



Utah's Hometown
In the middle of everything

**CITY COUNCIL
MEETING**
September 18, 2025



Kaysville City

Sign up for agendas and
notifications for Kaysville
City Council and Planning
Commission

STAY IN THE KNOW!





OPENING

a) Presented by Council Member
Perry Oaks



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



PRESENTATIONS & AWARDS

- a) Proclamation declaring September 27 - October 5, 2025, as Blue Star Welcome Week
- b) Proclamation declaring October 5-11, 2025 as Kaysville City Fire Prevention Week
- c) ~~Recognition of CERT Participants~~
- d) ~~Swearing in of 2025-2026 Youth City Council~~
- e) Community Development Department Report - Melinda Greenwood, Director

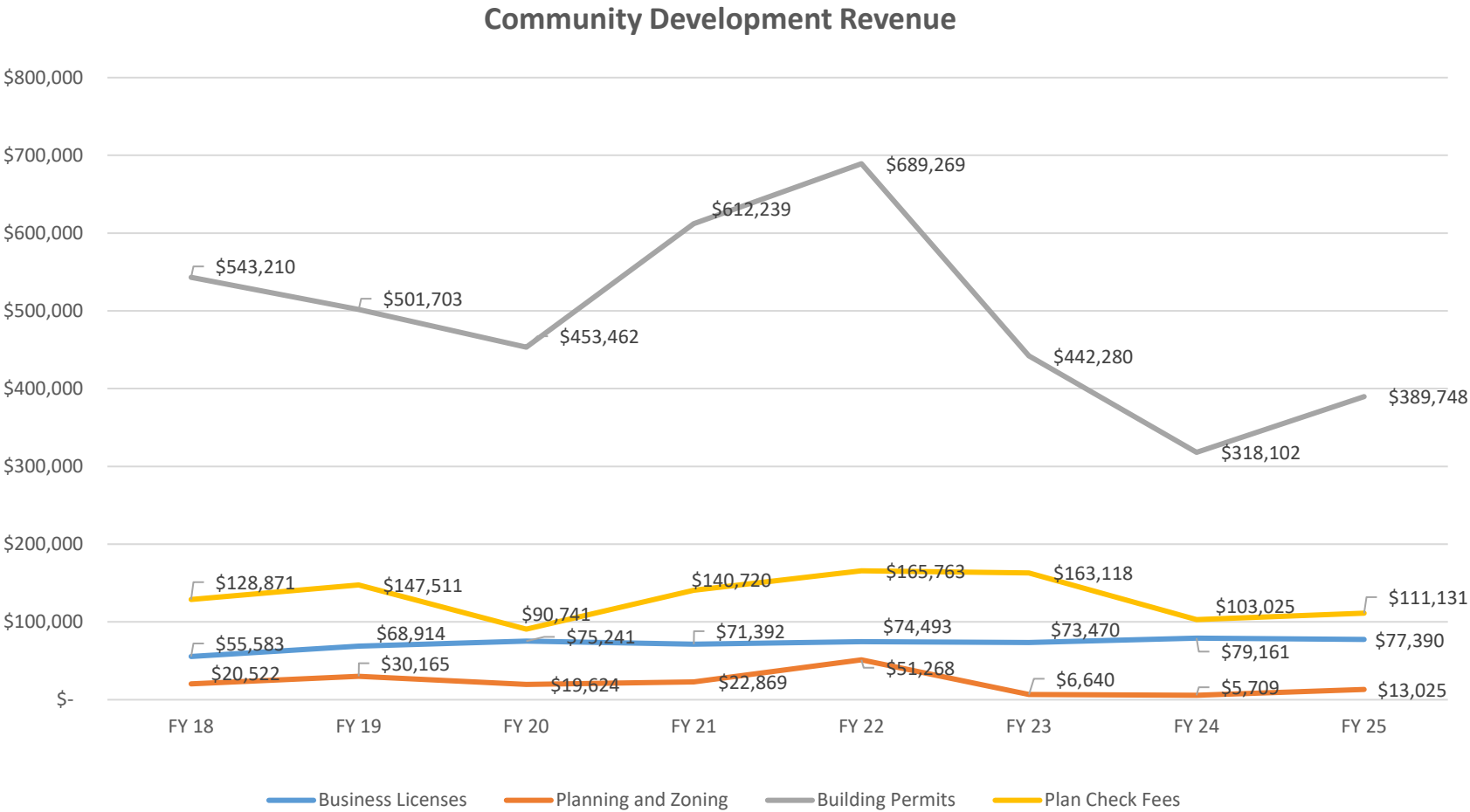


Community Development

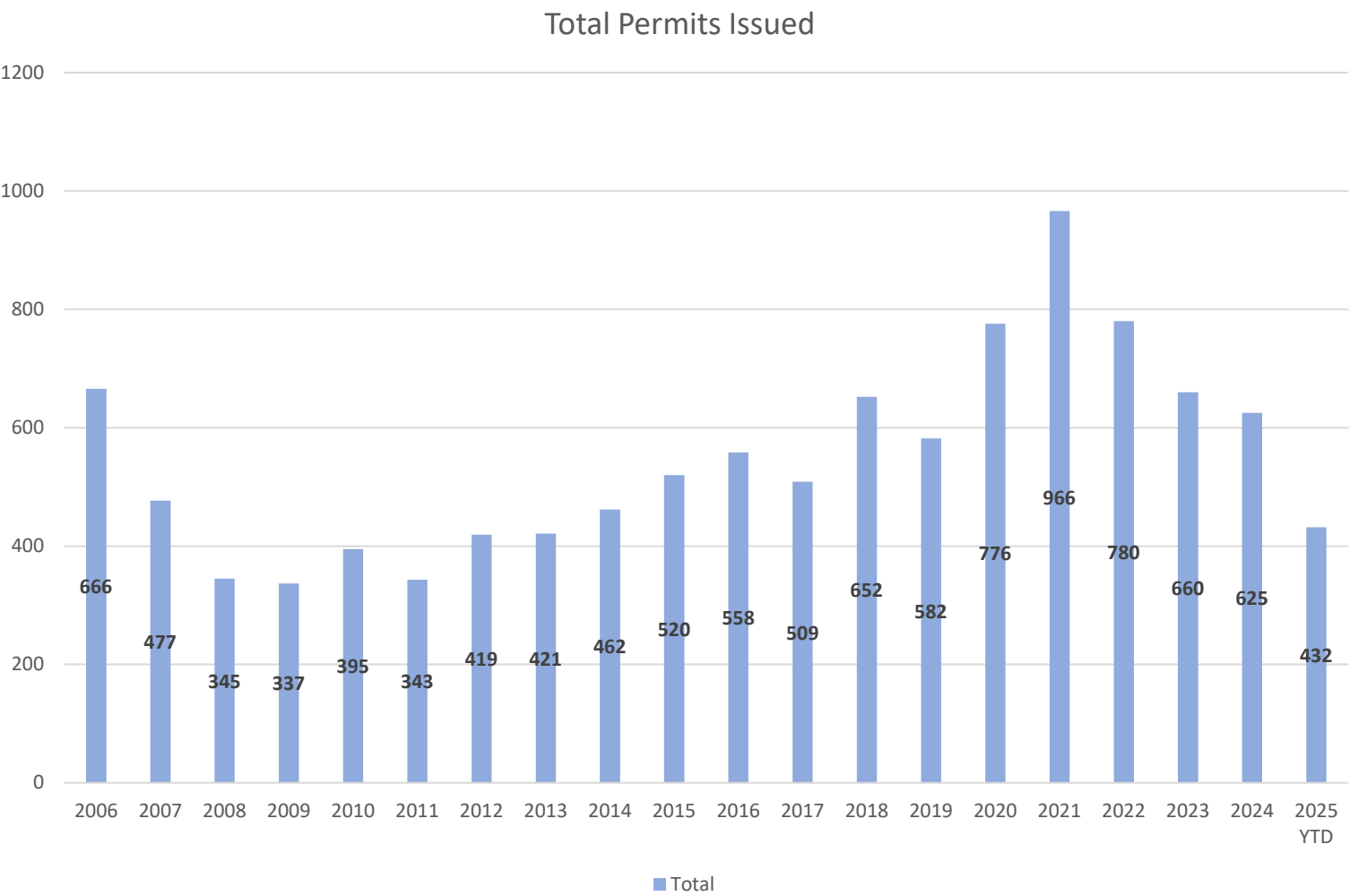
- Building
 - Plan Review
 - Building Permits
 - Building Inspections
- Business Licensing
 - Business Support Group
- Planning & Zoning
- Code Enforcement



Community Development Annual Revenues									
Account	Title	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
10-32-100	Business Licenses	\$ 55,583	\$ 68,914	\$ 75,241	\$ 71,392	\$ 74,493	\$ 73,470	\$ 79,161	\$ 77,390
10-34-130	Planning and Zoning	\$ 20,522	\$ 30,165	\$ 19,624	\$ 22,869	\$ 51,268	\$ 6,640	\$ 5,709	\$ 13,025
10-32-210	Building Permits	\$ 543,210	\$ 501,703	\$ 453,462	\$ 612,239	\$ 689,269	\$ 442,280	\$ 318,102	\$ 389,748
10-34-135	Plan Check Fees	\$ 128,871	\$ 147,511	\$ 90,741	\$ 140,720	\$ 165,763	\$ 163,118	\$ 103,025	\$ 111,131
CD Total		\$ 748,186	\$ 748,294	\$ 639,068	\$ 847,219	\$ 980,793	\$ 685,509	\$ 505,997	\$ 591,295

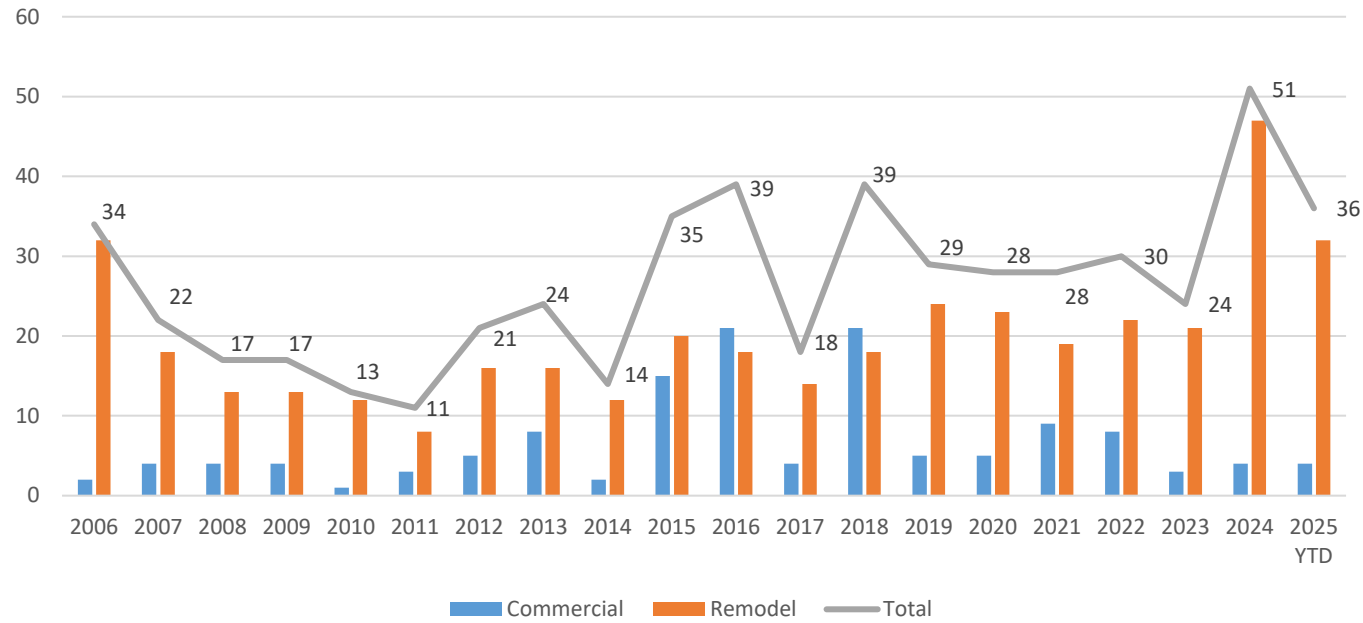


Building Division

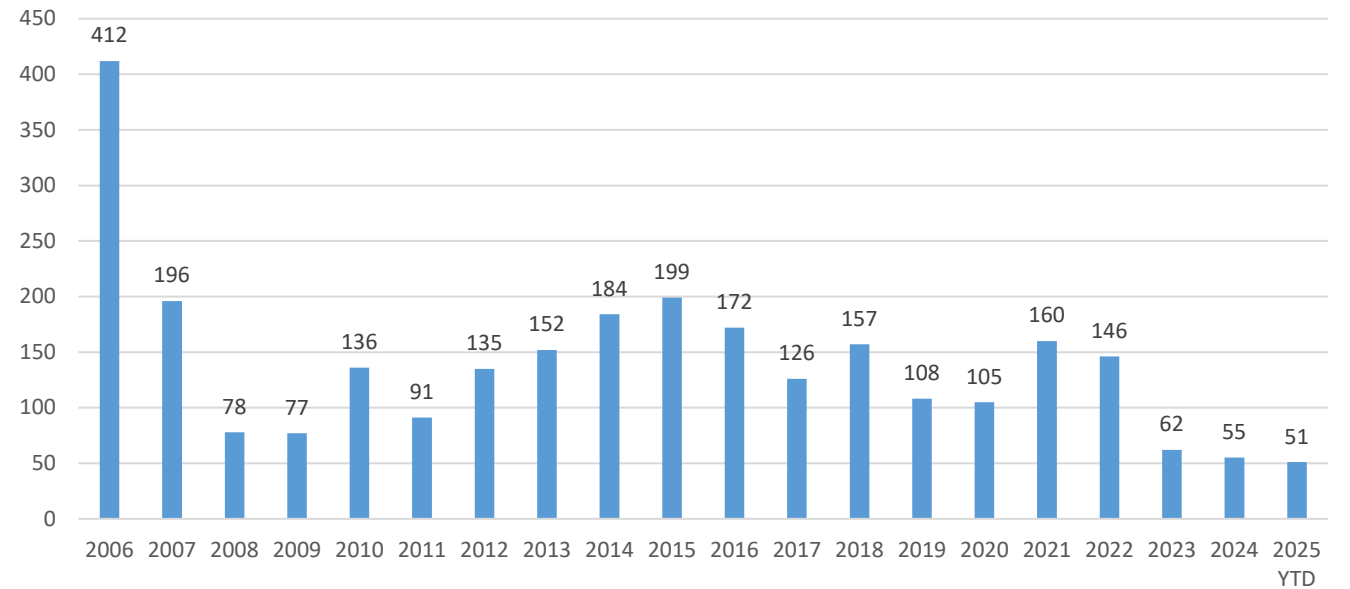


Building Division Revenues								
Title	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Total	\$ 672,081	\$ 649,215	\$ 544,203	\$ 752,958	\$ 855,032	\$ 605,399	\$ 421,128	\$ 500,879

Commercial Building Permits



New Home Permits (Single Family/Townhome)



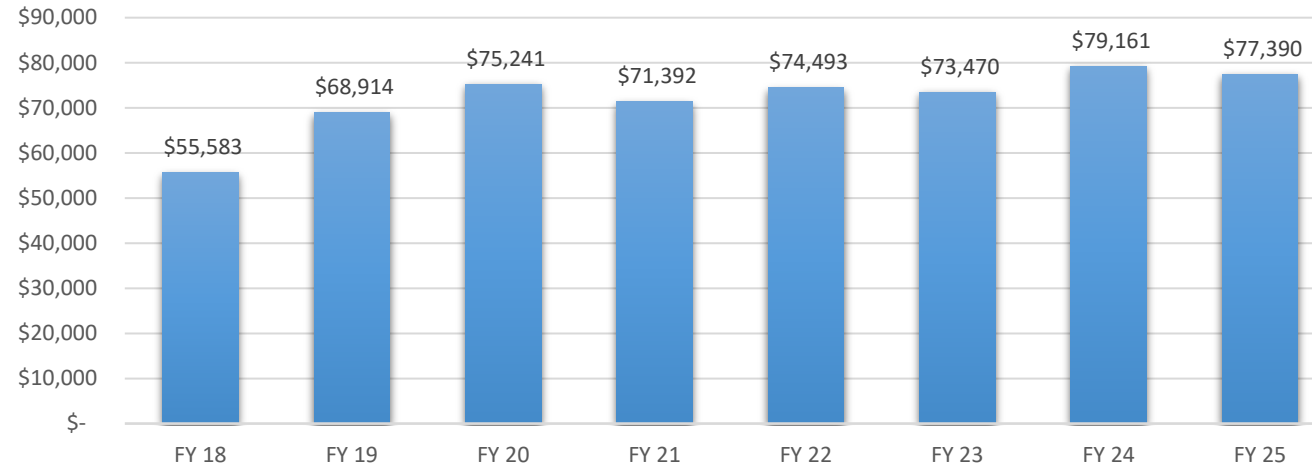
Inspections

Year	# Inspections	Average/Month	Average/Day
2020	4,434	370	18
2021	6,648	554	26
2022	7,978	665	32
2023	6,295	525	25
2024	3,921	327	16
2025 YTD	3,137	349	17



Business Licensing

Business License Revenues



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
2023	490	11	580	8	10	2	8	1,109
2024	493	11	571	8	11	1	11	1,106
2025 YTD	470	20	601	10	9	0	12	1,122

Planning & Zoning

Planning Items	CY21	CY22	CY23	CY24	CY25 YTD
Consideration of Development Agreement	1	2	0	1	4
CUPs	23	26	17	18	17
Final Plat	15	5	3	0	2
Preliminary Plat	10	5	3	1	5
Public Hearing General Plan Amendment	1	1	0	0	0
Rezone Application	12	11	7	6	8
Text Amendment	12	24	10	6	4
Total	74	74	40	32	40

Code Enforcement

Complaint Category	2020	2021	2022	2023	2024	2025 YTD
Animals	7	6	6	2	13	10
Broken Sidewalk	3	1	0	0	4	3
Business License	1	1	0	0	5	14
Trees	1	0	0	0	1	0
Illegal Signage	4	0	0	1	1	2
Illegal Street Parking	1	1	2	0	8	1
Junk/Debris	15	7	9	10	15	10
Occupancy	2	1	1	6	10	5
Other	22	7	1	4	16	9
ROW Issue	4	4	0	0	0	3
Sidewalk Obstruction	19	8	4	29	14	15
Storm Water	13	1	0	0	1	0
Unregistered Vechicle	6	2	0	5	3	3
View Obstruction	3	2	6	5	10	5
Weeds	31	9	28	55	63	30
Total	132	50	57	117	164	110

Code Enforcement

- Field verification
 - Taking photos/uploading photos
- Tracking down contact information
- Coordinating w/ PW, PD, Health Department, Animal Services, etc.
- Notices
 - 1st Notice - courtesy calls, emails, letters
 - 2nd Notice - follow up calls, emails, letters
 - 3rd Notice – final notice
 - Failure to comply - compile all data for attorney screening and charges



DECLARATION OF CONFLICTS OF INTEREST



CONSENT ITEMS

- a) Approval of minutes from the August 21, 2025 Council Meeting
- b) Approval of minutes from the September 4, 2025 Council Meeting



ACTION ITEMS

- a) Request to rezone 1.62 acres of property located at 2053 West Grassy Plain Drive from GC (General Commercial) to R-1-14 (Single Family Residential) for Phil Holland

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Application Type: Rezone

Applicant: Phil Holland | Holland Group

Address: 2053 West Grassy Plain Drive | 11-245-0002

Lot Size: acres | ft²

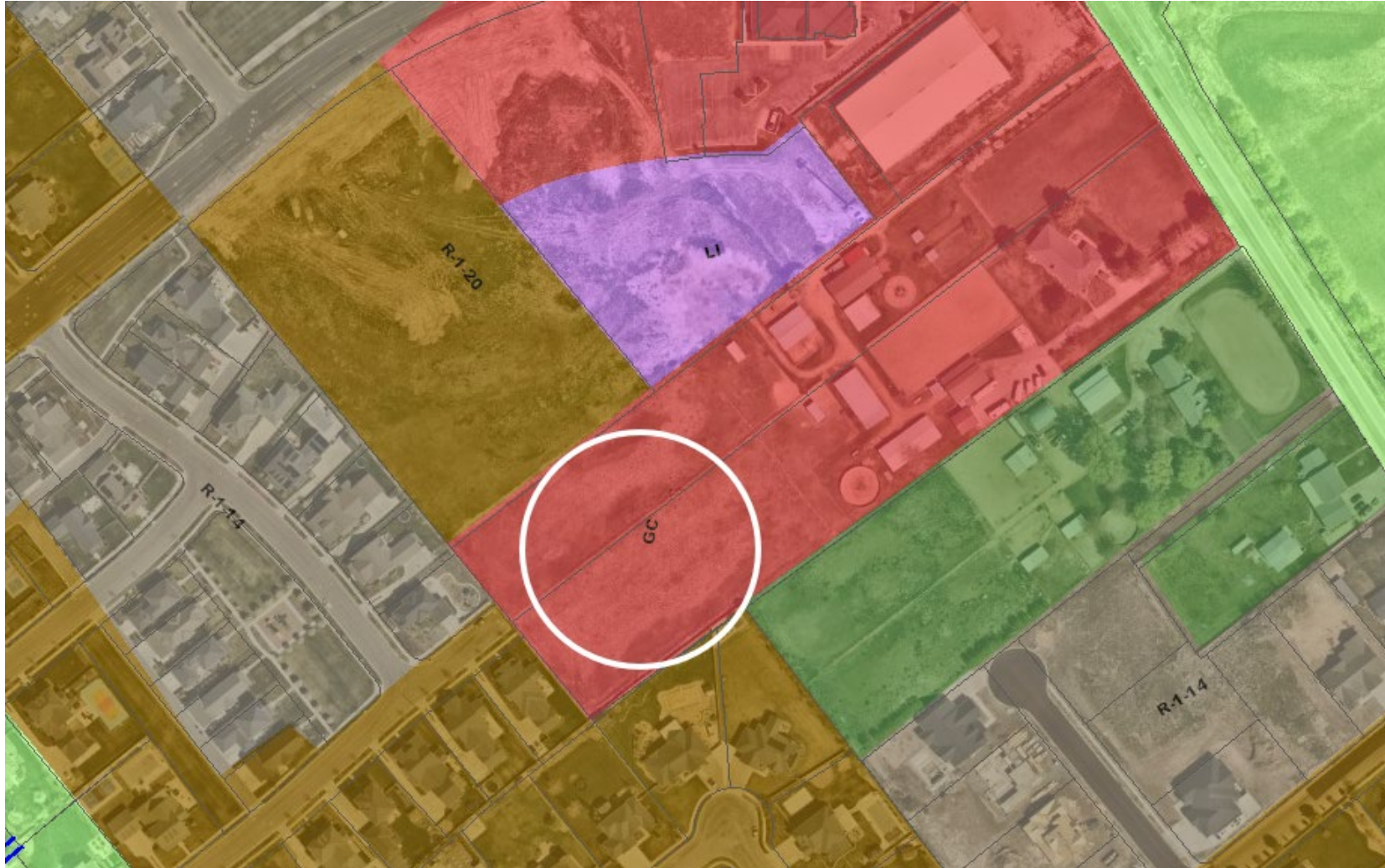
Current Use: Undeveloped

Current Zoning: GC General Commercial

2053 West Grassy Plain Drive



Zone Map



2022 General Plan

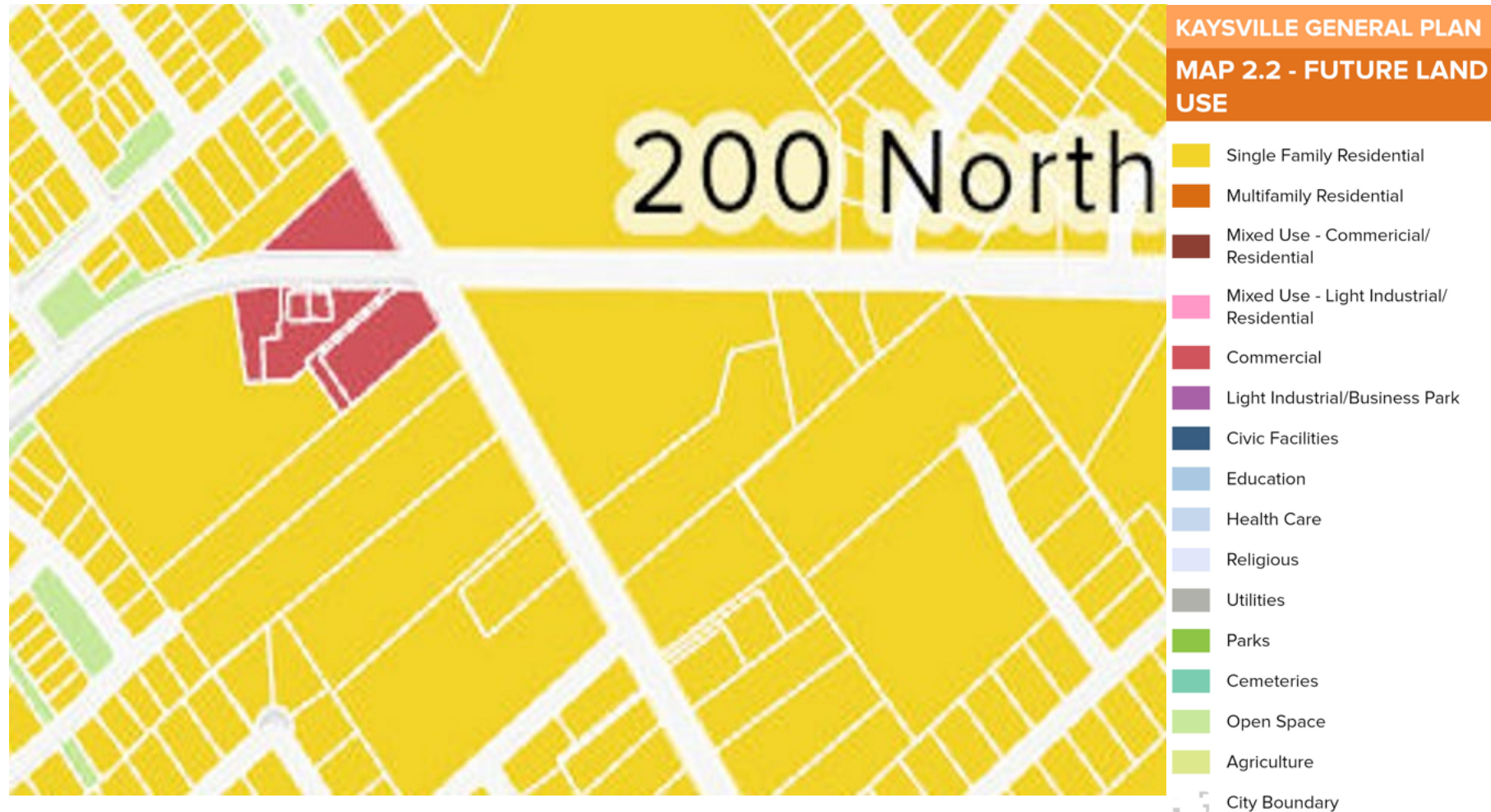
LAND USE & PLACEMAKING PLAN

Goals & Objectives

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

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

Future Land Use Map





Planning Commission:

August 28, 2025

- ◆ Public Hearing held. One comment received requesting that trees be planted to buffer his property if the rezone were approved.
- ◆ Voted 7-0 to recommend approval of rezone.



Recommendation:

Approve the rezone of 2053 West Grassy Plain Drive from GC General Commercial to R-1-14 Single Family Residential.



ACTION ITEMS

b) A Resolution approving updates to the Kaysville Stormwater Management Plan



Recommendation:

Approve the updates to Kaysville's Stormwater Management Plan.



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



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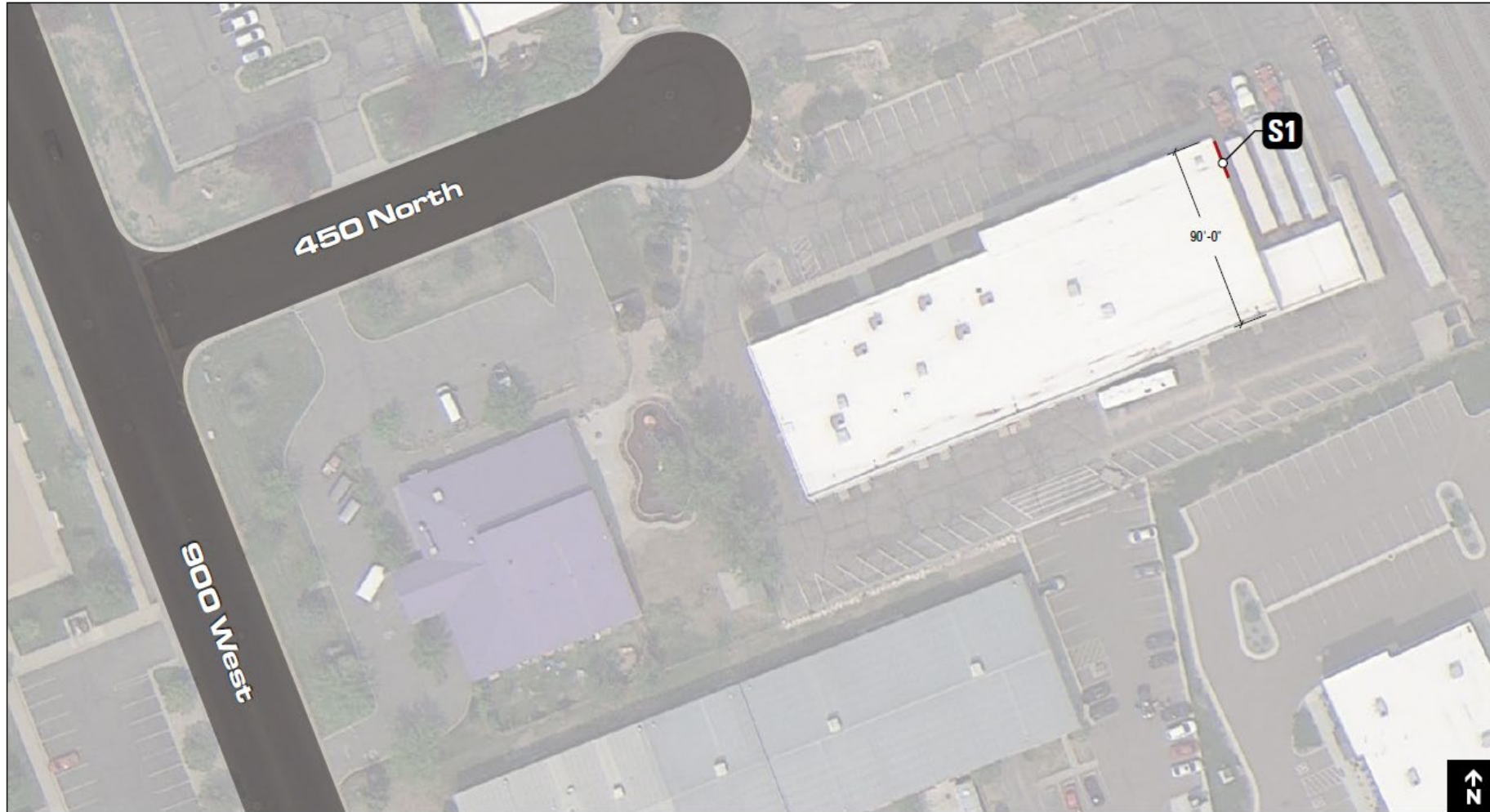
ADJOURNMENT OF CITY COUNCIL MEETING

OPENING OF KAYSVILLE BUSINESS PARK ARCHITECTURAL COMMITTEE MEETING



APPROVAL OF AN ILLUMINATED
WALL SIGN FOR OPTCONNECT
AT 865 WEST 450 NORTH,
SUITE 1

865 West 450 North #1



Façade Measurements



Proposed Sign Placement



Night Simulation



SIGN TO BE CONTROLLED WITH CUSTOMER PROVIDED TIMER



Recommendation:

Approve the illuminated wall sign for OptConnect.



**ADJOURNMENT OF
KAYSVILLE BUSINESS
PARK ARCHITECTURAL
COMMITTEE MEETING**

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