



CITY COUNCIL MEETING

August 17, 2023

Utah's Hometown
In the middle of everything



OPENING

Provided by Council Member
Abbigayle Hunt



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



PRESENTATIONS & AWARDS

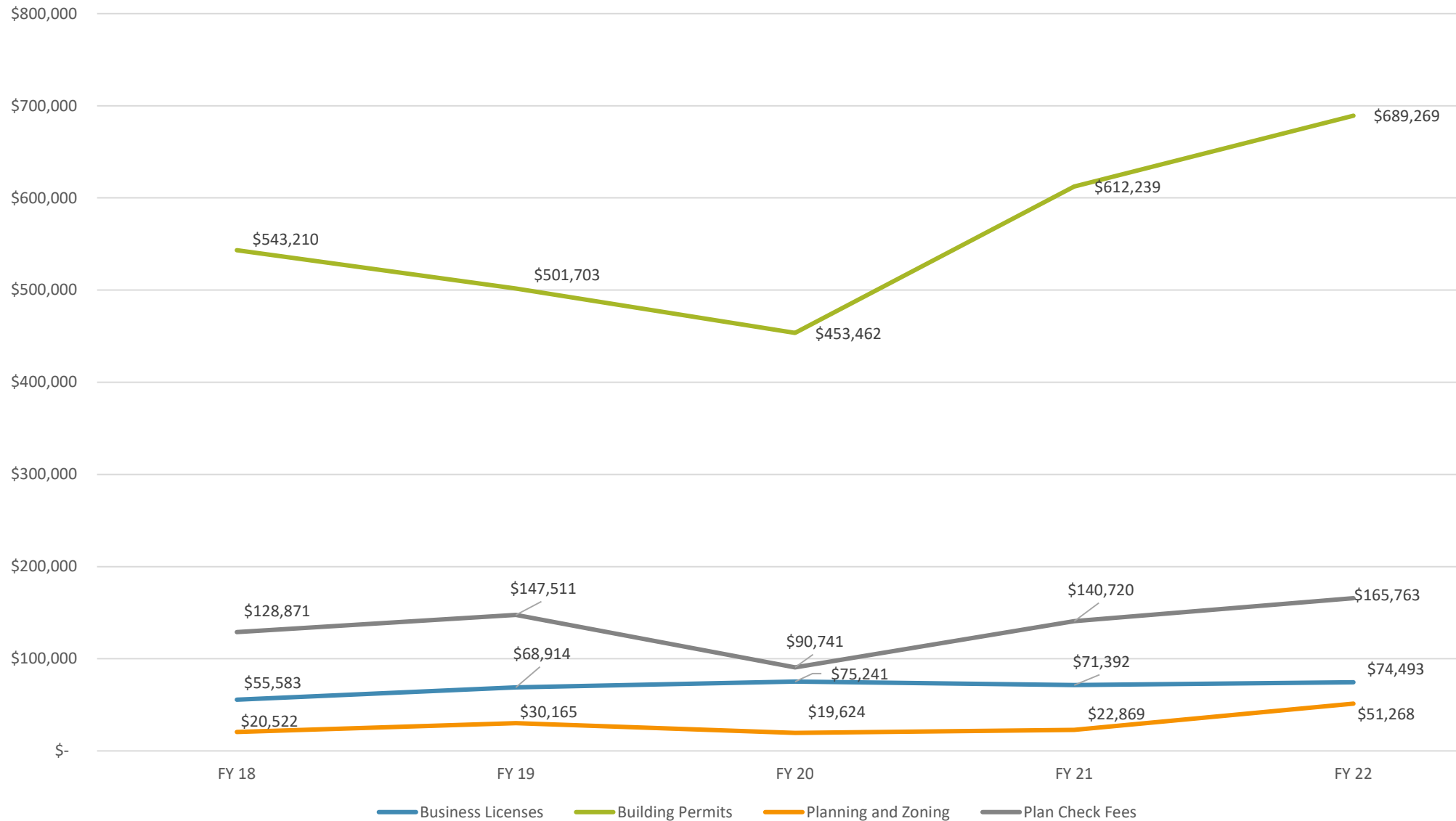
a) Community Development Department Report –
Melinda Greenwood, Director.

Community Development

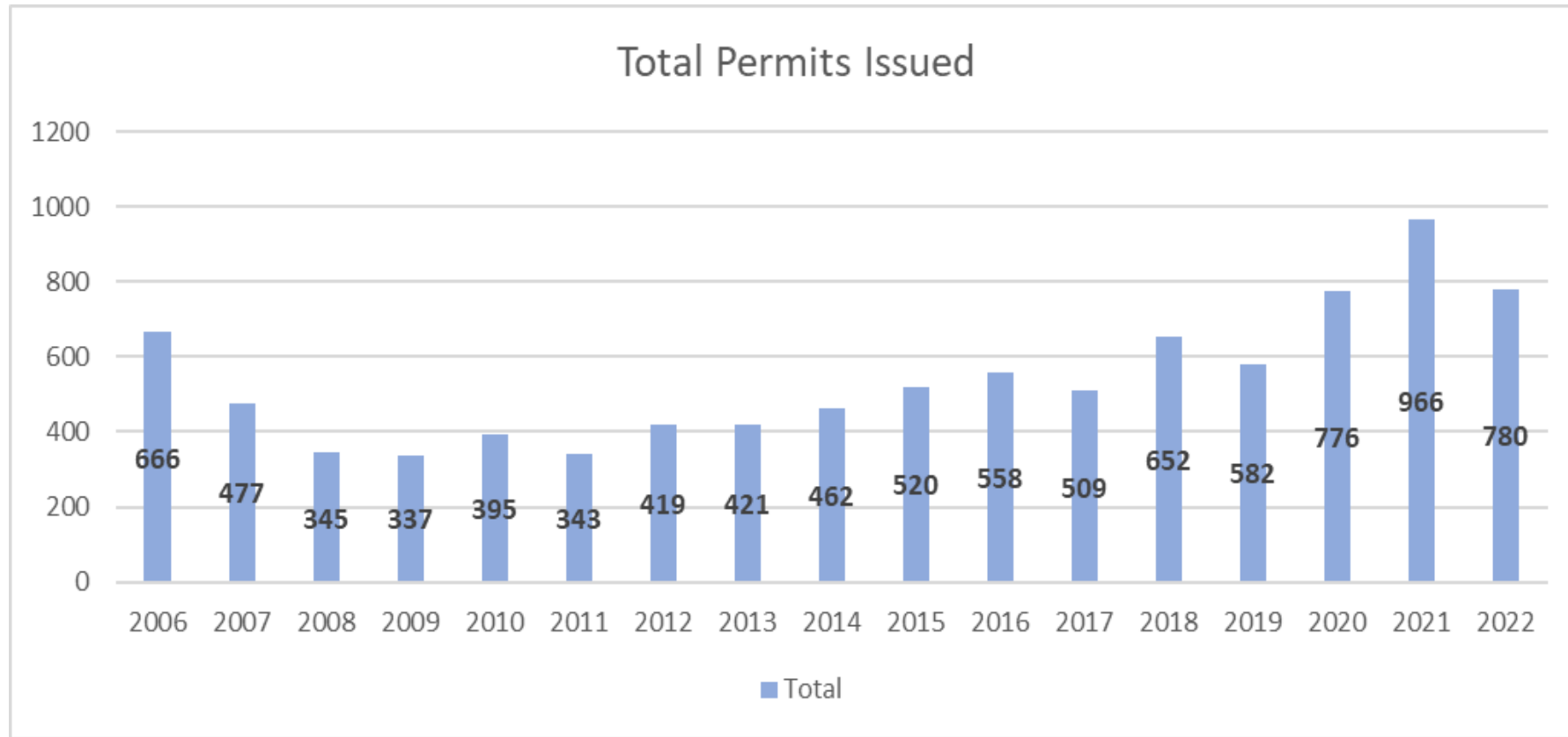
- Business Licensing
- Building
 - Plan Review
 - Building Permits
 - Building Inspections
- Planning & Zoning
- Code Enforcement
- Economic Development



Community Development Revenue

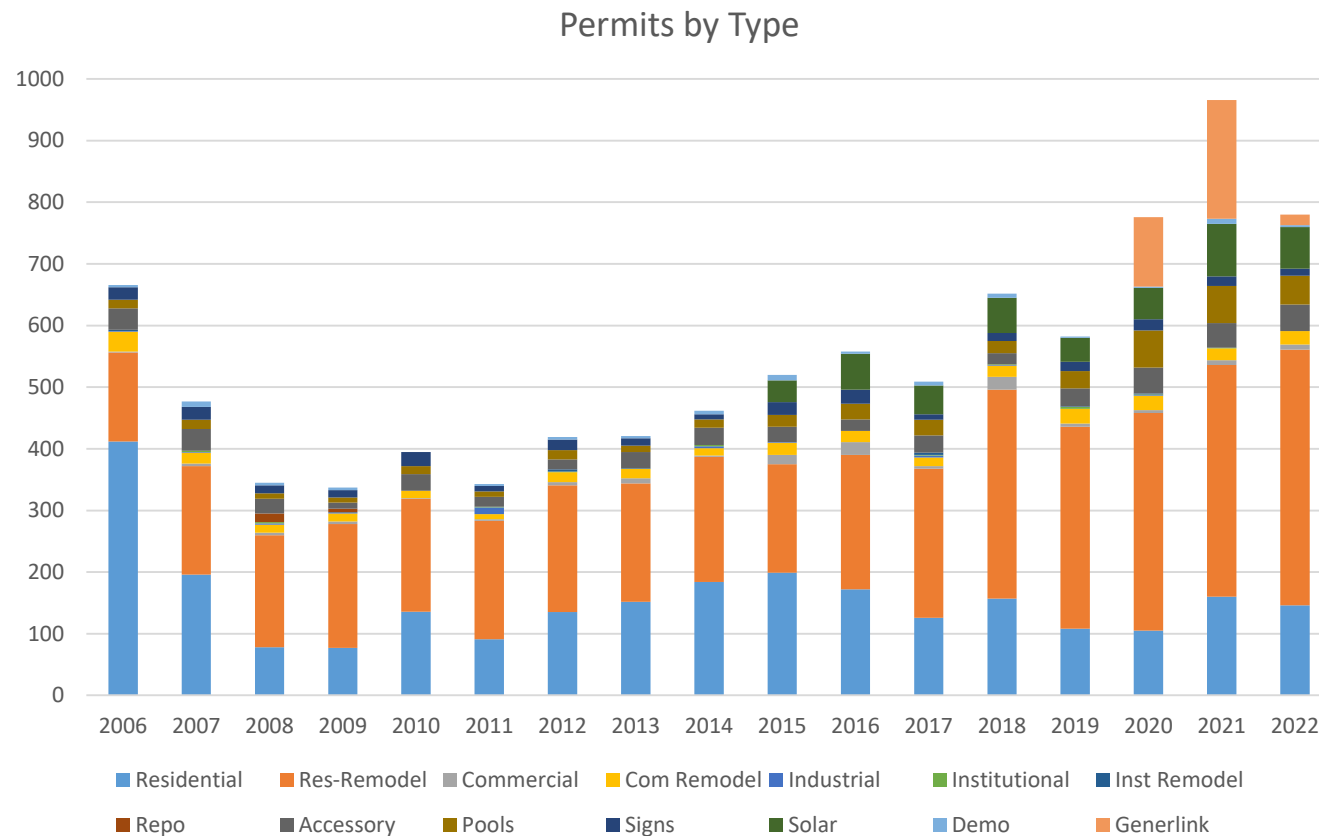
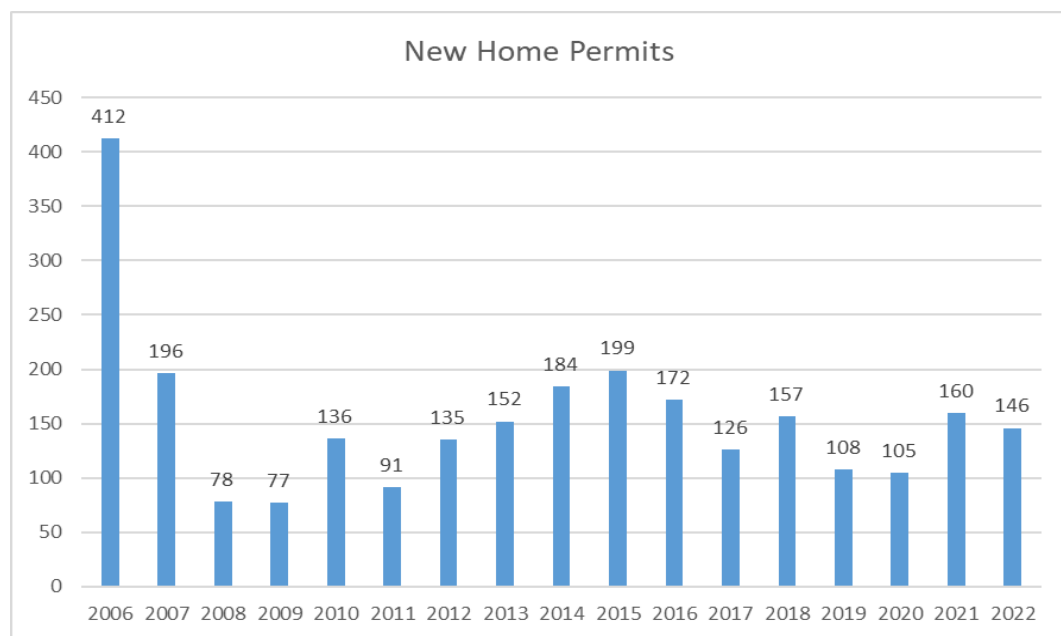


Building Division

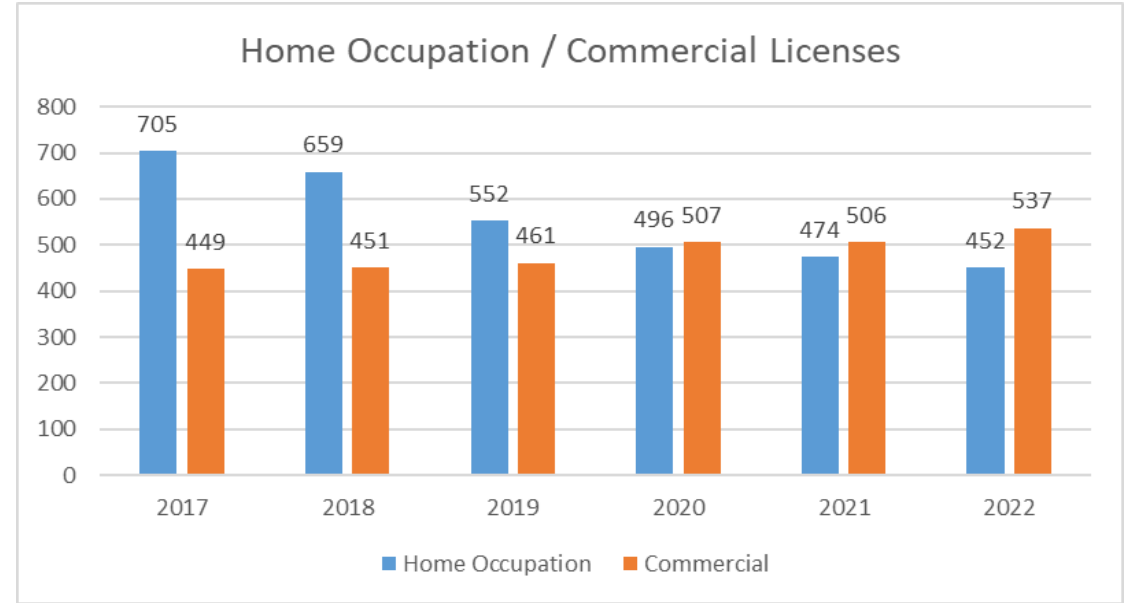
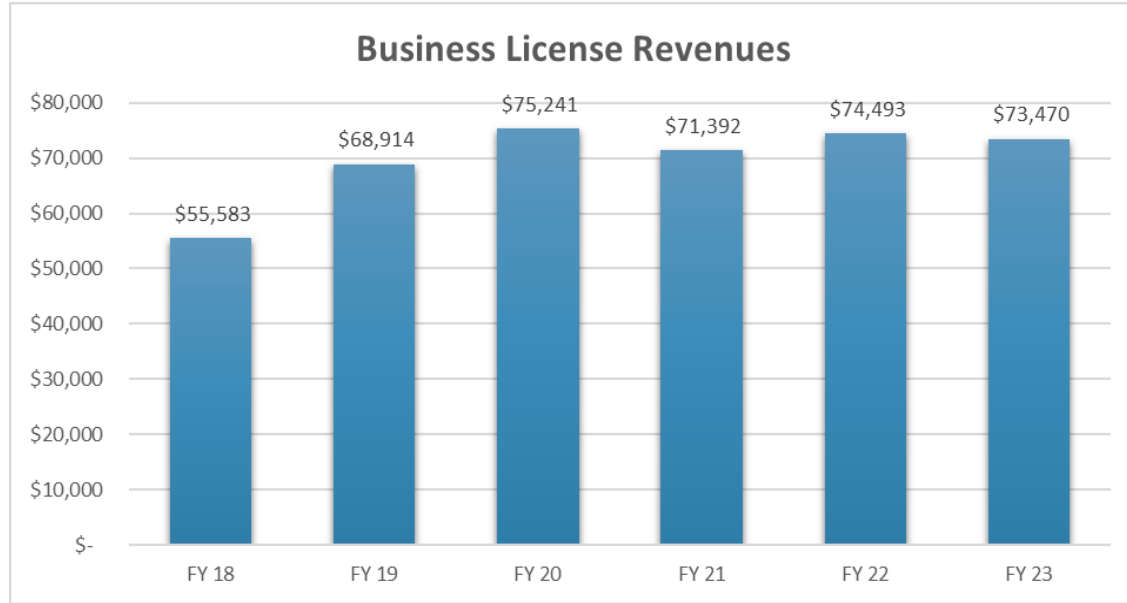


Building Division

Year	# Inspections	Average/Month	Average/Day
2021	6,648	554	26
2022	7,978	665	32



Business Licensing



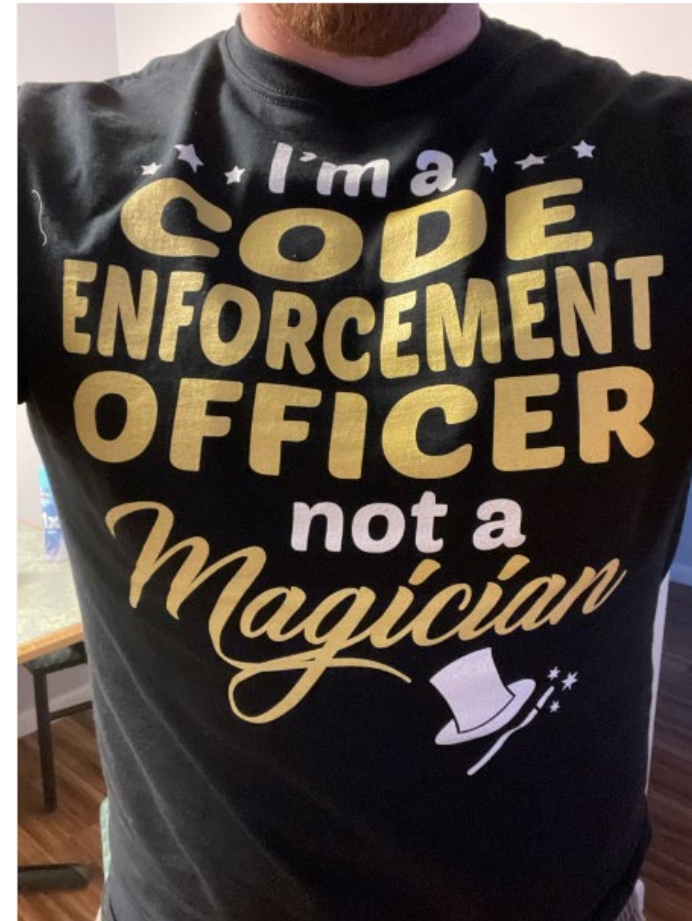
Annual Business Licenses								
Year	Home Occupation	IADU	Commercial	Alcohol	Food Truck	Special Event	Temp License	Total
2017	705	0	449	8	1	0	0	1,163
2018	659	0	451	8	4	15	9	1,146
2019	552	0	461	8	11	11	9	1,052
2020	496	0	507	8	9	4	9	1,033
2021	474	0	506	8	13	4	9	1,014
2022	452	7	537	7	15	6	9	1,033

Planning & Zoning

Planning Commission Items	CY21	CY22
Consideration of Development Agreement	1	2
CUPs	23	26
Final Plat	15	5
Preliminary Plat	10	5
Public Hearing General Plan Amendment	1	1
Rezone Application	12	11
Text Amendment	12	24
Total	74	74

Code Enforcement

Complaint Category	2020	2021	2022	2023
Animals	7	6	6	2
Broken Sidewalk	3	1	0	0
Business License	1	1	0	0
Dead Tree	1	0	0	0
Illegal Signage	4	0	0	1
Illegal Street Parking	1	1	2	10
Junk/Debris	15	7	9	2
Occupancy	2	1	1	3
Other	22	7	1	0
ROW Issue	4	4	0	33
Sidewalk Obstruction	19	8	4	33
SWPP	13	1	0	1
Unregistered Vehicle	6	2	0	3
View Obstruction	3	2	6	4
Weeds	31	9	28	53
Total	132	50	57	145





DECLARATION OF CONFLICTS OF INTEREST



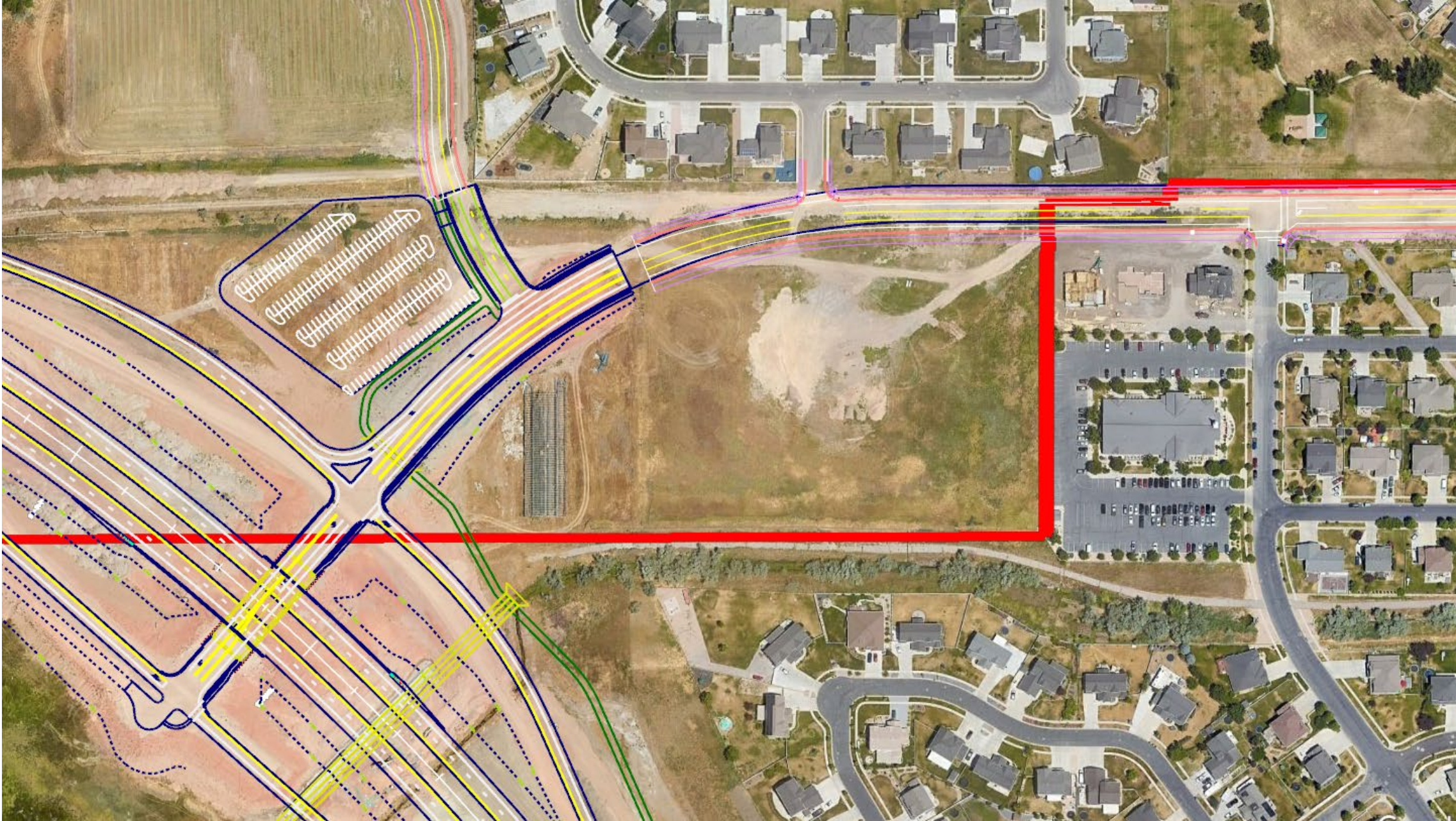
CONSENT ITEMS

a) Approval of Minutes of July 20, 2023.



WORK ITEMS

a) Farmington Boundary Line Adjustment Discussion





COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



RECESS OF CITY COUNCIL
MEETING AND CONVENE A
MEETING OF THE KAYSVILLE
BUSINESS PARK ARCHITECTURAL
REVIEW COMMITTEE



**KAYSVILLE BUSINESS
PARK ARCHITECTURAL
REVIEW COMMITTEE
MEETING**

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CONSIDERATION OF A
VARIANCE REQUEST FOR STORAGE
UNITS FOR ALUMINUM SHINGLE
COMPANY AT 524 NORTH 900 WEST

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

KBP #3 Buildings

- **SECTION 3 BUILDINGS**
- All buildings shall be at least 5,000 square feet in ground floor area, with the exception of public service buildings. (1.7)
- No building, structure or combination of such shall cover more than 70% of the total lot area. (17- 21-6)

KBP 3.10 Variances

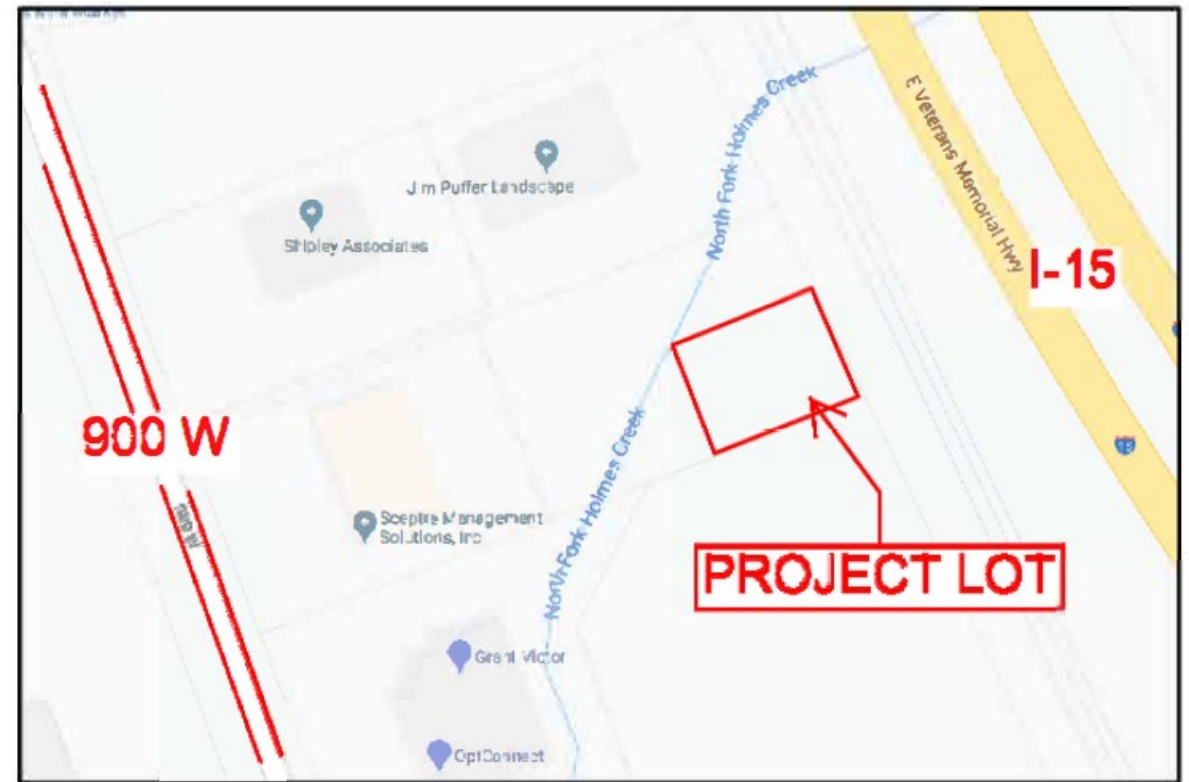
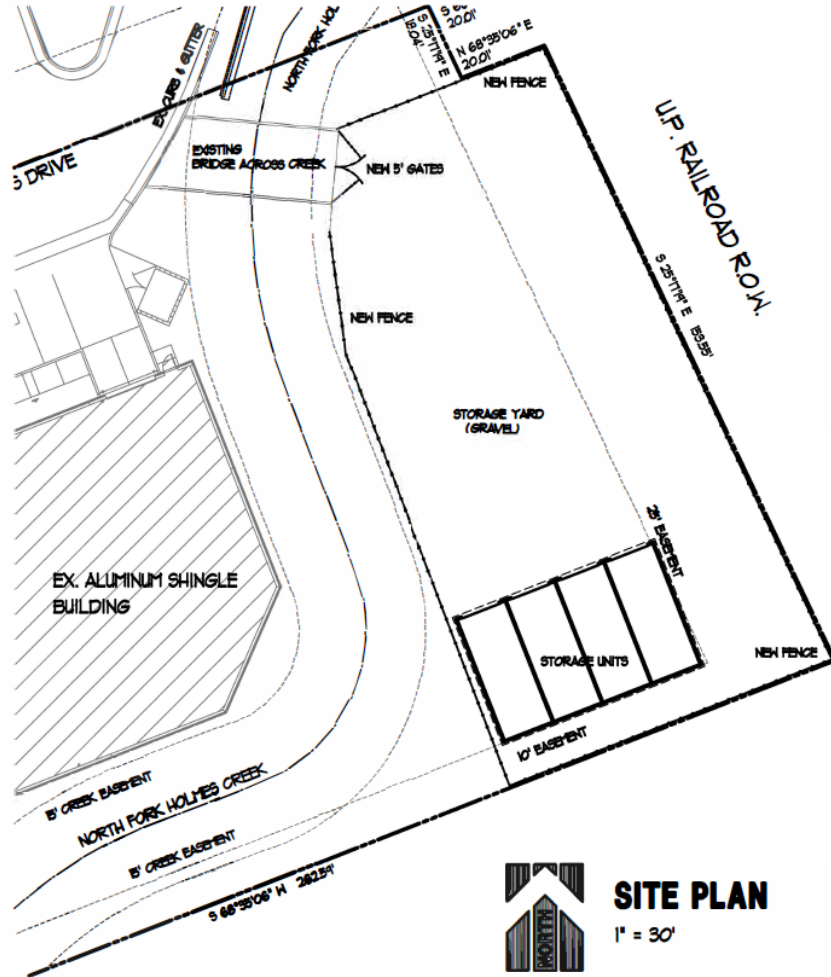
“The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. The Declarant may, but need not, reject, accept, or amend such rules and regulations of the Committee. Such variances may only be granted, however, when unique circumstances dictate and no variance shall:

- (i) be effective unless in writing,
- (ii) be contrary to the restrictions set forth in the body of this Master Declaration, or
- (iii) estop the Committee from denying a variance in other circumstances.
- For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.”

Variance Request

- Holmes Creek creates a hardship for developing the property.
- There are easements on the property that create a hardship for developing the property.
- The original plans included the main building, bridge across Holmes Creek to the storage unit building. He indicates he was not informed that a building under 5,000 square feet would not comply with the guidelines.
- The City approved the plans for the bridge and required it be wide enough for fire access. He spent \$69,275 on a box culvert and constructing a drive across the creek.
- The storage units will not be visible to the public from the street and will be in a secluded location.

Project Site

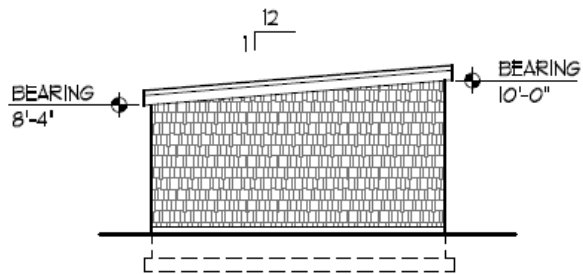
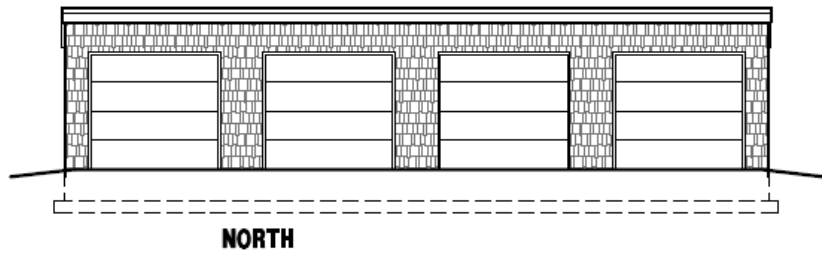
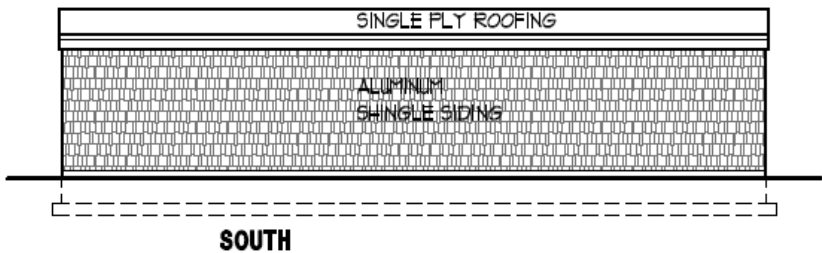




524 North 900 West

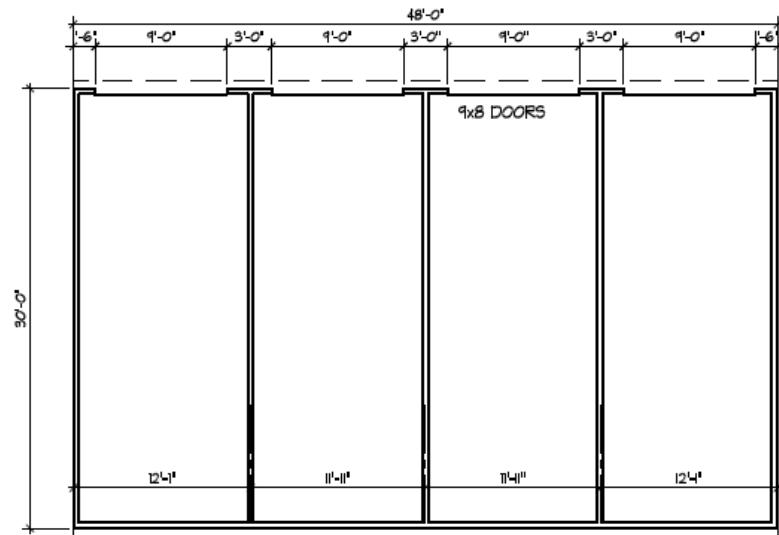


Elevations and Floor Plan



EXTERIOR ELEVATIONS

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

524 North 900 West



524 North 900 West



524 North 900 West



524 North 900 West



Committee Options

- Approve the variance request and the building plans for construction of 960 square foot building with four storage bays.
- Deny the variance request.



CONSIDERATION OF A ROOF
ADDITION FOR CLOSET BUTLER
LOCATED AT 1272 WEST
SPORTSPLEX DRIVE

1272 West Sportsplex Drive



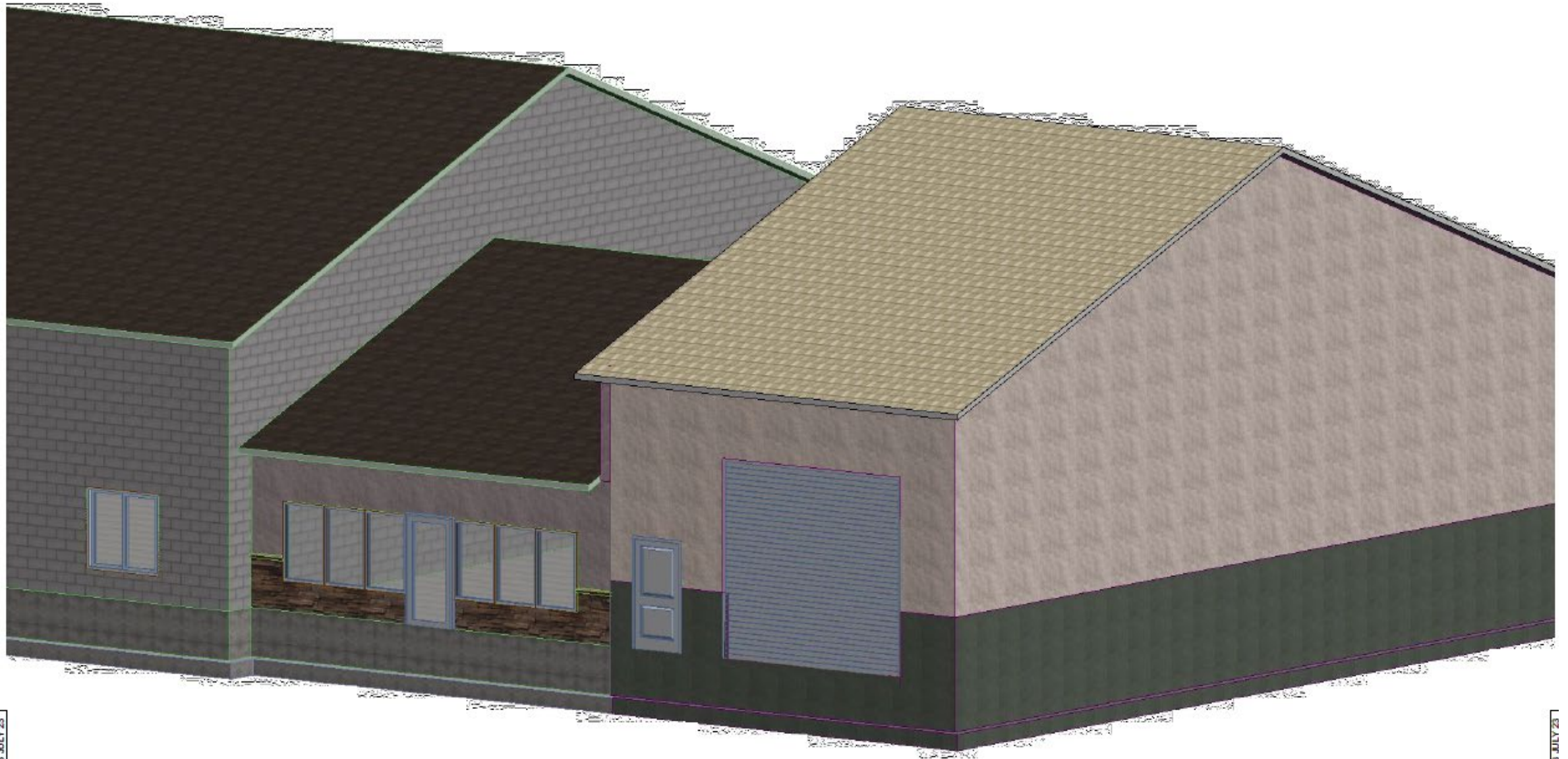
1272 West Sportsplex Drive

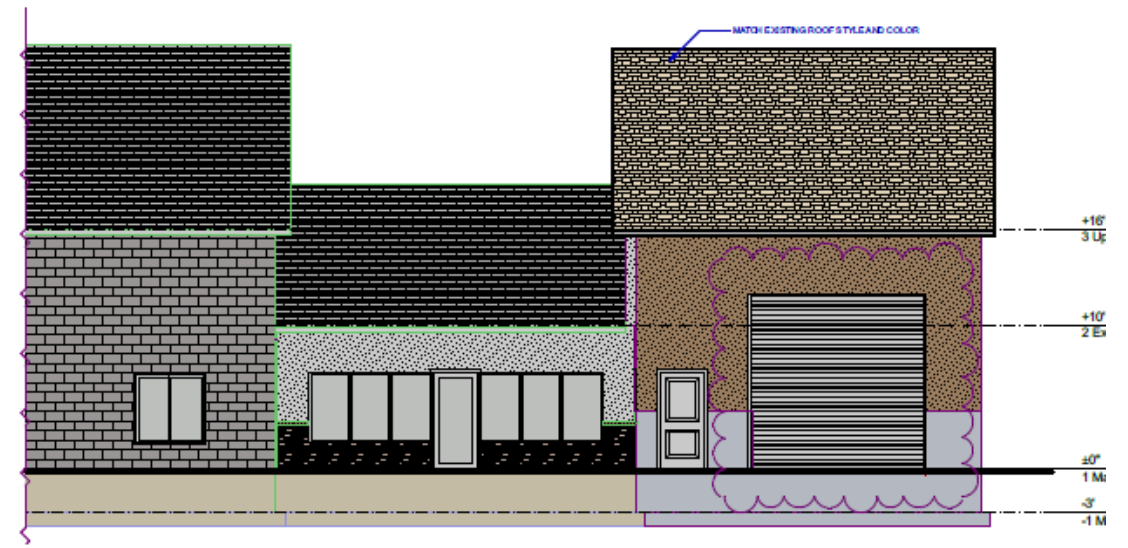
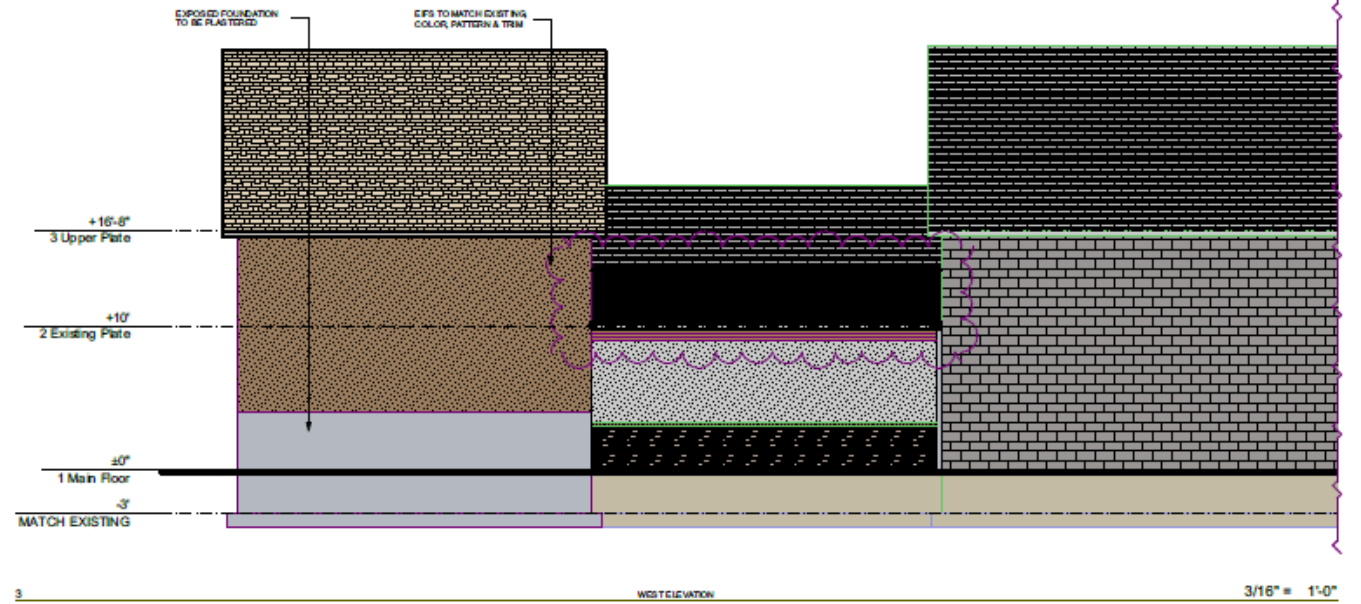
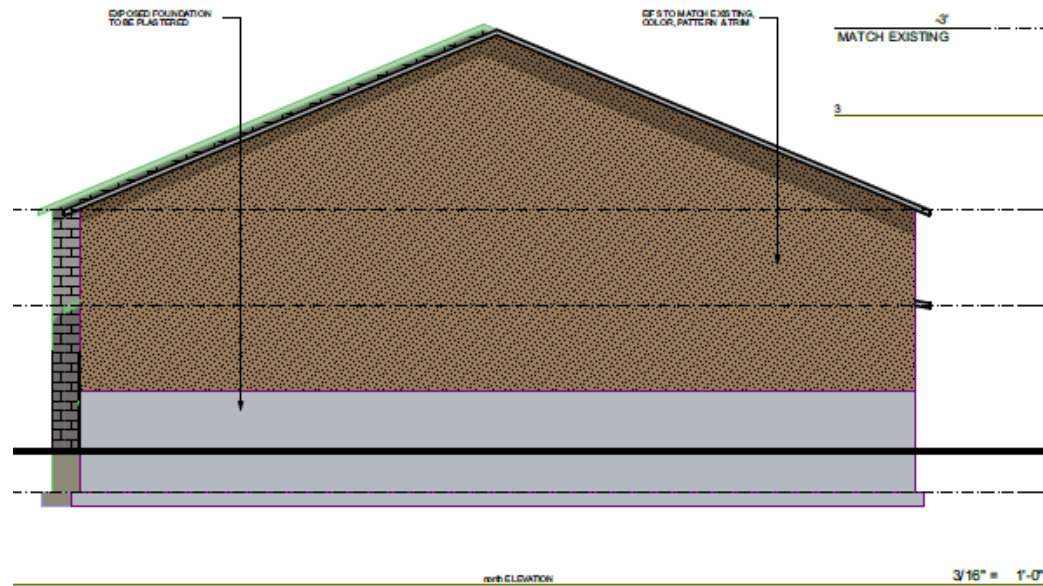


1272 West Sportsplex Drive



Elevation





Staff Recommendation

- Approval of a roof addition for Closet Butler at 1272 West Sportsplex Drive as proposed.



DISCUSSION ON THE
ARCHITECTURAL REVIEW
COMMITTEE ASSIGNING
KAYSVILLE BUSINESS PARK
AUTHORITY TO PROPERTY
OWNERS

KBP 7.1 Procedure

“This Master Declaration or any provision hereof, or any covenant, condition, restriction, or standard contained herein, may be terminated, extended, modified, or otherwise amended, as to the whole of the property in the Park or any portion thereof, with the written consent of the Owners of sixty percent (60%) of the Park based upon the number of square feet subject to these covenants, conditions, restrictions, and standards; provided, however, that for a period of fifteen (15) years from the effective date hereof, no such termination, extension, modification, or other amendment shall be effective without the written approval of the Kaysville City Council. No such termination, extension, modification, or other amendment shall be effective if it conflicts with a valid governmental enactment, ordinance, or regulation and until a Supplemental Declaration reflecting the termination, extension, modification or amendment has been executed, acknowledged, and recorded.”

Committee Options

- Direct staff to begin the process of assigning Kaysville Business Park authority over to property owners.
- Keep the Kaysville Business Park authority as the City Council serving as the Architectural Review Board.



**ADJOURNMENT OF
COMMITTEE MEETING
AND
RECONVENING TO
CITY COUNCIL MEETING**

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CLOSED SESSION



ADJOURNMENT

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