



CITY COUNCIL MEETING

February 16, 2023

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) Mercy Housing Presentation



Mercy Housing Francis Peak View

February 16, 2023

There is an affordable housing crisis!

- ❑ There is not a single county in the U.S. that can fill 100% of its low-income population's need for safe, affordable housing.
- ❑ 46 million people live in poverty in the U.S. This is an increase of 38% over the last 13 years.
- ❑ More than 11 million Americans now pay more than half their salaries for their monthly income for rent.
- ❑ On average, there are only 28 adequate and affordable housing options for every 100 extremely low-income households.
- ❑ 15 million children (or 21% of all children) live in families with incomes below the federal poverty level.
- ❑ 30% of chronically homeless people have serious mental health issues.

An Individual Perspective in Kaysville

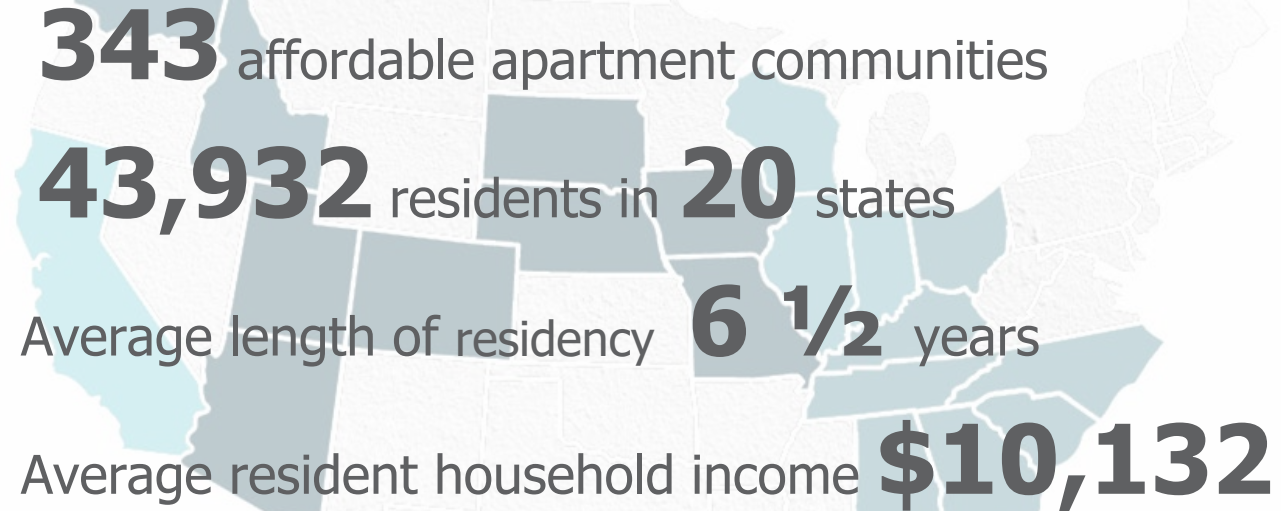
- In Davis County, Utah, the Fair Market Rent value (based on rent and utilities) is \$1,105 for a two-bedroom apartment.
- To afford this, a household must earn over \$44,000 annually.
- The median annual household income in Kaysville is \$100,500.
- The median annual household income for Francis Peak View residents is \$6,137.



Mercy Housing

Mission Statement

To create stable, vibrant and healthy communities by developing, financing and operating affordable, service-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing communities.

- 
- ❑ **343** affordable apartment communities
 - ❑ **43,932** residents in **20** states
 - ❑ Average length of residency **6 1/2** years
 - ❑ Average resident household income **\$10,132**

National data from 2021

Who We Serve





Our Goal:



Seniors age in place with dignity



Families achieve stability and mobility



Formerly homeless residents achieve stability

Francis Peak View Apartments

600 West Mutton Hollow Road, Kaysville



- Family Property with 119 Units
- 238 Residents
 - 89 under 18
 - 119 Adults (ages 19-64)
 - 30 Seniors (age 65+)
- 91% single parent household
- 43% Hispanic/ Latinx
- Average income = \$6,137
- Rural Development and LIHTC

Our Team

**Property Management
Maintenance Staff**



Resident Services

**Volunteers, Partner Agencies,
Community Supporters**



What Sets Mercy Housing Apart

Resident Services

Free onsite programs and services for residents.



Resident Services

Financial Education

- Job Application Assistance
- Resume Writing
- Technology Literacy (Word, Excel, PowerPoint)
- GED Test Prep
- EITC Education
- Tax Prep
- Budgeting, credit and savings

Housing Stability

- Lease Education
- Rental Assistance Referrals
- Eviction Prevention Coaching
- Housing Search Options
- Housing Application Assistance

Health and Wellness Education

- Health screenings and clinics (heart health, dental, vision, vaccines, COVID-19 education/vaccines)
- Nutrition Education
- Visiting Nurse
- Meditation + Yoga
- Behavioral Health
- Dental, Vision Referrals
- Medicaid Enrollment Assistance
- Health Resource Fairs
- Food banks and SNAP assistance

Out-of-School Time

- After School Programming
- Educational field trips
- Science, Math, Reading Literacy Engagement
- Healthy snack prep
- Homework help
- Leadership Development

Community Engagement

- Town Hall Meetings
- Safety Initiatives
- Encouraging Community Leadership
- Voter Registration Assistance

Spotlight: OST Program

Our OST Program also serves 40-60 community members yearly.



Spotlight: EPIC Scholarship



Spotlight: Food Pantry



Thank you for your support!



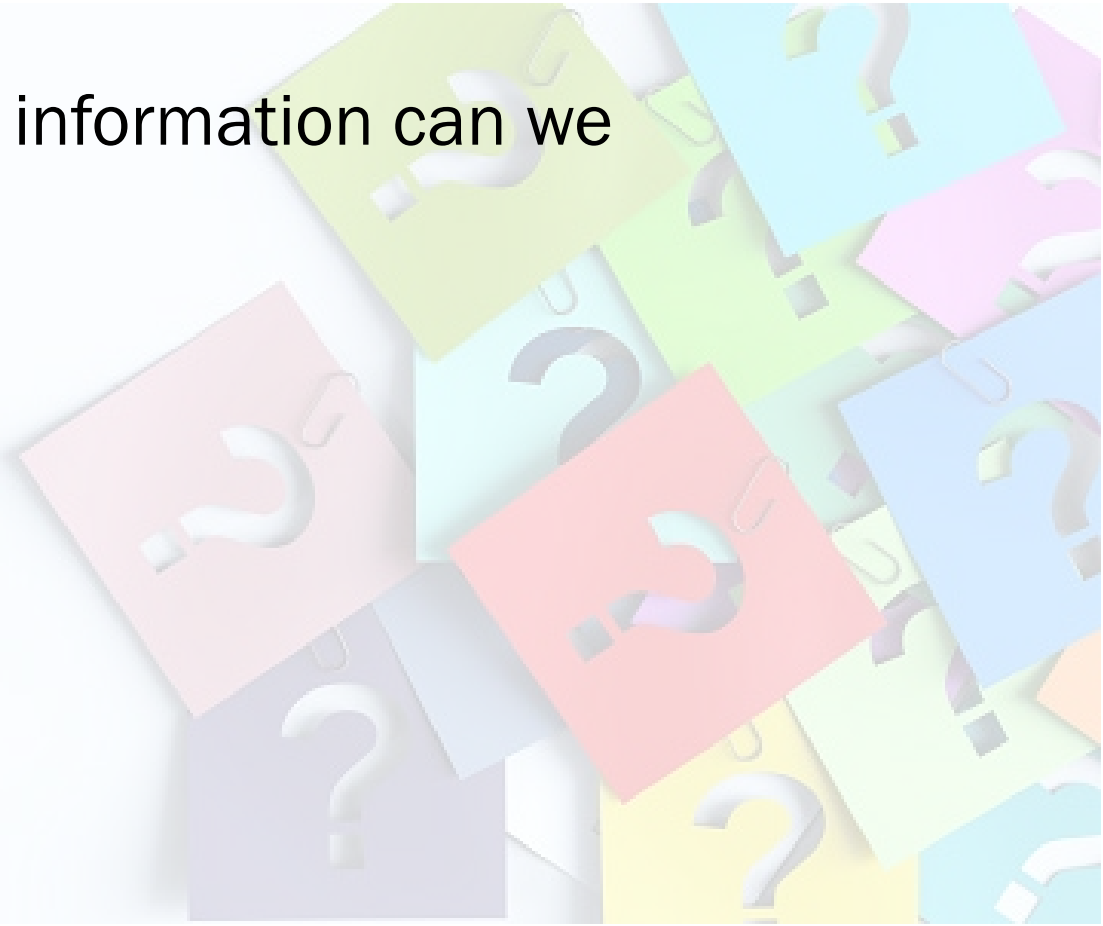
Ideas for Collaboration

- ✓ Kaysville Gives
- ✓ RAMP Grant
- ✓ Rotary Club, Interfaith Council Communities That Care
- ✓ Supporting Special Events
- ✓ Recreation Scholarships

- ☐ Property/ Community Center Tours
- ☐ Volunteer with us (Youth Council?)
- ☐ Corporate Engagement
- ☐ Community Council

Q&A

What additional information can we share with you?



Contact Us!

**Hannah Pendergast
Resident Services Coordinator II
HPendergast@MercyHousing.org
801-544-7227**

Thank You!

We appreciate your time!





Declaration of Conflicts of Interest



Consent Items

- a) Approval of Minutes of January 19, 2023
- b) Appointment of Mitch Arquette as Parks and Recreation Advisory Board Member
- c) Appointment of Paul Allred as Planning Commission Member
- d) Equipment Purchase for Fire Department Rescue Task Force and Police Department SWAT



Action Items

a) Preliminary Plat Subdivision for the MCW
Kaysville Subdivision located at 175 West 200
North – Tera Form Companies, LLC (Elliot Smith)



Land Use Overview

- Early vesting rights
- Zone sets use of property
 - Legislative/broad discretion
- Subdivision (if necessary)
- Building Permit
 - Site plan approval
 - Building plan review
 - Building permit issuance



Subdivision Overview

- Administrative Action/little to no discretion
- Drawing lines on a map – creating additional lots
- Does it meet currently adopted codes?
 - Yes – we must approve it
 - No – deny based on findings of failure to meet code; then applicant fixes items and returns with compliant subdivision plat



We Are Not Approving

- Zoning (Use)
- A project
- Traffic impacts
- Health mitigation measures
- Sale of tobacco or alcohol
- Site plan
- Building plans



Application Type: Preliminary Plat Subdivision

Applicant: Tera Form Companies, LLC | 317
Capital Group

Address: 175 West 200 North | 11-103-0019

Zoning: GC

Lot Size: 3.056 acres | 113,119 ft²

Current Use: Commercial businesses and vacant
residences

175 West 200 North



[illegible]



Planning Commission:

- ◆ January 8, 2022
- ◆ Voted 6-0 to recommend approval to the City Council



Recommendation:

Approval of the preliminary plat subdivision for MCW Kaysville Subdivision.



Action Items

- b) Preliminary Plat Subdivision for the Westgate Estates Commercial Subdivision located at 2356 West 200 North and 2368 West 200 North – Perry Land Investments, LLC

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Application Type: Preliminary Plat Subdivision

Applicant: Kum & Go | Perry Land Investments

Address: 2368 West 200 North | 11-090-0056

Zoning: GC

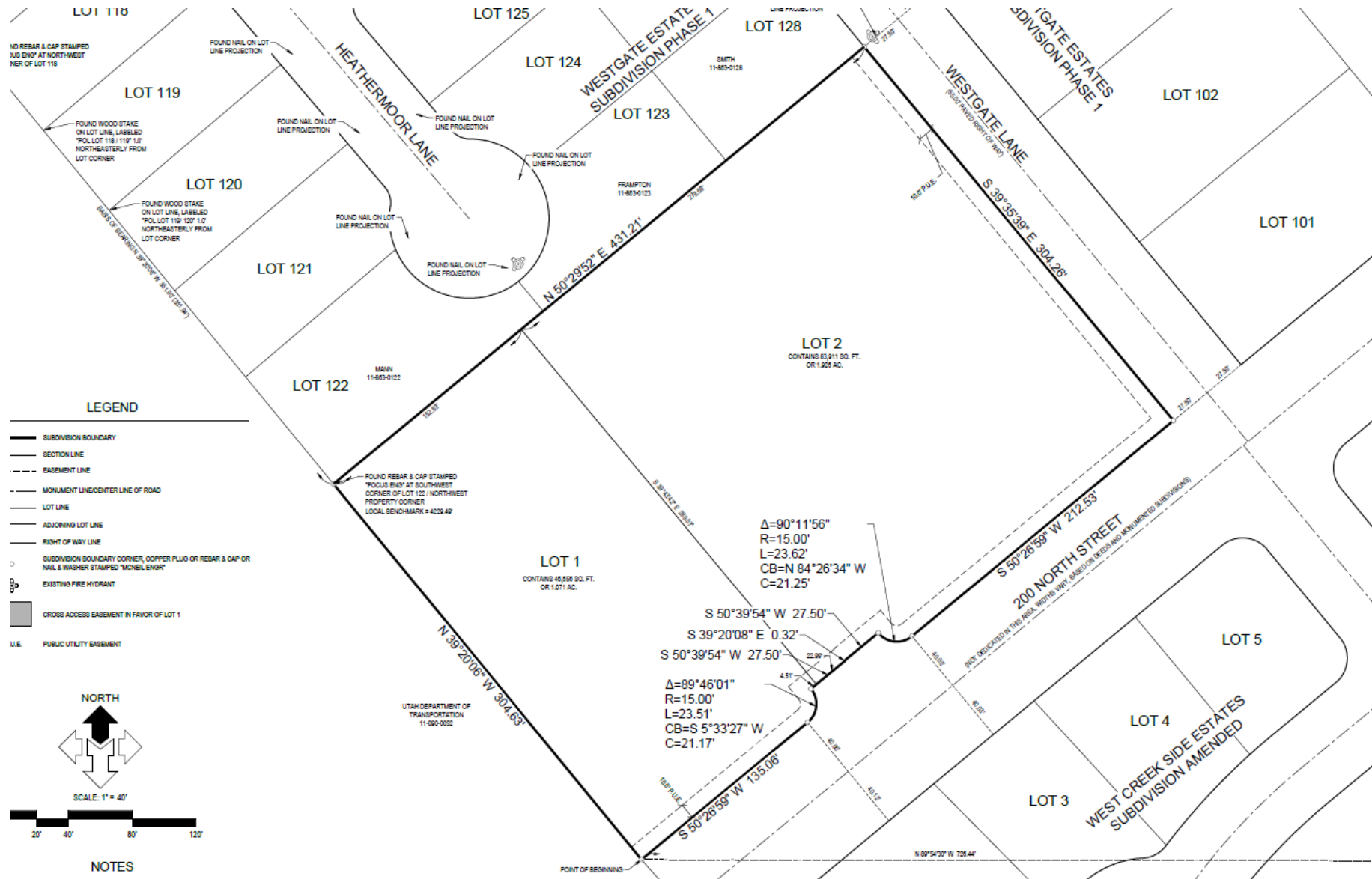
Lot Size: 3.00 acres | 130,680 ft²

Current Use: Vacant/undeveloped

2368 West 200 North



Westgate Estates Commercial Subdivision





Planning Commission:

- ◆ January 8, 2022
- ◆ Voted 6-0 to recommend approval to the City Council with the following conditions:
 - A cross access agreement between the two parcels is created either by showing it on the subdivision plat or by a separate recorded document
 - Affirmative acknowledgement from staff that all items listed in Kaysville City Code 19-3-3 have been reviewed and addressed by staff prior to sending the item to the city council



Recommendation:

Approval of the preliminary plat subdivision Westgate Commercial Subdivision with the condition:

- ◆ Recordation of cross-access agreement by placement on the plat or by a separate easement.



Action Items

- c) An Ordinance amending Title 17, Chapter 27 of the Kaysville Municipal Code regarding Mixed Use Zoning District Overlay



Planning Commission:

- ◆ Discussed on January 12, 2023 and directed staff to make additional edits
- ◆ January 8, 2022 a Public Hearing was held
- ◆ No public comments received
- ◆ Voted 6-0 to recommend approval to the City Council



Recommendation:

Approval of the text amendments to Title 17, Chapter 27 Mixed Use Zoning District Overlay.



Action Items

d) A Resolution amending Kaysville City's Consolidated Fee Schedule for FY 2023 to amend power rates

Kaysville City Power Rates

			CURRENT RATES	PROPOSED RATES 5% kWH
RESIDENTIAL				
Customer Service Charge			\$9.00	\$9.00
Summer Rates (July - September)				
First 1,000 kWH			\$0.086130	\$0.09044
All Additional kWH			\$0.011717	\$0.01230
Winter Rates				
First 1,000 kWH			\$0.086130	\$0.09044
All Additional kWH			\$0.097170	\$0.10203

Kaysville City Power Rates

CURRENT RATES

PROPOSED RATES 5% kWH

SMALL COMMERCIAL (UP TO 9kW Demand)

Customer Service Charge	\$12.32	\$12.32
Tier 1 First 1000 kWH	\$0.08084	\$0.08488
Tier 2 1,001 kWH to 9,000kWH	\$0.07838	\$0.08230
Tier 3 All additional kWH	\$0.06426	\$0.06747

MEDIUM COMMERCIAL (UP TO 10kW TO 38kW Demand)

Customer Service Charge	\$14.56	\$14.56
Tier 1 First 1000 kWH	\$0.08084	\$0.08
Tier 2 1,001 kWH to 9,000kWH	\$0.07838	\$0.08
Tier 3 All additional kWH	\$0.06426	\$0.07
Demand Charge - Each kW over 9kW	\$11.59	\$12.17

LARGE COMMERCIAL (39kW or greater)

Customer Service Charge	\$66.08	\$66.08
Tier 1 First 1000 kWH	\$0.08084	\$0.08488
Tier 2 1,001 kWH to 9,000kWH	\$0.07838	\$0.08230
Tier 3 All additional kWH	\$0.06426	\$0.06747
Demand Charge - Each kW over 9kW	\$14.49	\$15.21

INDUSTRIAL CLASS

Customer Service Charge	\$100.80	\$100.80
All kWH	\$0.03338	\$0.03505
Demand Charge - Each kW over 9kW	\$13.28	\$13.94

*Commerical/Industrial Summer Rates increase
by \$0.02 for all kWH per month
Summer months are defined as July through September*

*Commerical/Industrial Summer Rates increase
by \$0.021 for all kWH per month
Summer months are defined as July through September*



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



ADJOURNMENT

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