES)	MARKET LAND VALUE	MARKET VALUE PER ACRE
Davis County	406,258	\$38,463,743,703	\$94,678
Kaysville	5,878	\$4,472,140,570	\$760,791

DEVELOPMENT COST: IMPACT FEES

Many communities within Utah assess impact fees to offset the cost of needed infrastructure related to growth. Total impact fees vary from community based on level of service, age of infrastructure, proportional allocation of buy-in to new facilities, and the inclusion of financing mechanisms and inflation. While impact fees can be a barrier to limiting economic growth.

LOCATION

The city is located at the crossroads of two major roadways: I-15 and Highway 89. Average Annual Daily Trips (AADT) along these roadways range from 38,000 trips on Highway 89 and to 124,000 trips on I-15. Proximity to a regional transportation network allows communities to attract larger developments like distribution centers or industrial centers, which in turn stimulate job growth and spending. The proximity to Farmington and Layton with their established regional shopping opportunities increases the potential for sales leakage.

LOWER POPULATION AND ROOFTOPS

While the city's population is projected to continue to increase its population through 2050 and add approximately 10,506 new residents, the population in Davis County will shift from a concentration on the east side of the valley to a more central and westward concentration, with Syracuse and West Point experiencing substantial growth. The less dense development within Kaysville will decrease the overall spending within the city while areas of the County will experience higher taxable sales due to their higher populations.

Promotion & Tourism

Promoting Kaysville City to local and regional audiences will foster the confidence of those who invest in the city, whether they are residents, workers, employers or visitors. Additionally, promoting city neighborhoods increases

resident and investor confidence, thus creating positive effects on real estate markets, civic pride, and overall quality of life. Tourism is an important industry in many cities, as it is an economic driver and is reflective of civic pride. While Kaysville is unlikely be a major hub for tourism, opportunities to capture outside visitors still exist in the city's unique amenities, events and central location to the region.



Kaysville has established its hometown values as the distinctive brand of the city

City Promotion

Kaysville City has made efforts in recent years to establish a distinct brand for itself. In this effort, Kaysville has distinguished itself as "Utah's Hometown," a city steeped in tradition and family values. Additionally, Kaysville has promoted its unique central location in the "middle of everything" between Salt Lake City and Ogden, the Great Salt Lake and the Wasatch Mountains. These are attractive qualities to both residents and investors alike, and should continue to be leveraged in the promotion of the city.

Neighborhood Promotion

Building strong neighborhoods and real estate markets contributes significantly to a city's brand and perception. It requires more than constructing and rehabilitating buildings – grassroots community participation and targeted marketing and branding efforts are necessary. Neighborhood marketing and branding improves perceptions and increases resident and investor confidence in neighborhoods, thus having positive effects on real estate markets and overall quality of life. As the city matures, the establishment of distinctive neighborhood districts in Kaysville should be explored to take advantage of these benefits.

NEIGHBORHOOD GROUPS AND EVENTS

The sense of community found in neighborhoods has been shown to be linked to many positive attributes, including creating a sense of belonging, improving physical and mental health, and lowering crime rates. Neighborhood groups are an asset for building community and promoting neighborhoods, and should be recognized and supported by the city as important partners in making Kaysville attractive for living, doing business or visiting.

NEIGHBORHOOD BRANDING

In order to establish neighborhood identity, it is important to make people aware of where they are and which neighborhood they reside in. This can be accomplished through a number of simple implementation measures aimed at creating distinct "brands" for each neighborhood and clues to those who visit that they have arrived. To get started:

1. Determine the neighborhood's values and originalities. What makes the neighborhood unique? What kind of people live here? Why?

Affordable **Family Friendly**
Convenient **Central** **Walkable**
Parks **Historic**

2. Create a vision for what the neighborhood wants to become

As the city's oldest neighborhood, we take pride in our heritage and continue to pioneer into the future by remaining an affordable, family-friendly neighborhood central to it all.

3. Develop colors and materials palettes for the neighborhood brand and logo

Traditional vs. Modern Bold vs. Subtle Steel vs. Wood



4. Implement the logo and palettes throughout the neighborhood, including:

- Neighborhood gateway signs and street banners
- Retail storefronts and signs
- Street lighting, benches, and other furnishings
- Public art
- Bus stops, public restrooms, and other public facilities

Tourism

When visitors come to a city, they patronize local businesses, meet residents, and explore the area. By enhancing these experiences, visitors may be encouraged to invest in the city, whether it's by buying a home, pursuing local employment, starting a business, or simply visiting again in the future. The more positive experiences people have in Kaysville, the more likely they are to make the city a part of their future.

STRENGTHS AND AMENITIES

Kaysville has a number of strengths and amenities which can serve as drivers of tourism in the city. Some of these assets are being capitalized on currently, while others may not be fully realized. Kaysville's strengths and amenities include:

History, arts and culture - Kaysville has a unique history in its own right. This story may be told through the construction of unique monuments/sites and tours of historic neighborhoods. In addition, arts and cultural events often work hand in hand with history. Kaysville has enjoyed a small fine arts scene which could be expanded on to include facilities or events, from museums to gallery walks to art festivals.

Businesses - Businesses and tourists often mutually benefit from one another. Kaysville has a number of businesses which provide a tourist draw in retail, dining and entertainment, most of them concentrated on Historic Main Street. Continued investment in Main Street and the greater City Center will strengthen these businesses and provide opportunities for additional food and entertainment venues to become established.

Parks - Kaysville's robust park system provides a variety of amenities and opportunities to visitors and residents alike. Athletic programming within the parks in particular is a draw for participants coming from outside city boundaries, as well as regional trail users. Following the recommendations for parks and trails will make the system continue to have wide appeal to both visitors and residents.

Events - Kaysville has a number of successful city events which foster a sense of community and generate revenue for the city. These include the 4th of July events, USU Farmers Market, Movies in the Park, Baby Animal Days, Stroll Kaysville, Kaysville GIVES, the Daddy Daughter Dance and others. The city's economic planning should take these events into consideration and seek to maximize their impact.



Goals & Policies

GOAL 1: PROMOTE KAYSVILLE CITY CENTER REDEVELOPMENT TO STRENGTHEN COMMERCIAL AREAS

Policy 1.1: Allow for greater densities in Kaysville City Center to generate an increase in buying power and capture rates

Policy 1.2: Focus on small scale and local services to meet public requests and provide local growth

GOAL 2: UTILIZE THE WIDE VARIETY OF TOOLS AND INCENTIVES AVAILABLE TO HELP ACHIEVE ECONOMIC DEVELOPMENT GOALS

Policy 2.1: Establish redevelopment areas to fund infrastructure and future developments.

GOAL 3: ALLOW FOR MIXED USE DEVELOPMENT IN IDENTIFIED AREAS TO GENERATE MORE ROOFTOPS AND PREVENT SALES LEAKAGE



CONCLUSION

Through the guidance of Kaysville City's leadership, along with the valuable input of community members, the *Kaysville City General Plan (2022)* is an extensive guide to current and future development that will complement the significant growth and change of the city.

To ensure Kaysville City is moving in an interrelated direction on key planning elements, the plan has outlined strategies for land use, transportation, housing, economic development, open space, trails and natural resources. These plan elements can be revised as needed based on changing conditions, emerging trends and shifting priorities over time.

A common theme throughout the plan is providing goals and priorities that can preserve and enhance Kaysville's peaceful, small-town atmosphere, while facilitating focused development to support a diverse and responsive city. A major part of this initiative is focused on the Kaysville City Center. This will become a central feature to the city for significant growth, development and redevelopment.

The future city center will be a place that builds upon its history, while introducing new ideas and places to create a diverse and people-centric downtown center. The plan looks to enhance the city center with commercial and mixed-use development and invest in streetscape and parking. It will also focus on becoming a pedestrian-friendly district and a place for the community to gather for events and activities.

In regards to transportation, the plan provides direction for creating sustainable multi-modal corridors and a robust transportation network to move people around the city. It also plays a key part in placemaking within Kaysville. The city's transportation network is a series of components that will address major corridors, regional access, community access and the Kaysville City Center.

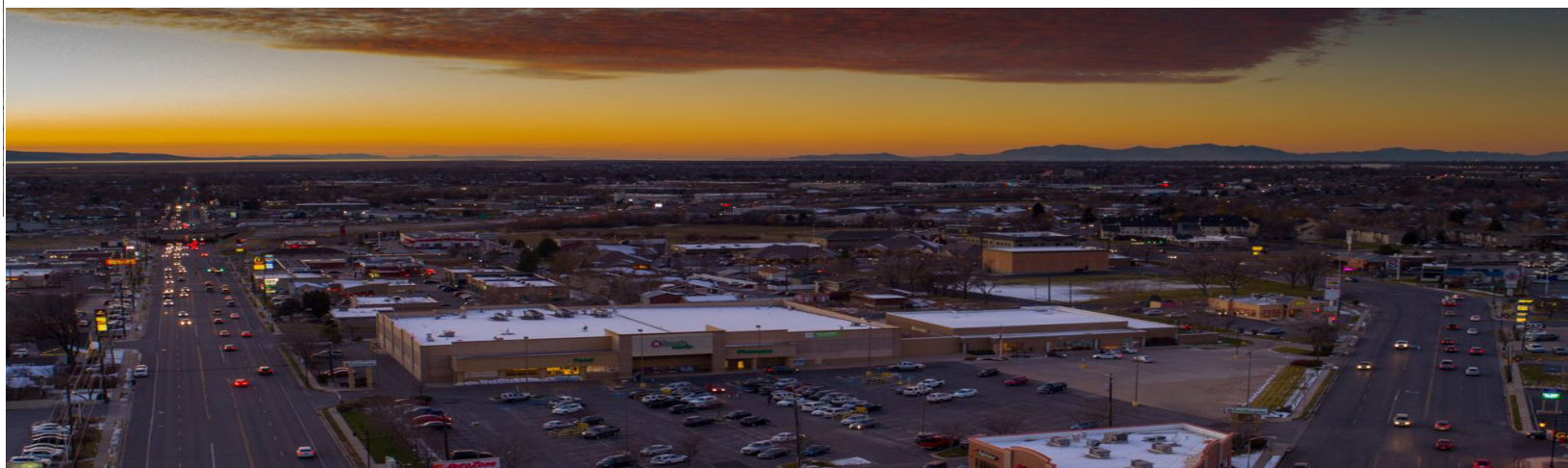
Through the plan's strategies, Kaysville can anticipate absorbing future growth, bringing the community closer together, while connecting to the entire region.

As for housing and neighborhoods, Kaysville's vision includes accommodating a full range of housing opportunities to meet the economic and lifestyle needs of its residents. Kaysville is an established community with 31,494 residents and 8,712 households, according to the 2019 American Community Survey. Kaysville aims to facilitate a reasonable opportunity for a variety of housing, including moderate income.

With the natural environment as a fundamental component of a healthy community, Kaysville has a priority for protecting its natural resources. These include the Wasatch Mountains, the Great Salt Lake and the streams that run between them, the urban forest integrated throughout the city landscape, open agricultural and wetland areas, wildlife and more. The plan's strategies focus on preserving the city's open space, foothills, natural drainages and remaining agricultural areas.

Along with carefully planned land use, transportation, housing and natural environment, the key to success of any city includes economic prosperity and sustainability. By monitoring and analyzing taxable market, the city can strategically plan and achieve a stable income. In addition, Kaysville can promote itself as a place to visit and conduct business to further support its economic engine.

Recognizing all of Kaysville City's key planning elements is important for ensuring smart growth over time and maintaining the well-being of its residents. As Kaysville City uses the plan as an extensive guide, the city will continue to have flourishing communities and will carry on its reputation as Utah's Hometown.



APPENDIX

Introduction

Table 1.1 - Historic Population

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2010-2019 AAGR
Clearfield	30,112	29,904	30,086	30,278	30,361	30,299	30,483	30,683	31,016	32,118	0.72%
Farmington	18,275	17,723	18,722	19,600	20,440	21,223	21,983	22,616	23,208	25,339	3.70%
Kaysville	27,300	26,728	27,353	27,928	28,480	29,213	29,799	30,328	30,961	31,494	1.60%
Roy	36,884	36,416	36,854	37,194	37,472	37,670	37,853	38,013	38,238	39,613	0.80%
South Ogden	15,970	16,251	16,447	16,612	16,702	16,805	16,893	16,918	17,010	17,199	0.83%
Syracuse	24,331	22,911	23,914	24,715	25,374	25,977	26,668	27,444	28,342	31,458	2.90%
Davis County	294,532	301,124	306,664	311,886	317,646	323,374	329,292	334,977	340,621	355,481	2.11%
State of Utah	2,763,885	2,809,828	2,856,535	2,904,018	2,952,290	3,001,365	3,051,255	2,993,941	3,043,708	3,205,958	1.66%

Chapter 3: Housing & Neighborhoods

Table 3.4 - Davis County Area Cost Burden Ratio

	2009	2019	AAGR
Davis County AMI Family of Four	\$76,227	\$93,688	2.61%
Kaysville Median Rent	\$692	\$948	4.01%
100% of AMI Family of Four	10.9%	12.1%	
80% of AMI Family of Four	13.6%	15.2%	
50% of AMI Family of Four	21.8%	24.3%	
30% of AMI Family of Four	36.3%	40.5%	

Source: US Census Bureau American Community Survey 2015-2019, Utah Department of Workforce Services: Housing and Urban Development

Table 3.5 - Ogden-Clearfield Rent Limits

PROGRAM	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
Low HOME Rent Limit	\$721	\$812	\$1,020	\$1,178	\$1,313
High HOME Rent Limit	\$721	\$812	\$1,021	\$1,432	\$1,651
Fair Market Rent	\$721	\$812	\$1,021	\$1,432	\$1,707
50% Rent Limit	\$793	\$850	\$1,020	\$1,178	\$1,313
65% Rent Limit	\$1,011	\$1,085	\$1,304	\$1,498	\$1,651

Chapter 5: Economic Development

Table 5.7 - Taxable Sales Capture Rates Comparison

	ROY		FARMINGTON		SYRACUSE		CLEARFIELD		SOUTH OGDEN	
POPULATION	39,613		25,339		31,458		32,118		32,390	
	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE
Total	\$(12,341.37)	37.29%	\$(7,010.17)	96.97%	\$(16,176.43)	39.22%	\$(7,704.08)	41.68%	\$(12,327.70)	60.28%

Table 5.8 – Tax Rate Comparisons

CITY	POP.	RANK	2020 TAX RATE	RANK	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Bountiful	43,981	2	0.000789	15	0.000814	0.000880	0.000832	0.000890	0.000957	0.000946	0.001063	0.001094	0.001093	0.001037	0.000948
Centerville	17,587	9	0.001158	11	0.001192	0.001275	0.001354	0.000983	0.001088	0.001072	0.001141	0.001165	0.001173	0.001102	0.000997
Clearfield	32,118	4	0.001437	7	0.001437	0.001607	0.001745	0.001800	0.001800	0.001800	0.001800	0.001800	0.001800	0.001548	0.001548
Clinton	22,499	7	0.001608	3	0.001660	0.001794	0.001925	0.002082	0.002198	0.002253	0.001831	0.001871	0.001866	0.001752	0.001729
Farmington	25,339	6	0.001491	6	0.001640	0.001765	0.001942	0.002132	0.002226	0.002127	0.002290	0.002269	0.002283	0.002109	0.002051
Fruit Heights	6,221	13	0.00195	1	0.001887	0.002027	0.002117	0.002295	0.002369	0.001863	0.002023	0.002054	0.002071	0.002006	0.001845
Kaysville	31,494	3	0.001589	5	0.001589	0.001589	0.001589	0.001717	0.001782	0.001826	0.000999	0.001028	0.001035	0.000987	0.000907
Layton	78,014	1	0.001645	2	0.001666	0.001521	0.001635	0.001805	0.001928	0.001896	0.002046	0.002084	0.002068	0.001933	0.001876
City of North Salt Lake	20,948	8	0.001233	10	0.001284	0.001355	0.001450	0.001622	0.001517	0.001541	0.001613	0.001637	0.001637	0.001520	0.001396
South Weber	7,836	12	0.001403	8	0.001441	0.000769	0.000815	0.000881	0.000941	0.000954	0.000993	0.000998	0.000927	0.000827	0.000840
Sunset	5,364	15	0.000981	12	0.001587	0.001766	0.001950	0.002121	0.002290	0.002258	0.002357	0.002492	0.002297	0.002138	0.001483
Syracuse	31,458	5	0.001593	4	0.001512	0.001512	0.001573	0.001573	0.001639	0.001659	0.001787	0.001832	0.001821	0.001631	0.001613
West Bountiful	5,800	14	0.001363	9	0.001315	0.001449	0.001566	0.001684	0.001806	0.001788	0.001946	0.001951	0.001997	0.001366	0.001384
West Point	10,957	11	0.00091	13	0.000917	0.000917	0.000945	0.000984	0.001036	0.001036	0.001111	0.001111	0.001008	0.000936	0.000876
Woods Cross	11,431	10	0.000867	14	0.000891	0.000935	0.001003	0.001057	0.000927	0.000913	0.001007	0.001058	0.001049	0.000840	0.000690

Figure 5.2 – Historic Total Property Tax Rate for Kaysville

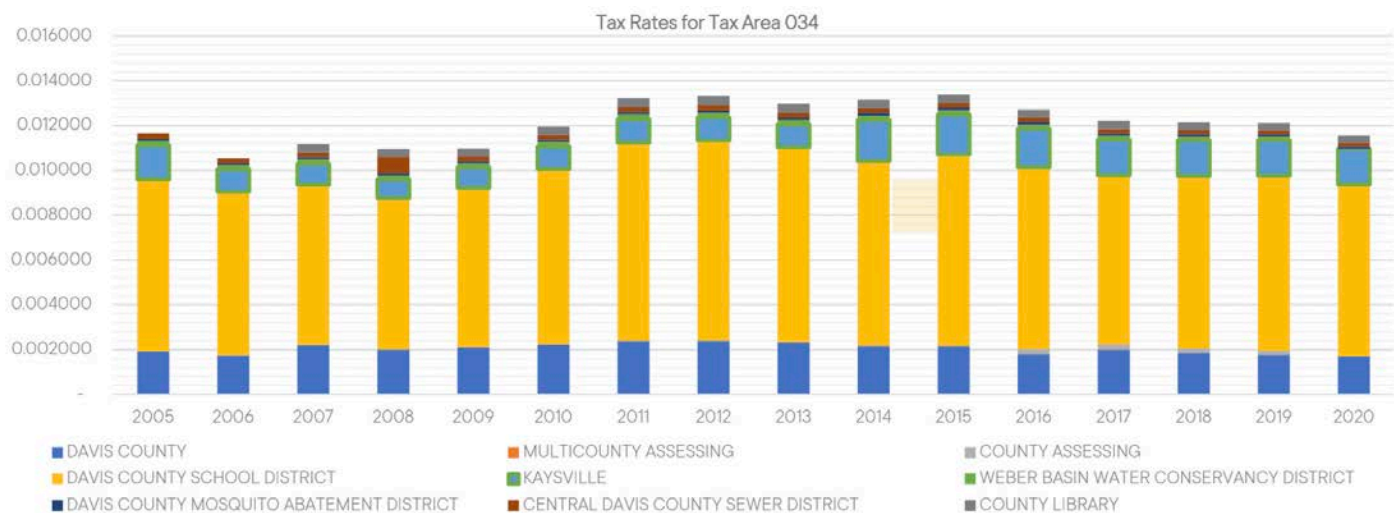


Figure 5.3 – Kaysville Property Tax Rate as a Percent of Total Tax Rate

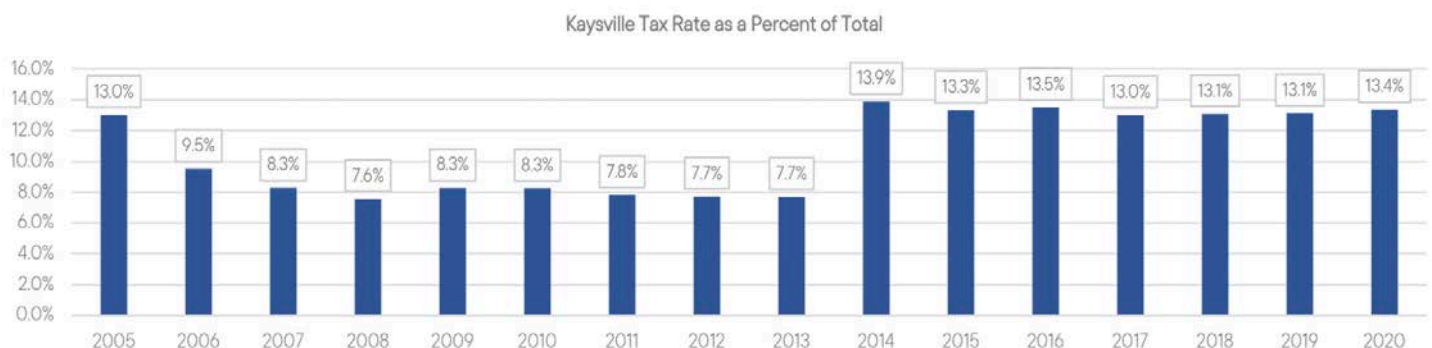


Table 5.10 - Davis County Population Projection

	POPULATION				GROWTH (2019-2050)		EMPLOYMENT				GROWTH (2019-2050)	
CITIES	2019	2030	2040	2050	ACTUAL	%	2019	2030	2040	2050	ACTUAL	%
Bountiful	49,198	50,754	52,834	55,535	6,337	12.9%	22,450	23,462	23,817	24,692	2,242	10.0%
Centerville	18,466	19,664	20,734	22,221	3,755	20.3%	9,441	11,893	13,461	14,470	5,029	53.3%
Clearfield	31,061	33,432	35,999	39,774	8,713	28.1%	27,175	31,068	35,114	37,869	10,694	39.4%
Clinton	22,614	23,499	24,824	25,914	3,300	14.6%	5,364	6,062	5,977	6,862	1,498	27.9%
Farmington	23,158	26,821	31,279	34,794	11,636	50.2%	16,123	20,764	25,162	30,234	14,111	0.0%
Fruit Heights City	6,450	6,932	7,410	7,883	1,433	22.2%	1,045	1,207	1,286	1,191	146	14.0%
Sunset	5,879	5,994	6,246	6,498	619	10.5%	2,812	5,120	7,635	9,560	6,748	240.0%
Layton	87,231	104,091	121,059	135,222	47,991	55.0%	37,660	46,695	52,799	57,709	20,049	53.2%
City of North Salt Lake	17,935	20,232	21,596	22,845	4,910	27.4%	17,737	19,487	21,059	21,926	4,189	23.6%
South Weber	5,836	6,482	7,380	8,227	2,391	41.0%	882	1,693	2,269	3,047	2,165	245.5%
Kaysville	32,010	33,800	36,262	42,000*	7,123	22.3%	9,926	11,203	12,153	12,074	2,148	21.6%
Syracuse	28,627	39,018	46,682	51,203	22,576	78.9%	7,191	12,933	17,544	22,122	14,931	207.6%
West Bountiful	5,332	5,515	5,839	6,187	855	16.0%	4,186	5,728	7,321	9,198	5,012	119.7%
West Point	8,749	11,953	14,895	17,341	8,592	98.2%	1,533	2,265	2,592	3,151	1,618	105.5%
Woods Cross	12,532	12,540	12,837	13,366	834	6.7%	7,945	10,001	11,144	12,454	4,509	56.8%
Total	355,078	400,727	445,876	486,143	131,065	36.9%	171,470	209,581	239,333	266,559	95,089	55.5%

Table 5.12 - Comparison of Commercial Acres Per Capita from Selected Cities

	2019 POPULATION	ZONED COMMERCIAL ACREAGE	INDUSTRIAL ACREAGE	TOTAL	COMMERCIAL ACREAGE PER CAPITA	INDUSTRIAL ACREAGE PER CAPITA	TOTAL PER CAPITA
Kaysville	31,494	241	122	363	0.008	0.004	0.012
Highland	18,957	191	-	191	0.010	-	0.010
North Salt Lake	20,402	351	1,239	1,590	0.017	0.060	0.078
Alpine	10,477	26	10	36	0.002	0.001	0.003
Cedar Hills	10,209	22	-	22	0.002	-	0.002
Lindon	10,912	427	349	776	0.039	0.032	0.071
Payson	19,842	213	169	381	0.011	0.008	0.019
North Ogden	19,392	64	7	71	0.003	0.000	0.004
South Ogden	17,063	259	-	259	0.015	-	0.015
Centerville	17,404	228	124	352	0.013	0.007	0.020
Woods Cross	11,340	153	260	413	0.013	0.023	0.036
Average							0.025



**General Plan
Published May 2022**