



**Kaysville**  
City

Utah's Hometown  
*In the middle of everything*

**CITY COUNCIL MEETING**

**February 16, 2023**



# 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

## 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!

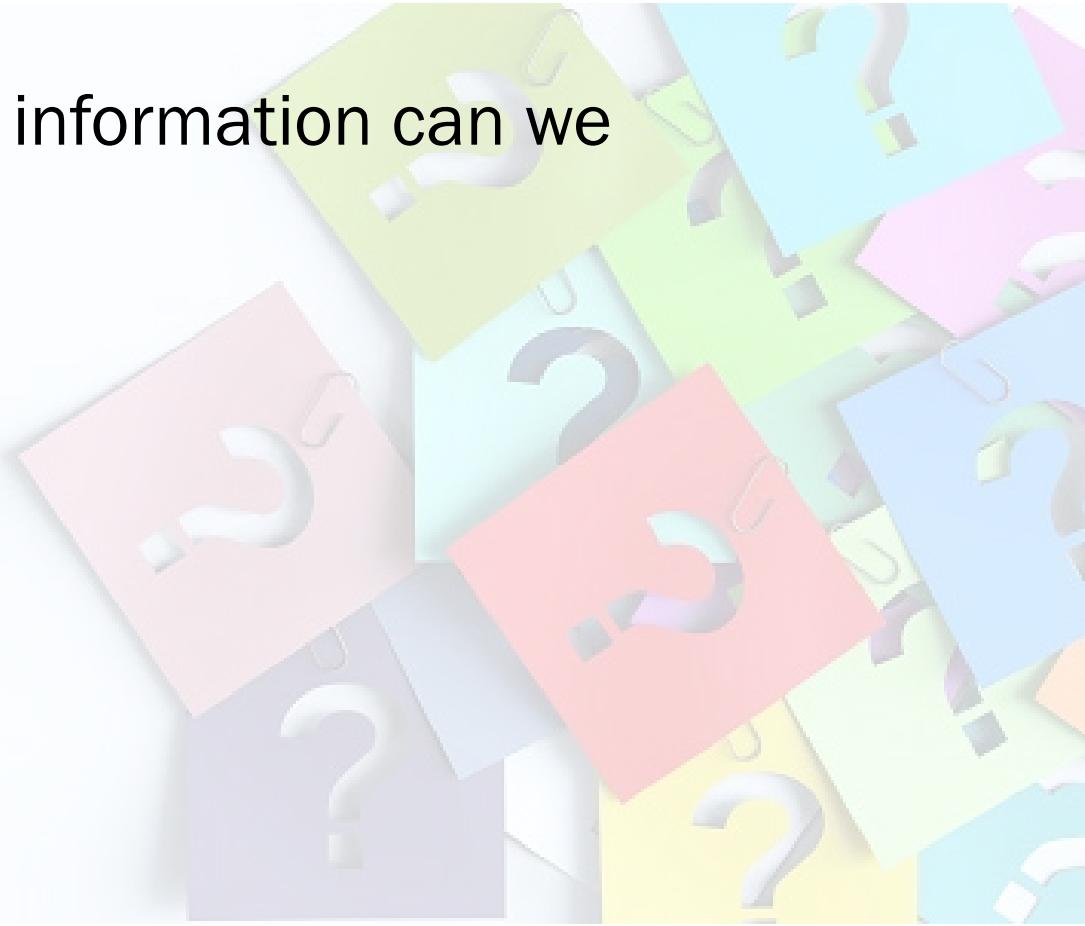


# Ideas for Collaboration

- ✓ 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](mailto: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

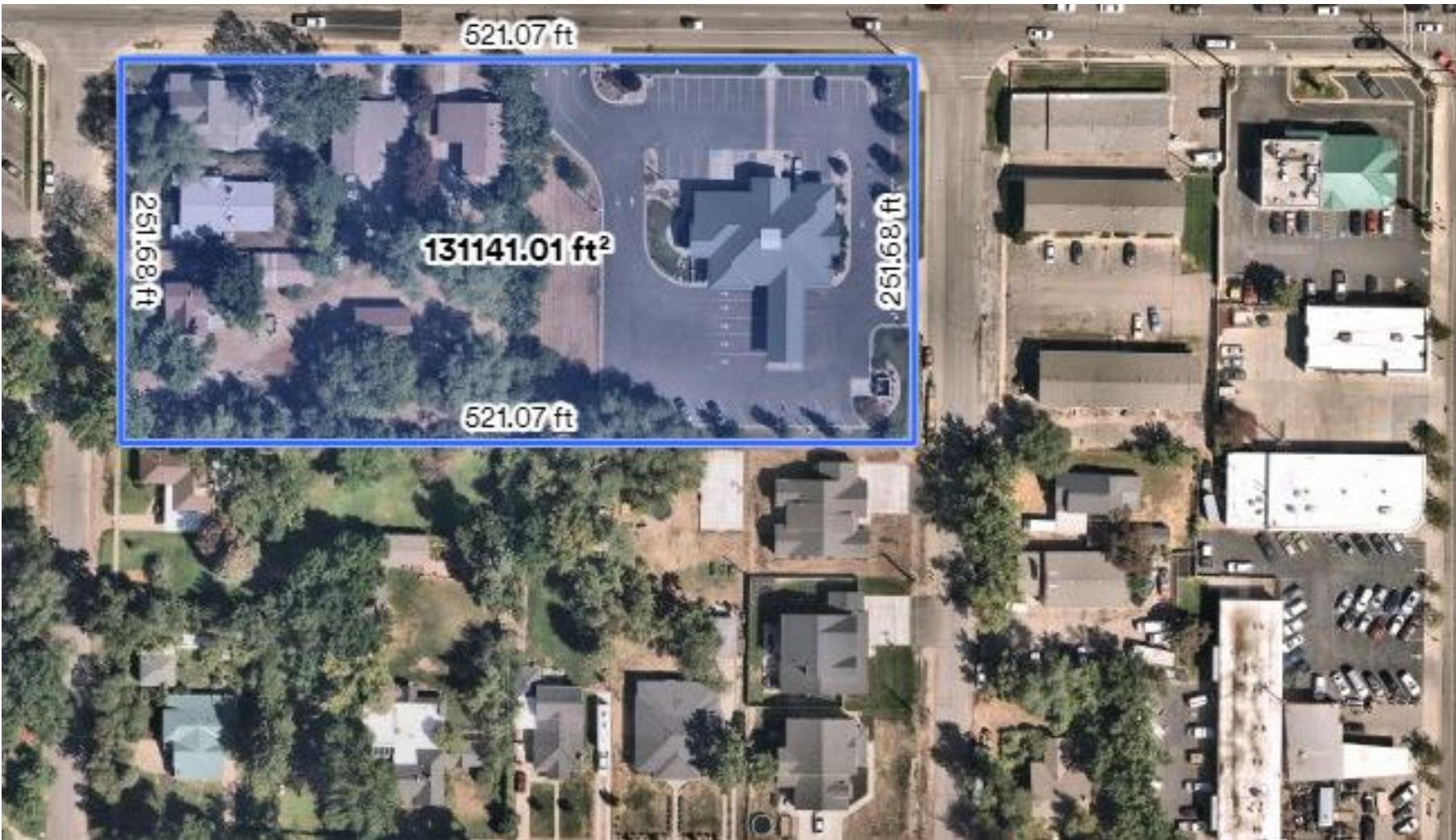
**Address:** 175 West 200 North | 11-103-0019

**Zoning:** GC

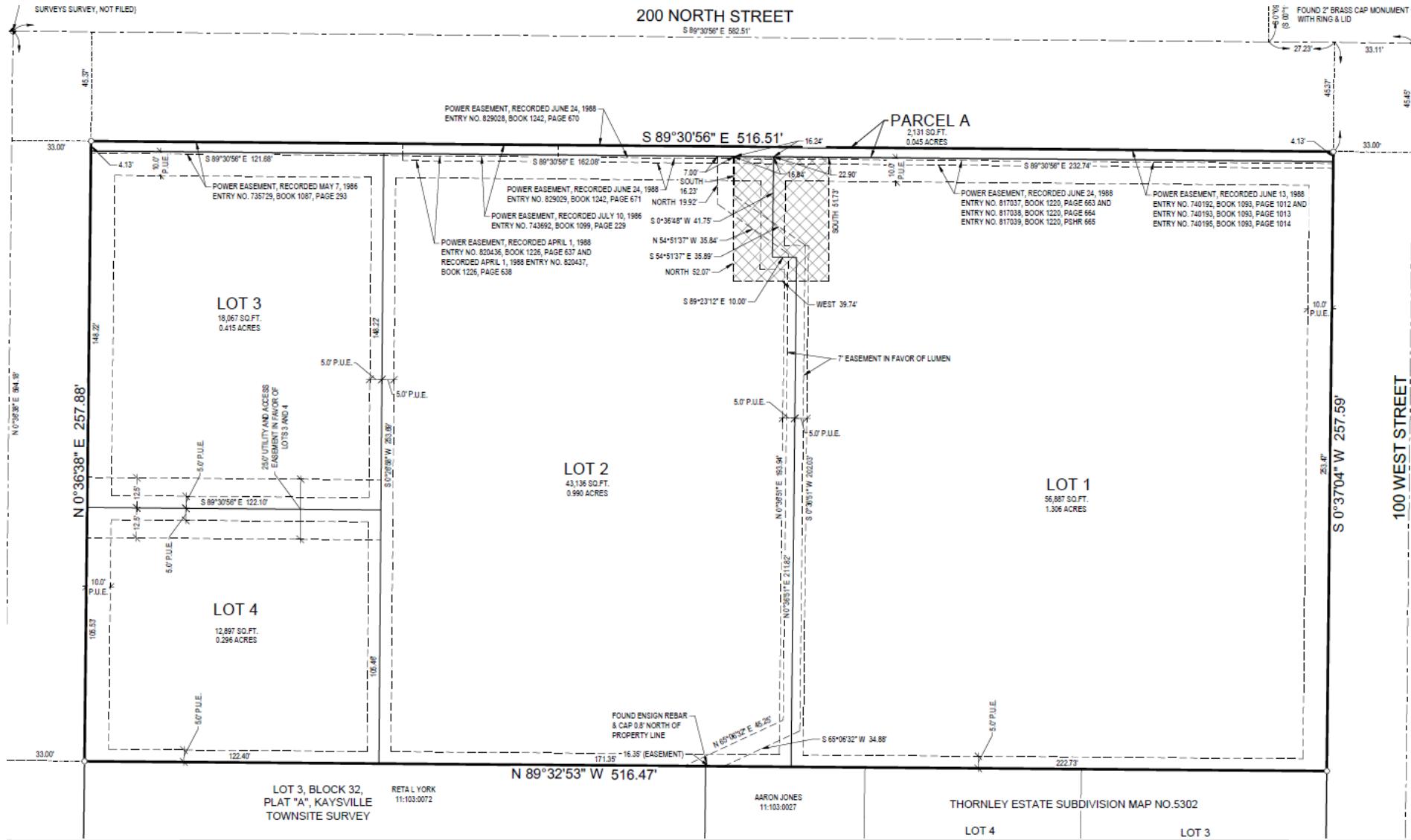
**Lot Size:** 3.056 acres | 113,119 ft<sup>2</sup>

**Current Use:** Commercial businesses and vacant  
residences

# 175 West 200 North



# MCW Kaysville Subdivision





## Planning Commission:

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

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## 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



**Application Type:** Preliminary Plat Subdivision

**Applicant:** Kum & Go | Perry Land Investments

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

**Zoning:** GC

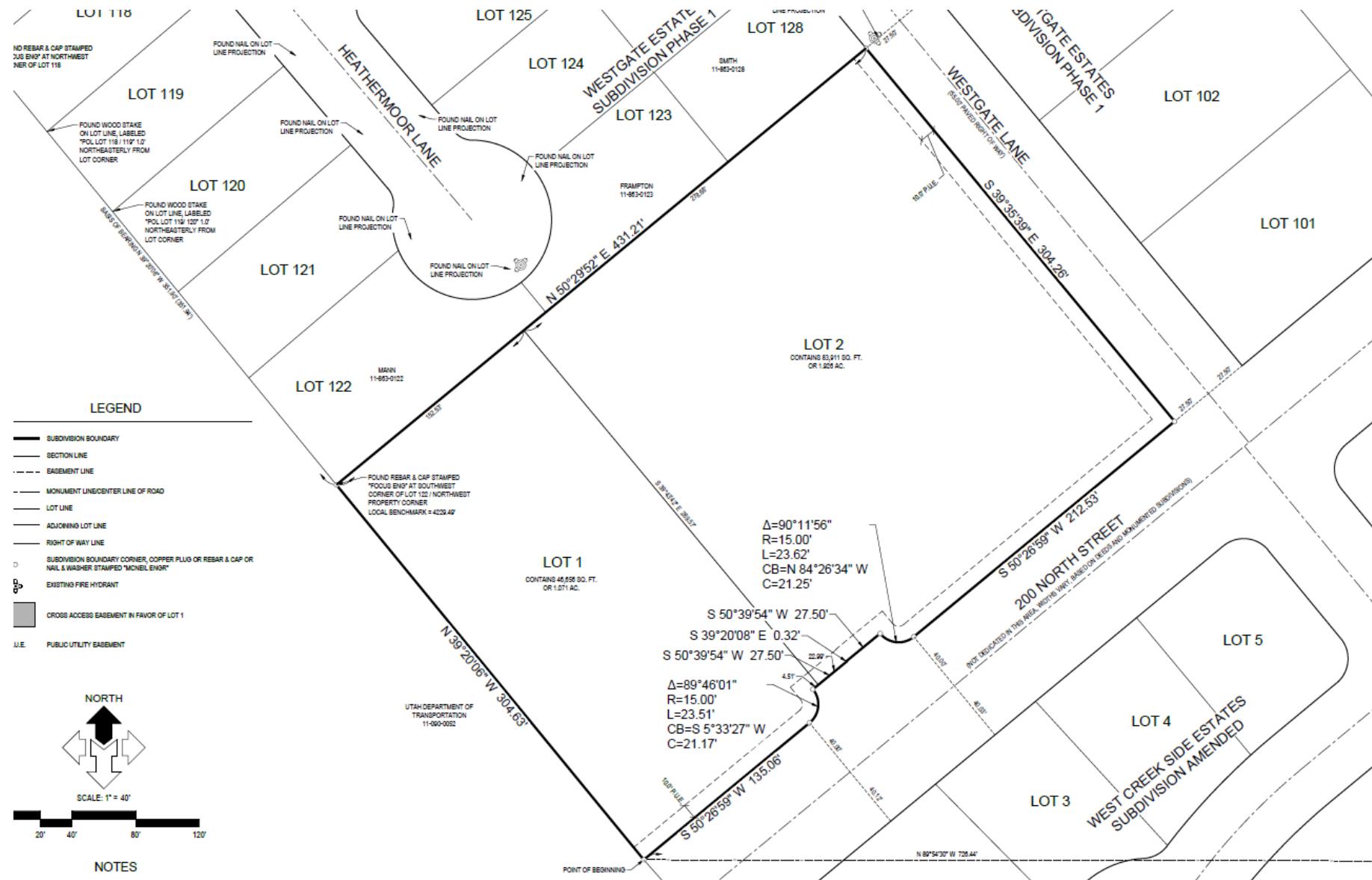
**Lot Size:** 3.00 acres | 130,680 ft<sup>2</sup>

**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
<b>RESIDENTIAL</b>		
Customer Service Charge	\$9.00	\$9.00
Summer Rates ( <i>July - September</i> )		
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
<b><i>SMALL COMMERCIAL (UP TO 9kW Demand)</i></b>			
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
<b><i>MEDIUM COMMERCIAL (UP TO 10kW TO 38kW Demand)</i></b>			
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
<b><i>LARGE COMMERCIAL (39kW or greater)</i></b>			
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
<b><i>INDUSTRIAL CLASS</i></b>			
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



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ADJOURNMENT