



CITY COUNCIL MEETING

September 15, 2022

Utah's Hometown
In the middle of everything



Opening

Provided by Mayor Tami Tran



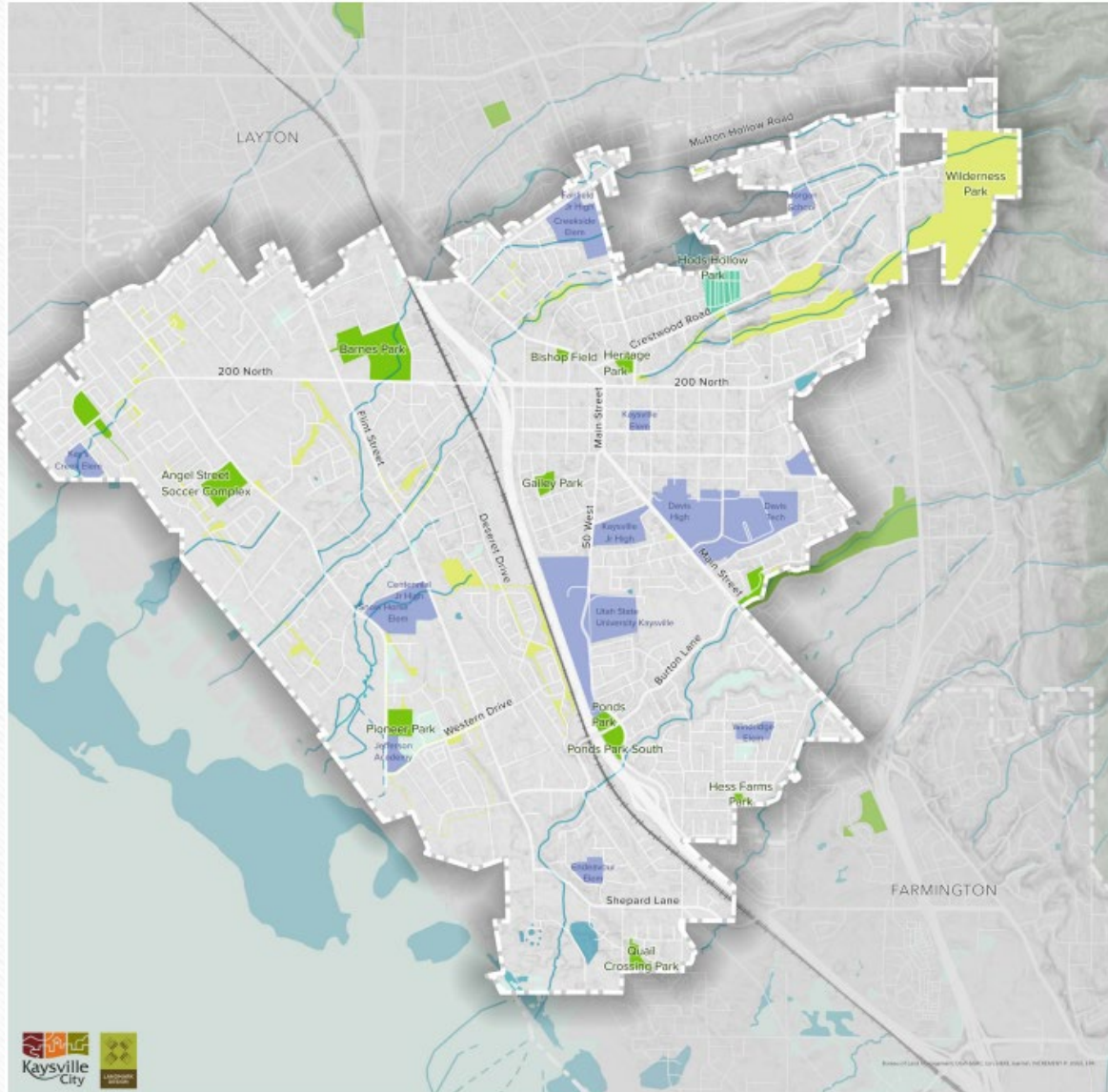
CALL TO THE PUBLIC

3 minute time-limit,
must sign up in person
before the meeting begins



Presentations & Awards

- a) Swearing-in of the Youth City Council.
- b) Swearing-in of new police officers, Carter Moser and Noelia Sarmiento.
- c) Department Presentation, Parks and Recreation – Cole Stephens, Director.



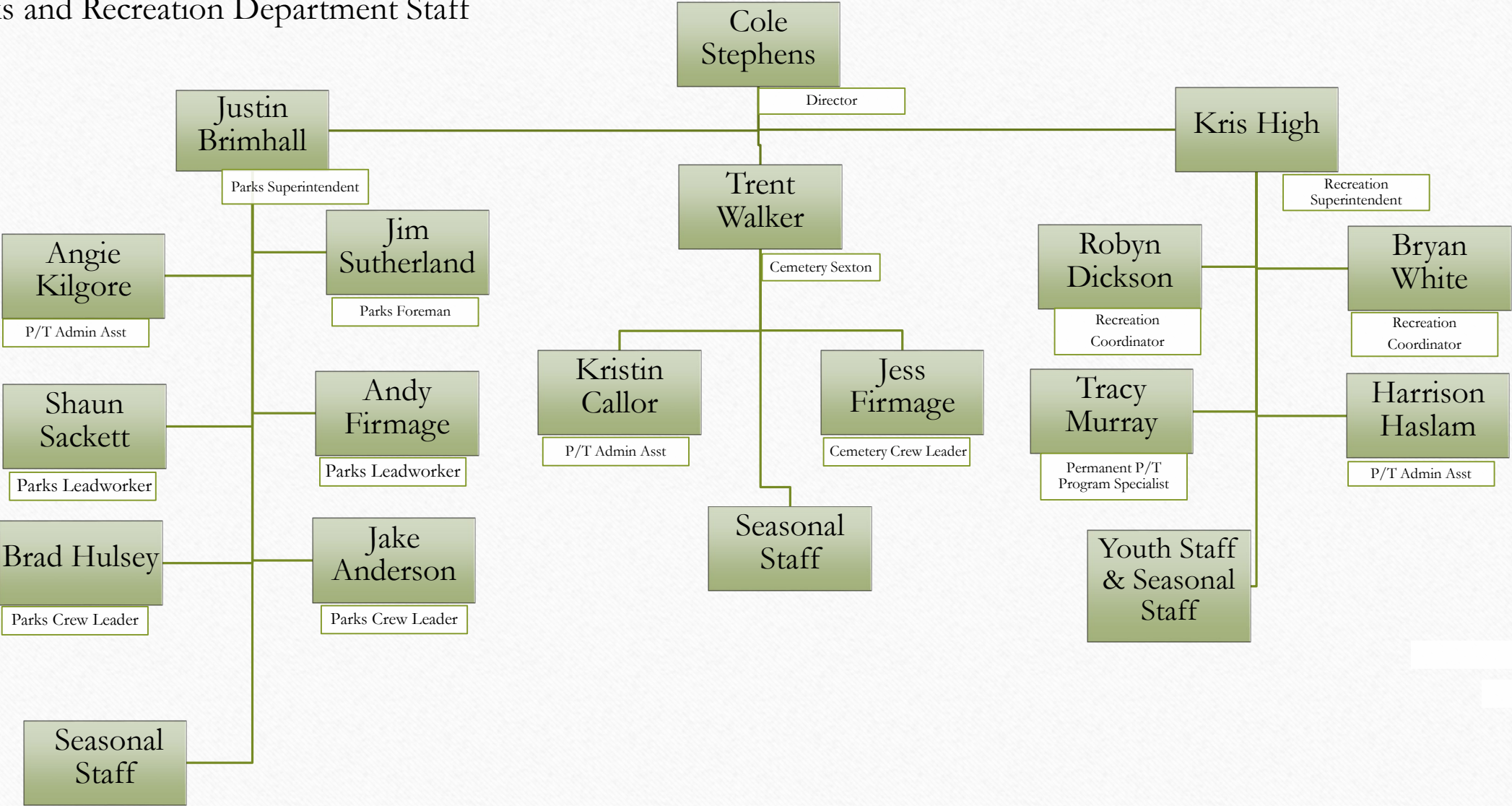
Kaysville Parks and Recreation

Department Report
September 15, 2022

Department Responsibilities

- Parks and Trails
- Recreation
- Cemetery
- City Facilities
- Community Events
- Other Public Properties (ROW, etc)
- Citizen Boards
 - Parks and Recreation Advisory Board
 - RAMP Advisory Board

Parks and Recreation Department Staff

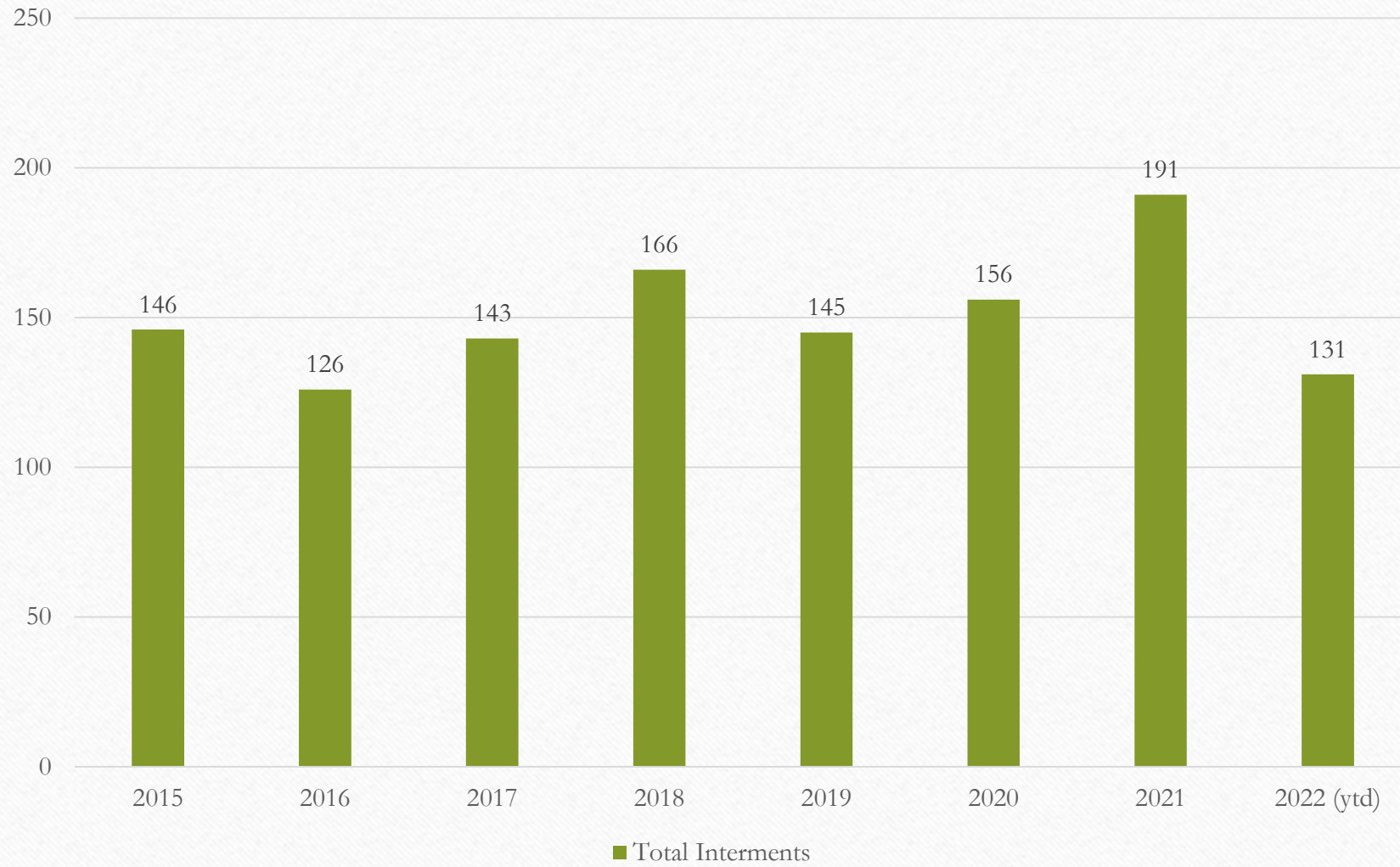


Kaysville City Cemetery

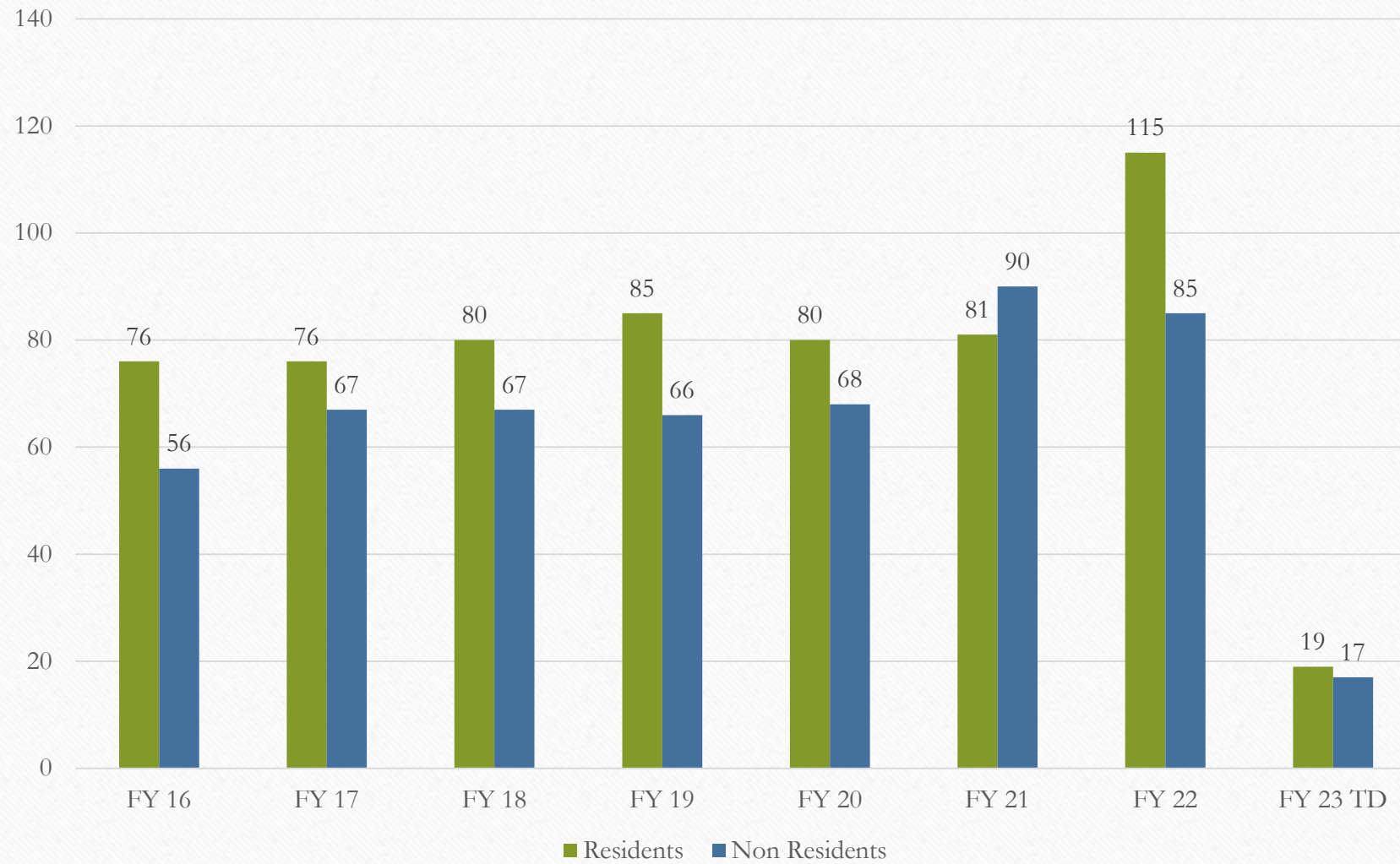
1865



8 Year (C) Interment History



8 Year (FY) Interment History - Resident vs Non-Resident



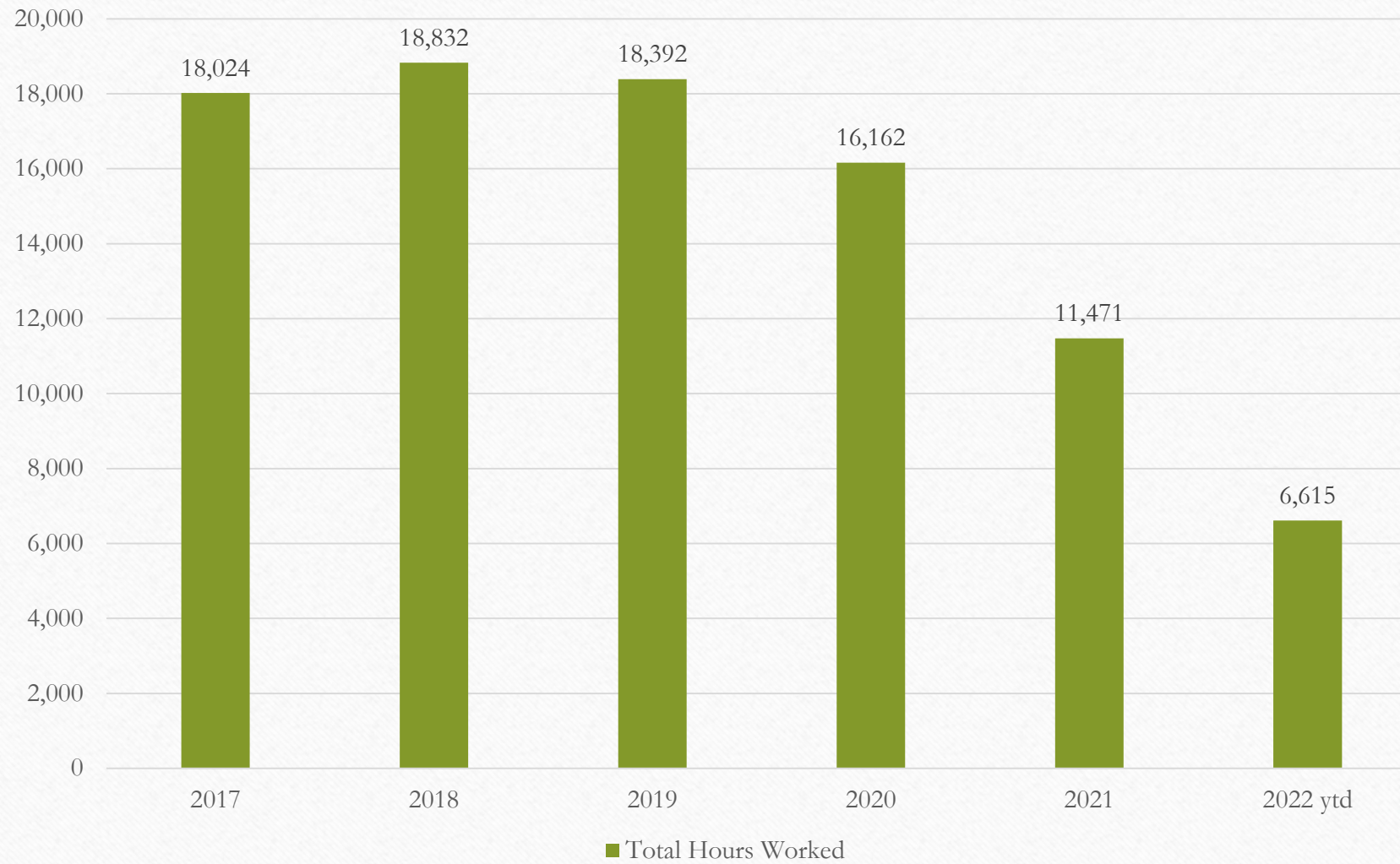
- **22.4** acres
- FY 22 avg 3.84 Interments per week
- Burial space right sales at need only until Plat H is ready in spring of 2023.
- Future Short and Long term plans
 - FY 23 – Retaining wall near cemetery office (currently out to bid).
 - FY 24 – Design of Memory/Cremation Garden Area (next to Cemetery office)
 - FY 24 – Design master plan for replacement of Plats A, B, C, D and E sections irrigation system (some of the system dates back to the 1950's)
 - Cemetery expansion/additions – What happens in 10 years?
- Cremations seeing a slight uptick in numbers
- Lost 3 large spruce trees (75+yrs old) to Ips Beetle in 2022.
- Bryce Chappel – Seasonal mower operator for 30 years

Parks



- **158.29** acres developed Parks and Public Properties maintained
- **214.53** acres undeveloped Parks and Public Properties maintained
 - Trappers Field park site began development of south side in 2021. North side of park is currently out with a RFP for engineering and design services in the FY 23 budget. Construction estimated to begin in FY 24.
- Labor shortage of Seasonal employees (see following chart) is greatly impacting level of service.
 - Looking into solutions for long and short term.
- Replacement was completed of the Hods Hollow playground and Heritage Park playground surfacing in FY 22. Ponds Park playground is in design for FY 23 budget year.
- Wilderness Park parking lot improvements – FY 23 Funding sources State grant, Davis County grant and possible RAMP funds.
- Water conservation for 2022 irrigation season:
 - Reduced all irrigation as requested and in consultation with irrigation providers.
 - Identifying areas of turfgrass that can be eliminated and re-landscaped with more drought tolerant landscaping (ex Fire Station and Operation Center). This will require budget funding, hopeful to begin plans in FY 24.

6 Year Seasonal Employees Hours Worked



Parks and Recreation Master Plan

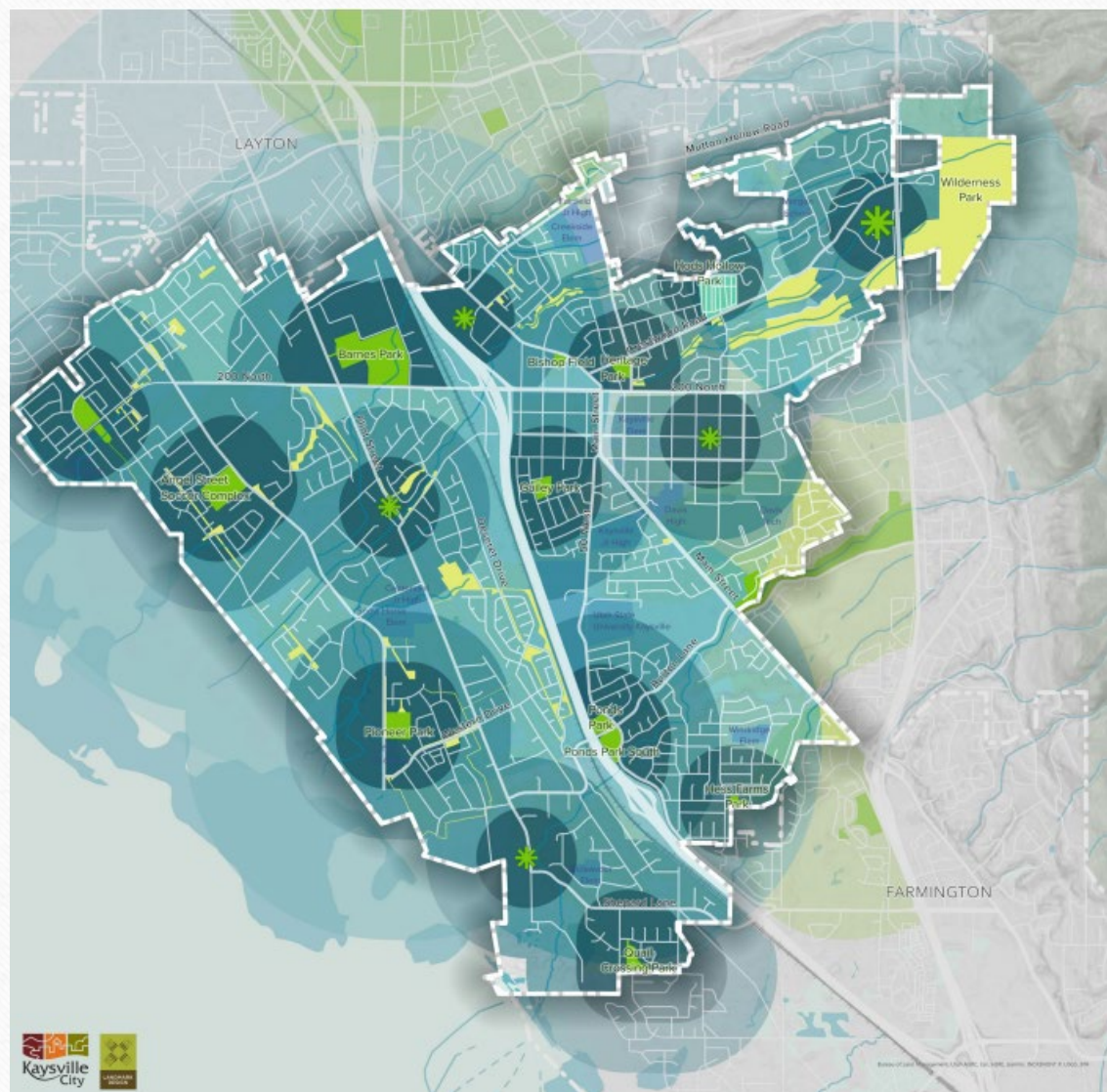
KAYSVILLE PARK VISION The community survey results indicate that residents are generally highly satisfied with the current park system, and want to see a system that expands its focus on recreation, trails and open space as opposed to traditional parks. When asked about allocating a hypothetical amount of money towards additional parks, recreational programs or facilities or trails in the City, constructing a recreation center, adding walking and biking trails and providing natural open spaces were the top three priorities of residents. Upgrading existing parks and playgrounds, additional athletic courts, and new neighborhood and community parks followed in popularity. The survey also indicated that 67-percent of survey respondents use parks primarily because of their proximity to home, which indicates this is an important factor in future park planning

Future Level of Service



Park Acres Needed to Fill Existing Gaps





Park Acres Needed 2021-2030



Park Acres Needed 2030-2050



The Role of Private and School District Recreation Facilities

A handful of privately-owned and operated health and fitness facilities in Kaysville serve residents on a fee or membership basis. The facilities work in tandem with City-owned facilities, providing residents with private recreation and fitness opportunities. However, they are only available to those who are willing and able to pay. Some communities actively strive to join forces with private gyms and organizations to enhance the range of recreational facilities and services available to the public.

Kaysville has a cooperative relationship with Davis School District, sharing indoor gyms, outdoor fields and other facilities between students and the general public. While the City uses these facilities extensively for recreation programming purposes, they are available only with the continued agreement of the school district. Since cooperative agreements are not typically guaranteed in perpetuity, City use and access are not guaranteed. Partnering with local schools is nevertheless an important tool for maximizing the benefit provided, particularly for communities like Kaysville that have a high demand for limited resources. Furthermore, such partnerships minimize the duplication of park and recreation facilities in the City.

A New Recreation Center

The community survey indicated strong support for the creation of a full service Recreation Center in Kaysville, including a public pool. Four out of five respondents expressed interest and most were willing to pay additional property tax to fund a center. As such the City should prioritize study and examine the construction of a future recreation center.

Recreation Programming

Kaysville provides an extensive range of recreation programs for youth, including baseball/softball, basketball, flag football, soccer, ski/snowboarding, self defense, jump rope, and musical theater. Adult programming includes golf, softball, tennis, soccer and yoga. In addition, summer programming includes art classes, bowling, golf, tennis, track & field, youth pickleball and jump rope. The City also hosts tournaments in baseball/softball and pickleball.

The community survey indicated that only 28-percent of respondents had used City recreation programs in the past twelve months. Soccer, basketball and baseball were the most used recreation programs. When respondents were asked why they did not participate in recreation programs, they cited that they don't know what is being offered, they aren't interested in the activities, or a lack of adult recreation programs. The survey results indicated strong support for Active Aging Programs, swimming and pickleball programming, as well as live events such as concerts and festivals.

Based on community feedback, the City should make an extra effort to publicize existing programs and work towards expanding other programs offered, particularly to adults.

KEY TAKEAWAYS

- Kaysville has a wide variety of recreational programming.
- Kaysville residents are very interested in the construction of a new recreation center.
- The City should work to publicize existing recreational programming and work to expand offerings particularly to adults.

Recreation



- **Park/Recreation Reservations Sept 2021 thru Oct 2022** (all pavilions, courts, campsites now have a QR code sign at the location which contains the name of those reserving the space. This has eliminated the need for paper signs delivered to each site each day)
 - Park Pavilions = 454
 - Courts (tennis/pickleball/sand volleyball) = 504
 - Recreation Building Rentals = 74
 - Wilderness Park Campsites = 121
- **Programming**
 - Programs offered range from age 3 to adult of any age and ability. Our goal is to capture all ages and interests.
 - Programs added in 2022 – UOVA Volleyball Tournament (outdoor), Kaysville Quest (scavenger hunt) and Family Super Sport (teaches families to play together on the field and court).
 - February 2022 celebrated Girls in Sports Day. Celebrating the 50th anniversary of Title IX. Will continue to hold annually.
 - Summary of Program List for 2022 – Adult Pickleball Leagues/Classes, Bowling, Science Academy, Soccer, Golf, Jr Bees Baseball, Softball, Jr Jazz Basketball, Kids in the Park, Camp Champ, Ski/Snowboard, Pickleball Tournament, Summer Art Classes, Tennis, Track & Field, Tackle Football, Flag Football, Youth Fishing, Youth Pickleball, Accelerated Softball League, Adult Softball, Musical Theater.
 - Coordination with DSD gymnasium space continues to present challenges for indoor programs such as Jr Jazz.
 - Accommodated 11,098 individuals from Winter 2021 to Fall 2022
 - Top Programs
 - Youth Baseball/Youth and Adult Softball = 2,444
 - Soccer = 2,143
 - Jr Jazz Basketball = 1,476
 - Tackle and Flag Football = 669
 - Pickleball = 643



Citizen Boards

- Parks and Recreation Advisory Board
 - Master completed in 2022
 - Monthly meetings and park visits
 - Involved with assisting in all Community Events
- RAMP Advisory Board
 - RAMP Tax passed by a 70/30 margin in the November 2021 general election.
 - RAMP Advisory Board created in 2022.
 - First RAMP grant application recommendations will come to the City Council in October 2022. Subsequent years will be a part of the normal budget processes with the RAMP board recommending to CC.

Community Events

- Daddy Daughter Dance
- Easter Egg Hunt
- Arbor Day Program
- Memorial Day Observance Program
- Movie in the Park
- July 4th Celebration
- July 24th Scholarship Breakfast sponsored by Bowmans
- Veteran's Day Lunch
- Holiday Lighting
- Kaysville Gives and Fill the Fire Truck



Facilities

- Old Library building – 1944
- Recreation Building – 1968
- Municipal Center – 1986 with major remodel/addition 2020
 - FY 23 Increase lighting in parking lot
- Operation Center – 1992
 - FY 23 HVAC partial equipment replacement
 - FY 23 Roll up door replacements
- Fire Station – 2000
 - FY 23 Lighting improvements to change out and bay areas
- Police Station – 2014
- Total of 80,100 sq ft of maintained facilities
 - Custodial Services, HVAC systems, general maintenance and improvements, etc

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.

**EVERYBODY NEEDS BEAUTY
AS WELL AS BREAD, PLACES
TO PLAY IN AND PRAY IN,
WHERE NATURE MAY HEAL
AND GIVE STRENGTH TO
BODY AND SOUL.**

JOHN MUIR



Declaration of Conflicts of Interest



Action Items

- a) Request to rezone 0.65 acres of property at 500 North Main Street from General Commercial (GC) to the R-M (Multiple Family Residential) zoning district – Elite Craft Homes.



Applicant: Elite Craft Homes | Julie A. Duerden & Robert Douglas Duerden

Address: 500 North Main

Lot size: .66 acre | 28,749 ft²

Current Use: One single family dwelling

Current Zoning: GC General Commercial

Density Entitlement: N/A

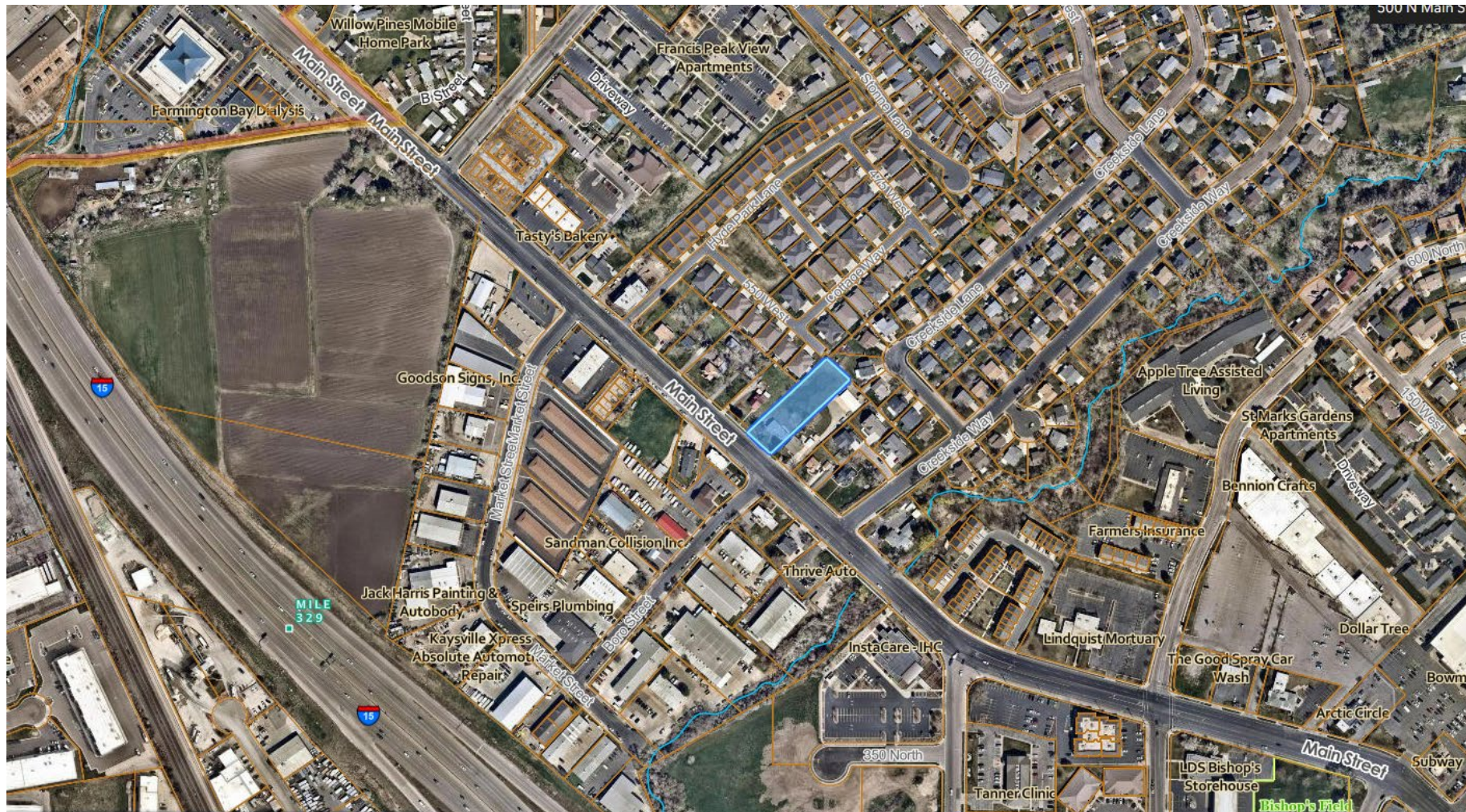
Requested Zoning: R-M Multiple Family Residential

Density Entitlement: 10 dwellings

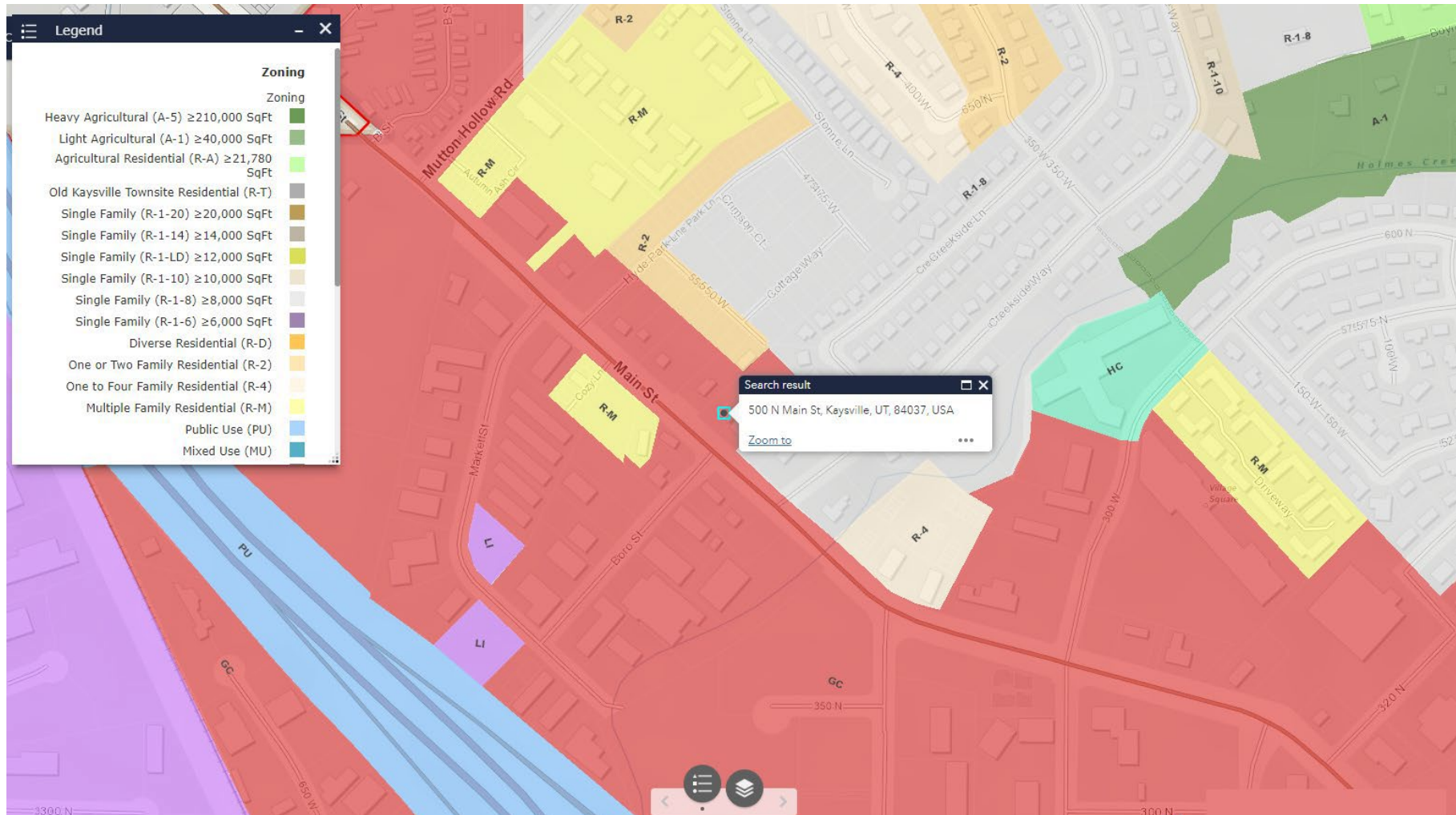
500 North Main Street



500 North Main Street



500 North Main Street





GC vs R-M

	GC (Current Zone)	R-M (Proposed Zone)
Minimum Lot Size	N/A	8,000 ft ²
Density (based on lot size)	N/A	10
Lot Width	N/A	70'
Building Height	35'	30'
Front Setback	N/A	25'
Side Setback	N/A	≥ 8'
Rear Setback	N/A	15'
Residential Setback	20'	N/A
Open Space	N/A	800 ft ² for 2 + 600 ft ² for 3 and 4+ 400 ft ² each additional unit
Outdoor Storage	N/A	20 ft ² per unit

2022 General Plan

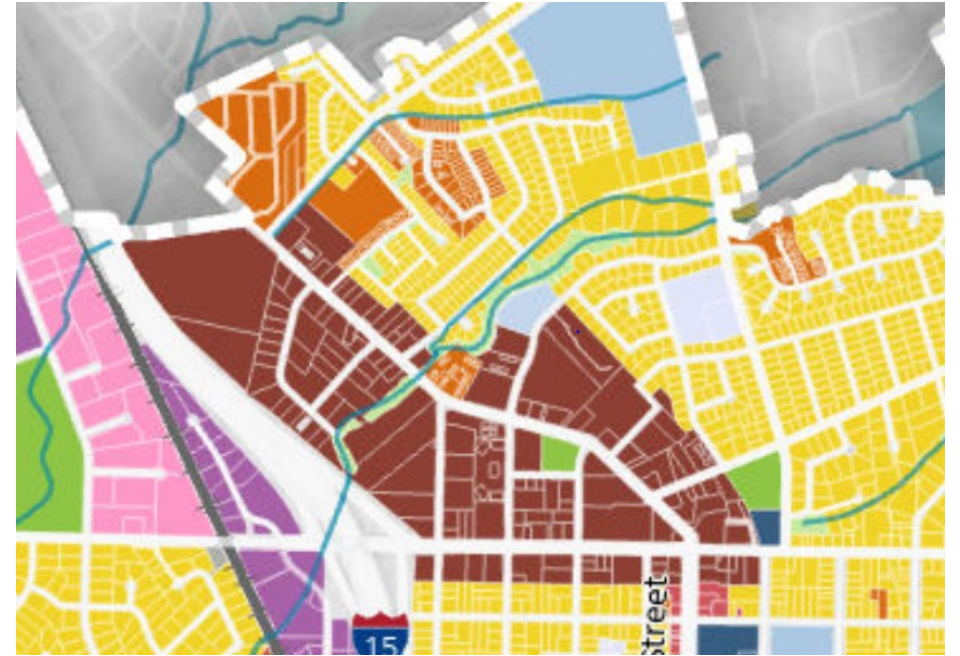
The 2022 General Plan Future Land use Map shows this property to be used as Mixed-Use. The rezone request to R-M is not supported by this element of the plan.

The 2022 General Plan also contains two guiding principles which are relevant to the application:

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

The subject property is located within the designated preferred City Center concept and the principle calls for mixed use in this area.

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.



The rezone of 500 North Main Street to R-M Multiple Family Residential would create a broader range of residential opportunities to meet differing lifestyle and life cycle needs. Taking each principle on their own merit, they are contradicting. However, when looking at the overall picture of the 2022 General Plan, the rezone request is not supported as the General Plan calls for this property to be mixed use.

2022 General Plan

The 2022 General Plan also contains the following goals, objectives and implementation measures which largely support the subject property to be used as mixed-use and do not support the rezone application:

Chapter 1: Land Use and Placemaking Plan

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

Objective 2.1: *Improve commercial Frontage and streetscapes along key corridors such as Main Street and 200 North.*

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

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

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

Implementation Measure: *Allow and encourage new residential development models that meet the future needs of the community.*

2022 General Plan

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

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

Implementation Measure: Encourage mixed use and flex development in the City Center.

Chapter 3: Housing & Neighborhoods

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

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

Chapter 5: Economic Development and Prosperity

GOAL 1: PROMOTE KAYSVILLE CITY CENTER REDEVELOPMENT TO STRENGTHEN COMMERCIAL AREAS

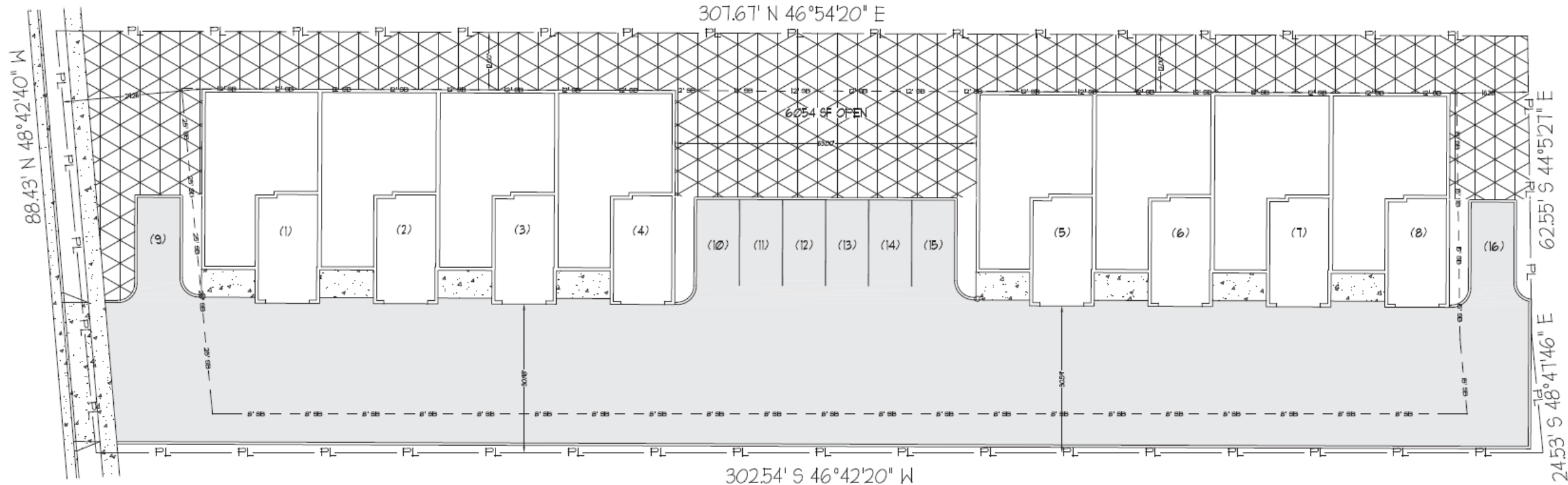
Objective 1.1: Allow for greater densities in Kaysville City Center to generate an increase in buying power and capture rates.

GOAL 3: ALLOW FOR MIXED USE DEVELOPMENT IN IDENTIFIED AREAS TO GENERATE MORE ROOFTOPS AND PREVENT SALES LEAKAGE

The mixed use zoning would potentially allow for higher density than the R-M zoning. These higher densities and mixed-use developments allow for the strengthening and sustainability of commercial areas.

The 2022 General Plan excerpts support the future use of 500 North Main Street to be utilized as mixed-use and not R-M.

Concept Plans

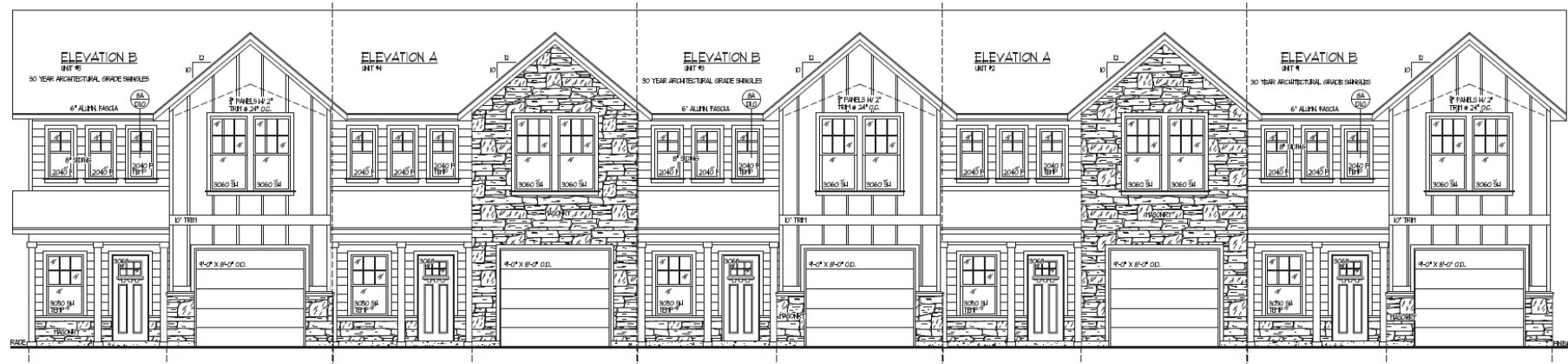


Concept Plans

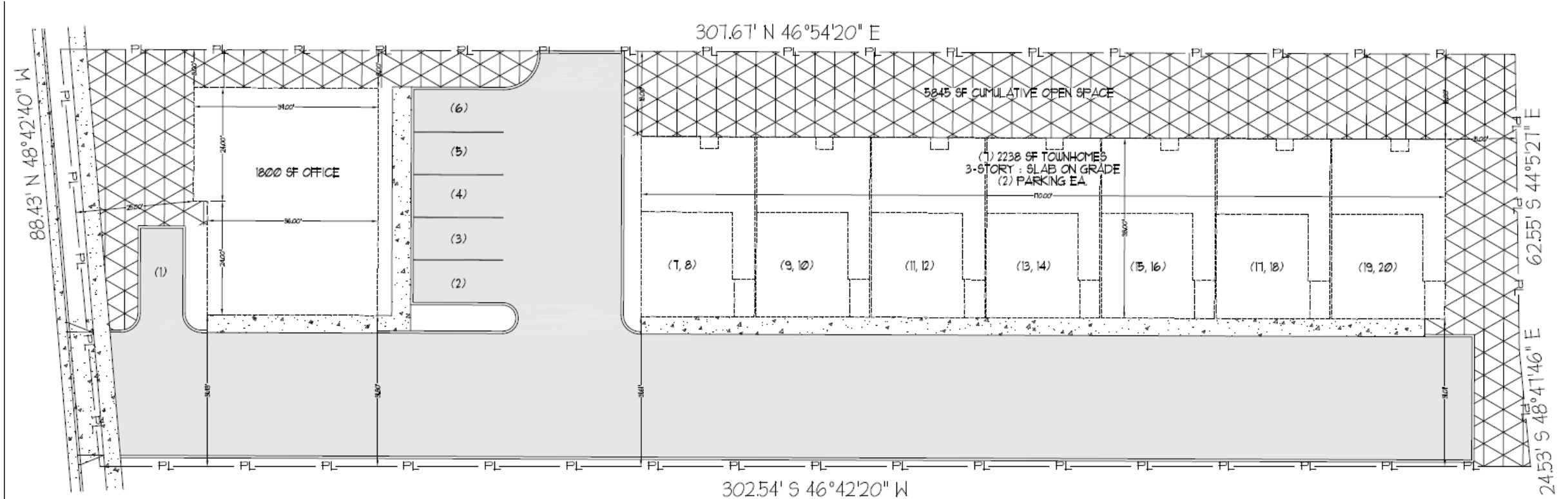
Architectural elevation drawing of a building facade. The drawing includes the following annotations and level markers:

- Annotations:**
 - 30 YEAR ARCHITECTURAL GRADE SHINGLES
 - 6" ALUM. FASCIA
 - RA DLO
 - 6" SCILING
 - 2040 F TBF
 - 2040 F
 - 2040 F
 - 3060 SH
 - 3060 SH
 - 10" TRIM
 - 4'-0" X 8'-0" C.D.
 - 3060 SH TBF
 - MASONRY
- Level Markers (from top to bottom):**
 - TOP PLATE (UPPER) 18'-3"
 - TOP OF ROUGH OPENING 17'-2"
 - FINISHED FLOOR (UPPER) 10'-2"
 - TOP PLATE (MAIN) 10'-4"
 - TOP OF ROUGH OPENING 17'-0"
 - TOP OF FOUNDATION / FINISHED FLOOR (MAIN) 10'-0"
- Other Labels:**
 - FINISHED GRADE

This architectural line drawing illustrates a row of five townhouses. Each unit is characterized by a two-car garage on the ground floor, a front entrance with a small porch, and a second floor with multiple windows. The townhouses are connected by a shared roofline and have a textured base.



Mixed Use Concept Plan



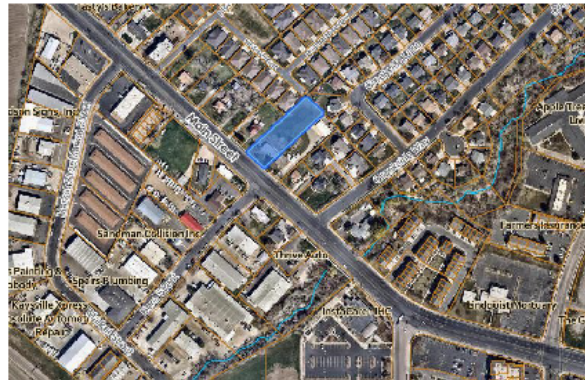
Public Hearing Notice



Kaysville City Public Hearing Notice

The Kaysville City Planning Commission will hold a public hearing on Thursday, August 11, 2022, at 7:00 p.m. in the Kaysville City Municipal Building Council Chambers located at 23 East Center Street, Kaysville, to consider:

An application from Blake Bastian, who is requesting a zone change for 500 North Main Street from GC General Commercial District to R-M Multiple Family Residential District. The subject property is a .65 acre/28,314 ft² parcel on the east side of Main Street which is currently used as a single family residence. The requested rezone would allow up to 10 residential dwelling units.



Comments may be submitted by attending the public hearing in person or through an online form at: <https://www.kaysvillecity.com/435/Planning-Commission> (comment form is at the bottom of the webpage).

If you have any questions, please contact the Kaysville City Community Development Department at 801-546-1241.

I certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by August 1, 2022.

Mindi Edstrom
Business License Officer

- **79 notices mailed**
- **500' radius of subject property**

Planning Commission

August 11, 2022 Planning Commission Meeting

- ◆ Public Hearing was held
- ◆ Voted 4-1 to recommend DENIAL of the zone change request
- ◆ Preference to keep commercial space or see a mixed-use project



Public Comments Received

- Anti-density
- Water availability
- Privacy and impacts to existing residences
- Traffic
- Crime
- Preference for commercial buildings
- Effect on property values
- Dialogue about the eastern side of city having more than its fair share of medium density housing



Recommendation:

Denial of the requested rezone of 500 North Main Street from GC General Commercial to R-M Multiple Family Residential District.



Action Items

b) A Resolution authorizing an Interlocal Cooperation Agreement with Farmington City to construct the Connector Road Project.



Action Items

- c) An Ordinance amending Kaysville City Code Section 8-5, "Flood Damage Prevention."



Action Items

d) Authorization to Purchase Dispatch,
Outage Communication/Management
System Software.



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



ADJOURNMENT

Utah's Hometown
In the middle of everything