



CITY COUNCIL MEETING

September 21, 2023

Utah's Hometown
In the middle of everything



OPENING

Provided by Mayor
Tami Tran



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



PRESENTATIONS & AWARDS

- a) A Proclamation designating October 1-7, 2023 as Public Power Week
- b) Employee of the Quarter Award, Dan Jessop
- c) “Wreaths Across America” Presentation – Nancy Tippetts
- d) Parks & Recreation Department Annual Report – Presented by the Parks & Recreation Advisory Board and Cole Stephens, Parks & Recreation Director

Kaysville Parks and Recreation Advisory Board Update

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September 2023



Advisory Board Purpose and Goals

The Parks and Recreation Advisory Board functions as a planning, advisory, and coordinating body for the City in matters pertaining to parks and recreation plans and programs. Their efforts are coordinated with the Parks and Recreation Department. Any actions or proposed actions are submitted through city staff before being proposed to the City Council for consideration.

The Board is made up of seven members, all of whom reside in the city for at least one year prior to their appointment. Appointments are nonpolitical and members are selected from a variety of different vocational interests. Each member serves a four-year term.

Priorities

Cemetary Update



Angel of Hope Statue



Kaysville Junior High Possible Partnership



Wilderness Park





Recreation and Community Events

Recreation

Greatest Needs:

- 1 - More court space
- 2 - Seasonal & Full Time Staff
- 4 - More court space



AFTER SCHOOL FISHING

REGISTRATION CLOSES SOON
Classes begin September 5th

LAST! CHANCE!

Instructor lead fishing at PONDS PARK

www.kaysville.gov




Kid's outdoor Yoga & Movement

\$40 PER CHILD

SEPT, OCT, NOV

PRESCHOOL, HOMESCHOOL, AFTER SCHOOL CLASSES

HERITAGE PARK, KAYSVILLE, UTAH . 4 WEEKS SESSIONS






REGISTER AT ROOTEDWILDADVENTURECO.COM

KAYSVILLE CITY FAMILY SUPER SPORT



ANNOUNCING 1ST EVER Mom & Sons

PARTY IN THE PARK
SEPTEMBER 8 • 6:30 - 8:00PM
GAILEY PARK

LAWN GAMES DODGEBALL

WATER KICKBALL GAME

REFRESHMENTS CRAFT

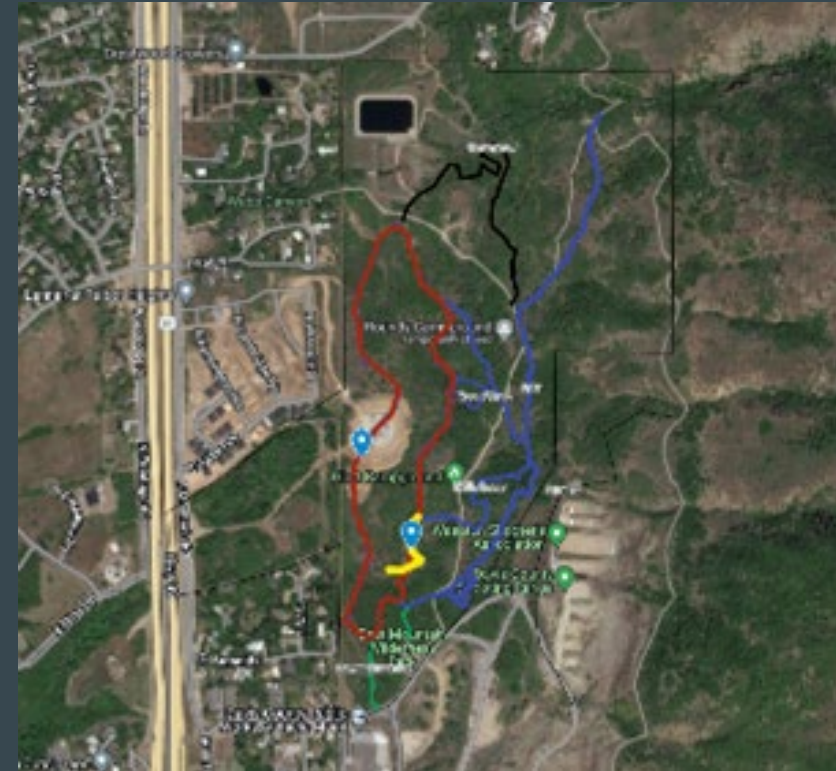
\$25 FOR ADULT
\$5 PER CHILD




Future Projects

Upcoming Projects

- Basketball courts
- Trail improvements



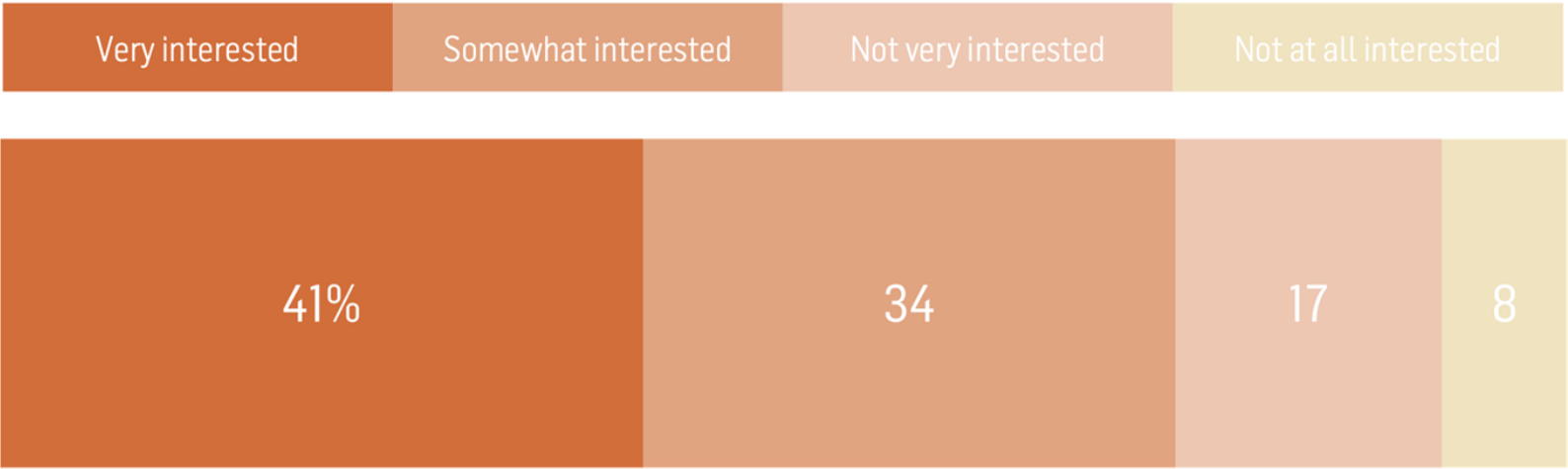
2021 General Plan & Land Use Survey

HIGH INTEREST FOR A RECREATION CENTER

4 out of 5 respondents are very or somewhat interested in a public recreation center. Respondents are willing to have a property tax increase to pay for a recreation center. West Kaysville residents are willing to invest more in property tax funds to support a rec center than their neighbors in the eastern regions of the City.



How would you rate your level of interest in having a public recreation center in your community?



On average, respondents would be willing to pay **\$74.10** in additional property taxes each year to fund the acquisition of land and construction of a new recreation center in Kaysville City.

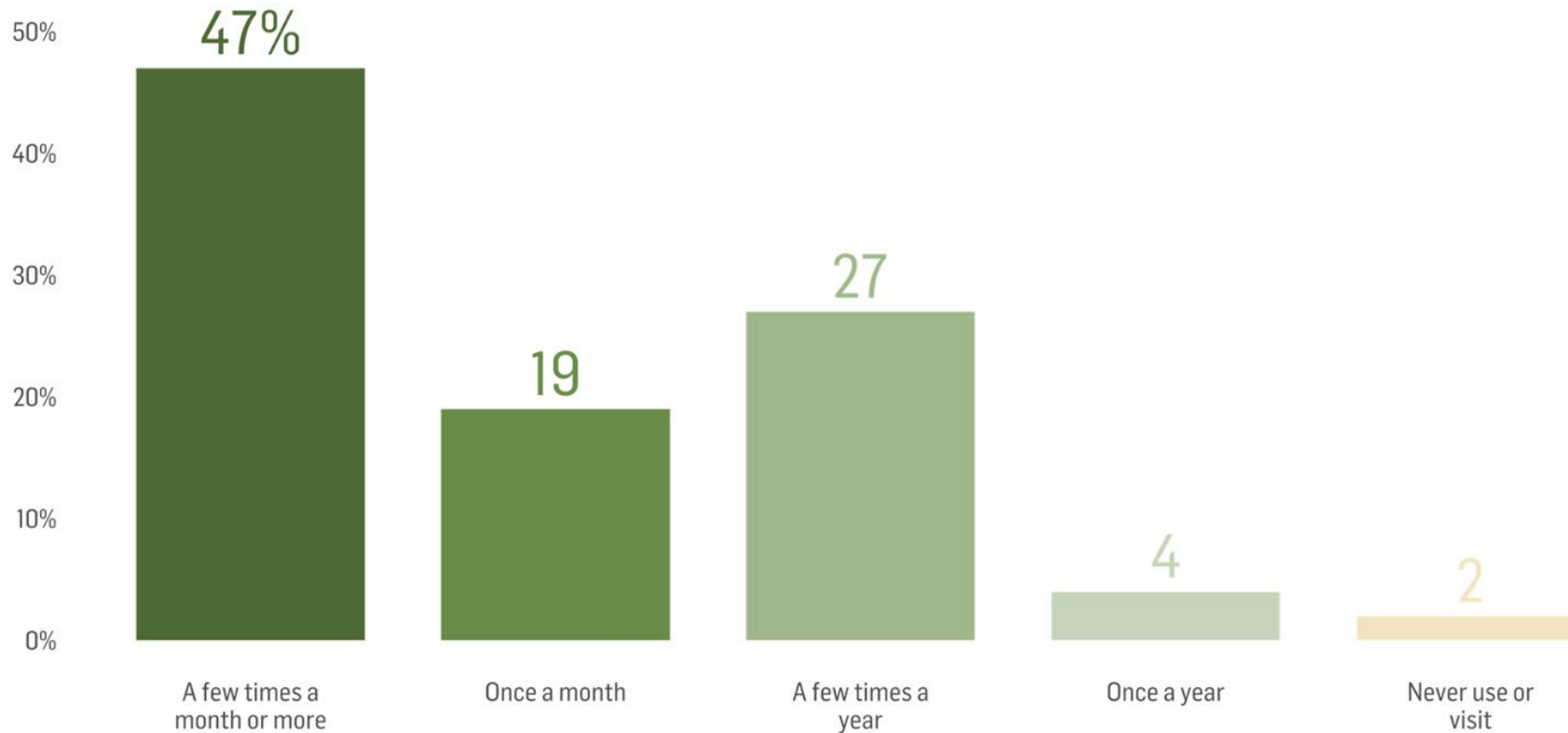
Average property tax respondents are willing to pay to fund new recreation center by region:
North - \$67.70. Central - \$70.50. South - \$68.20. West - \$80.60.

KAYSVILLE RESIDENTS USE PARKS OFTEN

Almost 50% of respondents said they use Kaysville City parks multiple times a month. Only 2% said they never use or visit city parks.



How often do you or members of your household use or visit Kaysville City parks?

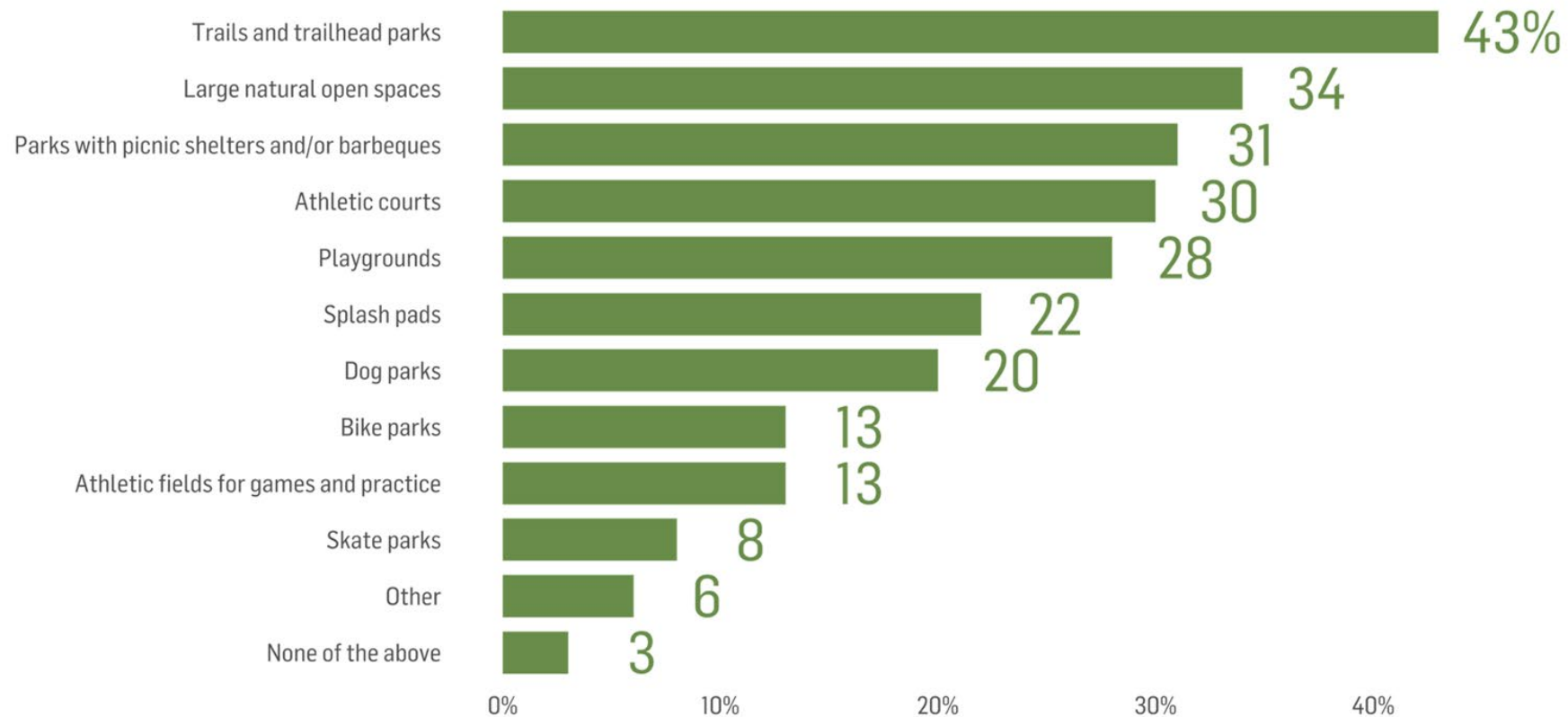


DEMAND FOR TRAILS AND OPEN SPACES

Increased trails and open spaces are the most popular potential park developments. Picnic areas, athletic courts, and playgrounds are other popular developments. There is low demand for skate parks, game/practice fields, and bike parks.



Thinking about existing parks as well as possible new parks that could be developed in Kaysville, what parks would you prefer to see in Kaysville?



Trappers Field Update

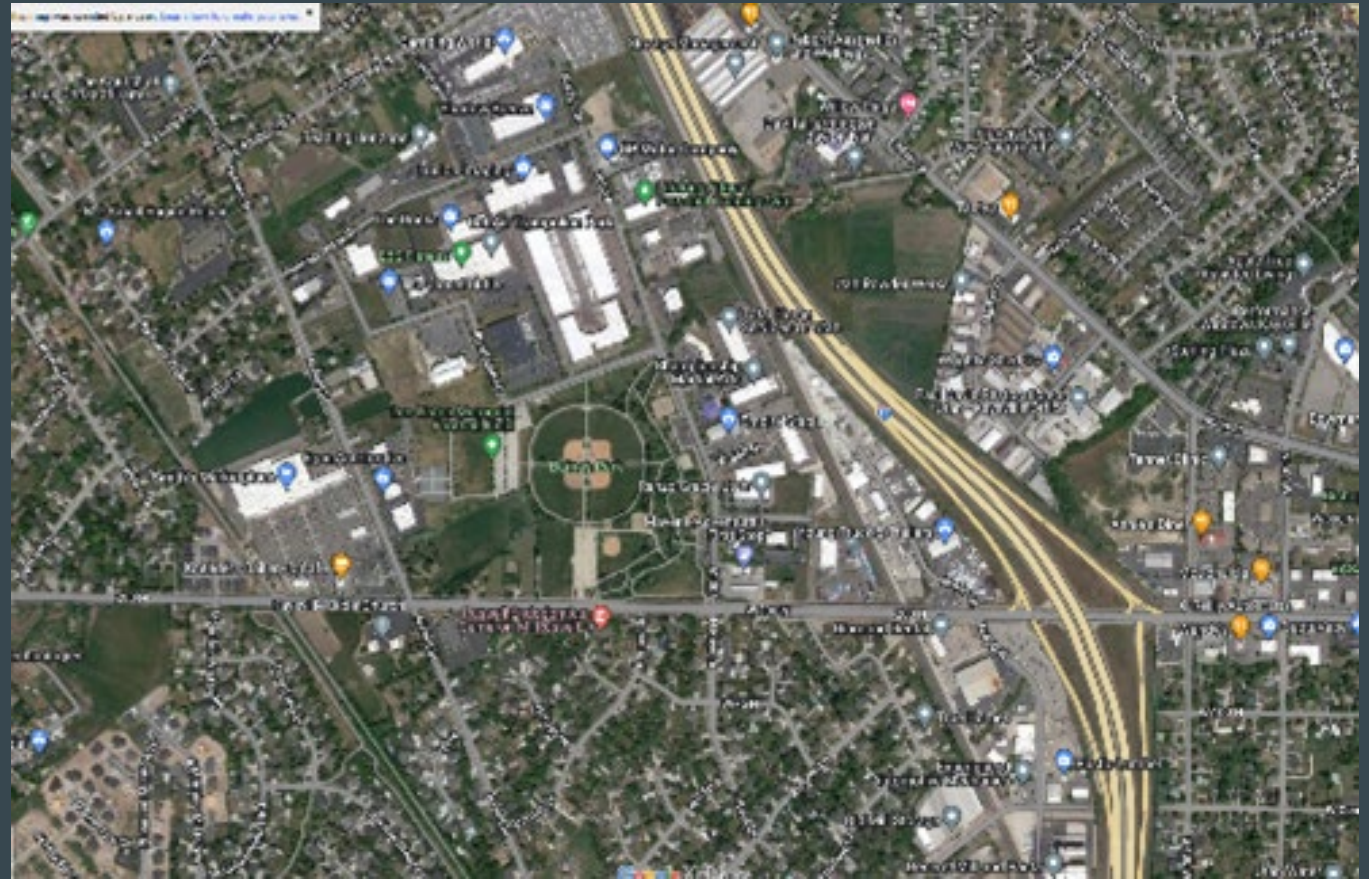




Conclusion

Parks and recreation have three values that make them essential services to communities:

1. Economic value
2. Health and Environmental benefits
3. Social importance



Barnes Park - example of these three values (over the past 12 months)

- 301,200 park visits
- 98,200 unique park visitors
- 16,500 July 4 2023 attendees to Red, White and Boom



DECLARATION OF CONFLICTS OF INTEREST



CONSENT ITEMS

- a) Approval of Minutes of August 17, 2023
- b) Award of Bid for the 2024 Crack Seal Project



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



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ADJOURNMENT OF
CITY COUNCIL
MEETING



**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 (TABLED ITEM)

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

524 North 900 West



KBP Development Guide

SECTION 2 ARCHITECTURE

- Building materials shall convey permanence, substance, and restraint, and blend with those existing in the adjacent area of the Park
- Walls with metal or painted metal as the outer layer are not allowed.

SECTION 3 BUILDINGS

- All buildings shall be at least 5,000 square feet in ground floor area, with the exception of public service buildings.

KBP 3.10 Variances

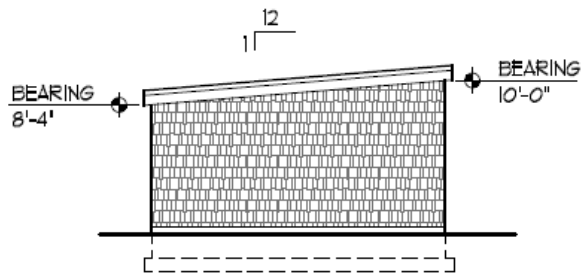
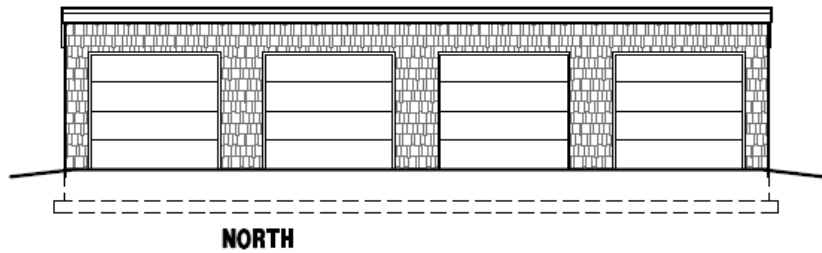
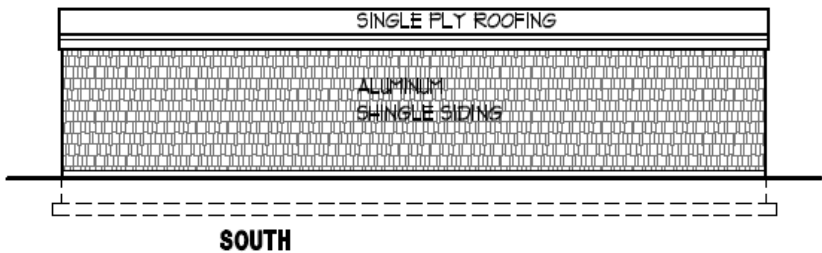
“The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. 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

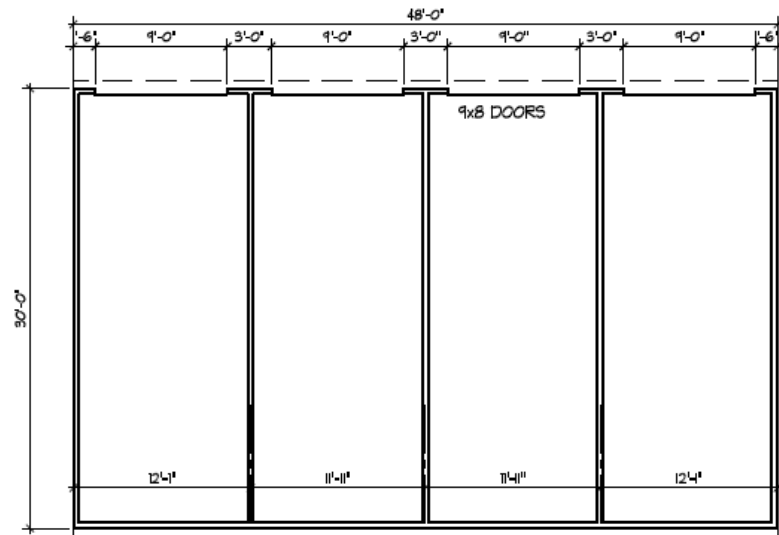
- Holmes Creek creates a hardship for developing the property.
- There are easements on the property that create a hardship for developing the property.
- The original plans included the main building, bridge across Holmes Creek to the storage unit building. He indicates he was not informed that a building 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.

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



Notice of Variance

- A notice of the variance request was mailed to all 42 property owners.
- Two comments were received:
 - One in support of the request (41 by default).
 - One against the request, citing concerns about the need for interior walls and four doors and potential to rent the units out to the public.

Notice of Variance

1. Easements and accompanying setback requirements for Holmes Creek, the power line and rail line create a hardship for developing the property.
2. Original plans submitted to the city and presented to the ARC on September 3, 2020 included the main building as well as a bridge across Holmes Creek to the storage unit building. Mr. Stapp indicates he was not informed that a building under 5,000 square feet would not comply with the guidelines.
3. The City approved plans for a bridge across Holmes Creek and required it be wide enough for fire access. The bridge was specifically needed for access to the proposed storage units. He subsequently he spent \$69,275 on a box culvert and constructing a driveway across the creek.

A rendering of the proposed building is below, though the notation of aluminum shingle siding would not be allowed per the development guidelines.

Please submit any comments you have on this variance request **by 5:00 p.m. on Wednesday, September 13, 2023** to Melinda Greenwood, Community Development Director, by email at mgreenwood@kaysville.gov. Alternatively, you may attend the meeting and speak to the ARC to voice your opinion on the variance.

The ARC will consider any lack of response as support for the variance request.

The [Kaysville Business Park Guide](https://kaysville.municipalcodeonline.com/) is available in its entirety by visiting <https://kaysville.municipalcodeonline.com/> and clicking on the Kaysville Business Park Guide

Please call 801-497-7021 with questions or comments.

Committee Options

1. Approve the variance request for building size and materials and the building plans for construction of 960 square foot building with four storage bays.
2. Deny the variance request.



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City

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ADJOURNMENT