

KAYSVILLE CITY COUNCIL
May 6, 2021

Minutes of a regular Kaysville City Council meeting held on May 6, 2021 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Andre Lortz and Council Member Tamara Tran

Excused: Council Member Michelle Barber

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Community Development Director Lyle Gibson, Police Chief Sol Oberg, Fire Chief Paul Erickson, Public Works Superintendent Josh Belnap, Assistant Finance Director Levi Ball, Parks and Recreation Director Cole Stephens, Officer Lexi Benson, Officer Kalawai Delos Santos, Kyrene Gibb, Rachel Butterfield, Josh Martineau, Brent Egan

OPENING

Council Member Adams opened the meeting with a thought and led the Pledge of Allegiance.

PRESENTATIONS AND AWARDS

PROCLAMATION TO DECLARE MAY 9-15, 2021 AS NATIONAL POLICE WEEK AND MAY 15, 2021 AS PEACE OFFICERS' MEMORIAL DAY

Mayor Witt read a proclamation declaring May 9-15, 2021 as National Police Week and Peace Officer's Memorial Day and called upon citizens to join in commemorating law enforcement officers and recognize the sacrifices made by our officers and their families who serve and protect our communities.

SWEARING-IN OF NEW KAYSVILLE CITY POLICE OFFICER KALAWAI DELOS SANTOS

Police Chief Sol Oberg introduced Kalawai Delos Santos as their new officer and said that he was the best in his class and they are excited to have him on staff.

City Recorder Annemarie Plaizier administered the Oath of Office to Officer Santos.

Y2 ANALYTICS SURVEY RESPONSE PRESENTATION

Lyle Gibson explained that staff has been working on updating the general plan for several months now. We have been working closely with Y2 Analytics to conduct a more statistically balanced survey regarding land uses. This study helped to gather public opinion on what our community would like to see in the future for our city.

Kyrene Gibb, with Y2 Analytics, explained that they had 1,050 residents within Kaysville participate in this survey, which was a rate of about 35%. Residents were randomly selected from city utility accounts and invited to participate via email. Respondents were evenly distributed across Kaysville. The survey showed that residents report a high quality of life. They seem to be generally okay with the city growing but still want to maintain Kaysville's current small-town feel. They feel that current commercial areas are the best locations for future development and growth, especially for low-rise mixed-use developments with retail and restaurant type uses. Residents in west Kaysville showed a stronger preference for future housing developments to consist of single-family homes, preferably with large lots. Residents are satisfied with current parks and the majority frequent them often. They would like to see an increase in trails and open space in the city. In thinking about the future of the city, the most important things to our residents are: preserving single-family neighborhoods, limiting/reducing traffic impacts, preserving open space and maintaining Kaysville's small-town identity. Thirteen percent of respondents said that limiting change should be a high priority and there seems to be a level of openness. Responses indicate that residents prefer to keep amenities to existing commercial areas. Residents do not want to see high-rise businesses, or apartments anywhere in the city. Mixed-use, low-rise and retail uses were the most popular ideas for redevelopment along 200 North, Main Street, Flint Street and Deseret Drive. Industrial or business parks, and apartments or condominiums are less popular with residents who live in west Kaysville. When asked about small neighborhood centers, a higher percentage of respondents selected "None of the above" which reinforces the idea that there is a lack of support for development of these types of centers in Kaysville. Single-family homes are the most demanded form of development for west Kaysville, with very little support for retail, mixed-use, multi-family housing or industrial development. In our downtown Kaysville area, residents said they would like to see landscaping improvements, rehabilitated buildings, and new businesses, especially restaurants. Multi-family housing continued to receive noticeably lower support across all geographic areas. Additional sidewalks and trails was the most requested transportation update. North and central Kaysville also indicated that they would like to see better public traffic access. Over 50% of respondents said that having business access within walking or biking distance from their home is not very or not at all important, while 4 in 5 residents say it's important for them to have parks within walking distance from their homes. A high number of residents also responded they would like to see a better way to get pedestrian access across I-15. Many also indicated that they would like to see better transit access, traffic calming and speed reduction. Kaysville residents value their parks and feel they are something that makes Kaysville a desirable place to live. When asked about a public recreation center, 4 out of 5 respondents said they were very or somewhat interested and respondents were willing to see a property tax increase to pay for a recreation center. People living in west Kaysville were willing to invest more in property tax funds to support a recreation center than those living in the eastern regions of the city. 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. About 2/3 of respondents strongly or somewhat support a Recreation, Arts, Museum & Parks Tax in Kaysville. When asked about the type of amenities they would like to see, indoor and outdoor pools were the most popular choice. Other potential amenities include training facilities, an indoor track and pickleball courts. Just under half of our respondents indicated that they use city parks in Kaysville multiple times a month. Only 2% said that they never use or visit city parks. The most visited park over the last year was Barnes Park, and then the numbers dropped dramatically from there. Increased trails and open spaces are the most popular potential park developments. Picnic areas, athletic courts, and playgrounds are also popular for developments. There is a low demand for skate parks, game or

practice fields and bike parks. When residents were asked about how they would spend money towards various recreation programs and facilities, the highest amount would put the money towards a new recreation center. Respondents indicated that they would also put more towards on walking and biking trails. A pool and dog parks were other commonly cited facilities residents would spend money on. The city's current recreation programs fare well in Kaysville and is an area that needs increased investment in.

Council Member Adams said that Y2 Analytics has done similar studies for other cities and asked how these results compare to other cities.

Kyrene Gibb responded that it is common to see areas more reluctant to the idea of potential projects who are more rural and have seen a large population growth. Those areas tend to want to see single-family homes because that is why they moved to that particular area. Larger cities are more open to multifamily housing. While Kaysville residents are particular about what types of developments they would like to see, this survey shows that they aren't completely against the city growing or changing. Kaysville residents seem to embrace opportunity as long as it's done in an intentional and positive way. Residents prefer to see commercial areas not be expanded and any new development be restricted to those existing commercial areas.

Mayor Witt thanked Y2 Analytics for presenting these responses to the Council.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Adams made a motion to accept the following consent items:

- a. Approval of Minutes of March 18, 2021.
- b. Appointment of new Kaysville City Power Board Member, Grey Turner.
- c. Approval of purchase for Okonite underground primary wire – Power Department.
- d. Approval of purchase for Ermco transformers – Power Department.
- e. Acceptance of Main Street sidewalk funds from UDOT.
- f. Approval of 2021 Polling Location and Vote Centers.

The motion was seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Tran, yea
Council Member Lortz, yea

The motion passed unanimously.

ACTION ITEM

REQUEST TO REZONE 13.5 ACRES OF PROPERTY AT 1387 SOUTH SUNSET DRIVE FROM THE R-1-20 AND A-5 (LIGHT AGRICULTURAL) ZONING DISTRICTS TO THE R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) AND A-5 ZONING DISTRICTS – BRAD WALTERS

PRELIMINARY PLAT FOR THE CRESTED PEAKS SUBDIVISION AT 1387 SOUTH SUNSET DRIVE – BRAD WALTERS

Lyle Gibson explained that Brad Walters owns the property located at 1387 South Sunset Drive and is requesting a rezone from the R-1-20 and A-5 zoning districts to the R-1-LD and A-5 zoning districts. This rezone is being requested in order to accommodate a proposed single-family dwelling subdivision. The R-1-LD zone is primarily for flexibility in lot size while maintaining the low-density zone requirements. This rezone would also reconfigure the boundaries of the A-5 zoning district on the property. Mr. Walters has submitted a preliminary plat indicating what the zoning will facilitate. The proposal accounts for the future connection of Spur Lane to the south. This plat consists of 14 lots in just over 7 acres of lane. The R-1-LD zone allows for two units per acre with lots of at least 12,000 square feet in size and with a 90-foot minimum frontage. Lot 6 will remain in an agriculture zone with over 5 acres of land and is where a new home will be built for the Walters. The subdivision is configured to accommodate a future connection to Spur Lane to the south whenever the neighboring property chooses to develop. The project meets the lot size and frontage requirements for the requested zoning.

Council Member Lortz asked about the vacant land south of this property.

Lyle Gibson responded that it is not owned by Mr. Walters. At one time that property power had discussed potentially building flag lots on the property but they have indicated that they are not interested in developing their property at this time. They are aware of the need to connect Spur Lane through their property in the future.

Council Member Adams made a motion to approve a rezone of 13.5 acres of property at 1387 South Sunset Drive from the R-1-20 (Residential Single Family) and A-5 (Light Agricultural) zoning districts to the R-1-LD (Residential Single Family Low Density) and A-5 (Light Agricultural) zoning districts for Brad Walters. The motion was seconded by Council Member Tran.

Council Member Adams thanked Mr. Walters for considering what is already existing in the area and trying to create something that will be cohesive.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Tran, yea
Council Member Lortz, yea
Council Member Blackham, yea

The motion passed unanimously.

Council Member Lortz Made a motion to approve the preliminary plat for Crested Peaks Subdivision located at 1387 South Sunset Drive for Brad Walters, seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Lortz, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

PRELIMINARY PLAT FOR THE HARDIN SUBDIVISION AT 1413 WEST WEBB LANE – MIKE AND KEESHA HARDIN

Lyle Gibson explained that the City Council approved a PRUD overlay for an additional flag lot in November 2020. The owners, Mike and Keesha Hardin, are now requesting preliminary plat approval from the council. The proposed plat for the Hardin Subdivision is consistent with the concept plat reviewed during the rezone process with two flag lots. The plat complies with the minimum lot zone of the R-1-20 zone, and includes the necessary frontage per the PRUD provisions for a double flag lot.

Council Member Blackham made a motion to grant preliminary plat approval for the Hardin Subdivision located at 1413 West Webb Lane for Mike and Keesha Hardin, seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Lortz, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Tran, yea

The motion passed unanimously.

AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR 1.32 ACRES OF PROPERTY AT 566 AND 561 WEST MUTTON HOLLOW ROAD – JUSTIN BENNETT

PRELIMINARY PLAT APPROVAL FOR THE HERITAGE SQUARE PHASE 2 SUBDIVISION AT 566 AND 561 WEST MUTTON HOLLOW ROAD – JUSTIN BENNETT

Lyle Gibson explained that the City Council discussed this project in March to give initial direction regarding the potential change to a previously approved development agreement for the Heritage Square Subdivision. The direction from the council at the last meeting was to receive input from the surrounding community and the Planning Commission before returning to the council for an official decision. Since that time, notice has been sent to the surrounding neighborhood and a

meeting was setup with anyone who reached out regarding the proposal. Meeting together, an understanding was reached where the developer was given direction to pursue two additional units if the neighbors could be assured by the developer that they be of sufficient quality. The Planning Commission also met to discuss this project and has provided a recommendation. Part of their recommendation was encouraging the developer to have additional clarity as to their intended use of the open space. Since then the developer has submitted a more detailed landscape drawing, which also indicates that additional parking will be created to help with parking concerns expressed by neighbors. Staff feels that with the submitted drawing that the applicant has met what has been asked of him. The council will need to consider the addendum to the development agreement as proposed. If approved, the council will then need to make a final decision on the preliminary plat and if it conforms with the development agreement.

Council Member Lortz and Council Member Tran thanked Mr. Bennett for meeting with and working with the community.

Council Member Lortz made a motion to approve the amendment to the Development Agreement for 1.32 acres of property at 566 and 561 West Mutton Hollow Road for Justin Bennett, seconded by Council Member Adams.

Council Member Blackham commented that when this was first presented to the Council he was not in favor of an amendment because he wanted the neighbors to be aware of this proposal. Those neighbors went through a lot when this development was proposed in the beginning and he appreciates that Mr. Bennett was willing to work with the neighbors to discuss this amendment.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Tran, yea
Council Member Lortz, yea

The motion passed unanimously.

Council Member Adams made a motion to approve the preliminary plat for Heritage Square Phase 2 Subdivision at 566 and 561 West Mutton Hollow Road for Justin Bennett, seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Tran, yea
Council Member Lortz, yea
Council Member Blackham, yea

The motion passed unanimously.

AGREEMENT WITH FARMINGTON BAY CONTRACTORS TO ALLOW 950 NORTH STREET AS A CONSTRUCTION EASEMENT

Shayne Scott explained that Farmington Bay Contractors (FBC) is proposing to use 950 North as a construction access. Trucks and other necessary equipment would travel on Shepherd Lane from the east and would operate as far west as the west side of the “Mink Farm” Interchange. FBC would perform subgrade and other road preparation work as well as include road base that would save the project a substantial amount of money. FBC would be in a position to be the contractor on the construction of 950 North as well. This detail is still being vetted out, but if chosen, Farmington and Kaysville could recognize another significant amount of cost savings on the project in mobilization as well as construction costs that have been negotiated by UDOT for the highway. Using 950 North in this way will help alleviate traffic on other construction access roads in our city as well as Farmington. The Council reviewed this item recently and much of the feedback discussed has been incorporated into the agreement being proposed tonight. Farmington recently adopted a similar agreement in their council meeting this last week.

Council Member Lortz asked about changes made since this was originally brought before the council.

Public Works Director Josh Belnap said that in the previous council there was discussion regarding concerns that had been expressed by the surrounding neighbors. Some of those concerns were in regards to increased truck traffic, safety concerns, specifically regarding pedestrian travel, and times of day the trucks would be traveling here. FBC has tried to address those concerns by limiting the time of day the road would be used, implementing more traffic control, adding signage to the area, and other minor mitigation efforts. The city plans to continue to work with FBC to assure that any unpredicted issues are addressed in the future.

Council Member Lortz asked about the timing of this project.

Josh Belnap responded that the term outlined is for two years; however, the majority of truck traffic will occur within the first six months. They plan to continue to provide traffic control as long as needed and because this is a working document we can make amendments to it in the future if needed. They are hoping to get this area paved by the fall so that in spring construction on the highway can get underway.

Mayor Witt asked about a pedestrian trail running along here.

Josh Belnap responded that there will be a trail running along most of the eastern side of the West Davis Corridor in Kaysville, and will connect to 950 North but run along the south side of the road. There is a previous agreement with that HOA on the south side of 950 North that the pedestrian trail would run along there.

Council Member Adams commented that the residents here have indicated that children will cross from the south through the Quail Crossing Park on their way to school. Is there a way to install fencing to help prevent pedestrian access while construction is occurring?

Josh Belnap responded that they have been working with the school as well as Farmington City to create a safe route for the kids. The intent is to have traffic funnel to the east, add additional

signage and some kind of physical barrier to help direct pedestrians safely. They are also working to help educate students and parents of the best and safest routes to and from the school during construction.

Council Member Adams said that the FBC should also give information to the neighbors of who they can reach out to if they see any problems during construction.

Council Member Adams made a motion to approve an Agreement with Farmington Bay Contractors to allow 950 North Street as a construction easement, seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Lortz, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

Council Member Blackham commented that he appreciates what the contractor has gone through with this project and that this is a good option to help keep these trucks off the busier arterial streets.

AN ORDINANCE AMENDING THE AMOUNT OF FLEXIBILITY ALLOWED BY THE PLANNED RESIDENTIAL USE DEVELOPMENT (PRUD) OVERLAY ZONE AND AMENDING THE PROCESS BY WHICH FLAG LOTS ARE CONSIDERED

Lyle Gibson explained that this proposed ordinance limits the amount of flexibility that may be considered when reviewing a Planned Residential Unit Development in two ways. First, it puts a clear cap on the potential number of homes in a common open space subdivision, not to exceed the density allowed by the underlying zoning district. Secondly, it identifies items that may be altered only a limited amount, such as cul-de-sac length, block size, and yard requirements in relation to a street. The ordinance also requires that common open space be improved, allowing only 30% to include natural areas. It clarifies the standards of a private street subdivision as well as the minimum front yard permitted as twenty feet. Finally, it allows flag lot development as a use by right as long as existing criteria such as lot size and frontage requirements are met rather than continuing to consider them on a case-by-case basis as a legislative decision. The City Council reviewed the proposed ordinance as a work item in April and asked that it be brought to an action item with the addition of language that requires developers to demonstrate how it is a benefit to the community.

Council Member Tran made a motion to approve an Ordinance amending the amount of flexibility allowed by the Planned Residential Use Development (PRUD) overlay zone and amending the process by which flag lots are considered, seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Lortz, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Tran, yea

The motion passed unanimously.

FIBER LEASE AGREEMENT

Nic Mills explained that the city installed a fiber ring in various locations throughout the city in 2017. At the time of installation, conduit and dark fiber were also installed for future city use as well as any other unknown future use that would benefit Kaysville City and city residents. City staff is proposing to lease fiber from the city to any company interested. Because this lease would benefit not only the city financially but would also potentially increase connectivity in the city for residents and businesses, staff is proposing an agreement to be entered in to with any organization that can meet the expectations and obligations of the agreement. This agreement has been vetted at several work sessions by the council and is deemed ready to adopt.

Council Member Lortz made a motion to approve the Fiber Lease Agreement, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Tran, yea
Council Member Lortz, yea

The motion passed unanimously.

WORK ITEMS

DISCUSSION ON FISCAL YEAR 2022 BUDGET

Mayor Witt explained that the council had met recently in two separate work sessions to review and discuss the Fiscal Year 2022 budget. One of the topics discussed was additional staff requested by different departments, more specifically the request for a city engineer position.

Council Member Tran commented that both the Community Development and Public Works Departments have been trying to cover the duties that a city engineer position would be doing. Council Member Tran asked about the amount of work that is being hired out to a consultant.

Josh Belnap responded that most of the city's larger projects are contracted out to an engineering firm, but it's been difficult to keep up with all of the work. We are also trying to work on agreements between contractors and it has put us behind. Typically, we are trying to put bids out at the beginning of the year, but most have been postponed until recently. The Public Works department has many responsibilities to oversee and Mr. Belnap said he feels that they are unable to do as sufficient of a job towards long-range planning because of the workload. Staff is doing

the best they can with what we have, but having a city engineer to focus more on these types of things is something the city needs.

Lyle Gibson said that the Community Development department utilizes consultants for specific needs. However, one struggle they've had is when residents or developers come in with a question or a new project, we can give generic answers but can't answer the more detailed engineering type questions. We do have access to an engineer but sometimes there are struggles or delays in communication. The Community Development department has had some recent changes in personnel and it opens up some potential opportunities for them. Mr. Gibson said that the Code Enforcement position is currently open and feels that the duties of that position could potentially be distributed among their staff, or the position could be changed to part-time. This would leave the cost of that position open to be reassigned towards a City Engineer position. Their department spends around \$20k a year for consultants which could be put towards the position. Mr. Gibson said that they feel that it would be a huge benefit to the city to have an engineer on staff. It would help to improve their quality of work, and our developers and residents would be able to get better service.

Council Member Adams commented that when this was discussed during the work session they wanted to take the hiring of additional personnel, with the exception of some Parks and Recreation staff, in the tentative Fiscal Year 2022 budget. Then when we had a better idea of what our numbers would be in August we would reconsider adding these positions back into the budget.

Council Member Blackham said that hiring a city engineer will cost the city a lot more than what we are currently paying for consultant services. Council Member Blackham asked if the city could be better utilizing our consultants. We have a consultant currently that is a better resource than we will get hiring a new engineer who doesn't have much background with the city. Also, code enforcement is something that is needed in the city and is something that shouldn't be dissolved or minimized. It is a very time consuming position and is likely going to require more than just a part-time position.

Josh Belnap said that we rely on our consultants heavily and would likely still rely on them for projects that are more complex.

Lyle Gibson said that there is a customer service aspect that we won't get by using an outside consultant rather than having someone in the office.

Shayne Scott commented that having a full-time city engineer would take a lot of the extra responsibilities off of our current staff. There are things we aren't doing now because we don't have a city engineer.

Y2 ANALYTICS STUDY REPORT/RAMP TAX DISCUSSION

Cole Stephens, Parks and Recreation Director, commented that Y2 Analytics completed a comprehensive statistical survey in March 2021 as part of the Parks and Recreation master planning process and in conjunction with the city General Plan update. As part of the survey, a question regarding a possible RAMP tax in Kaysville was asked to our residents. This tax initiative would be voted on by the city's citizens. A RAMP tax equals one cent for every \$10 spent in Kaysville, with the exception of grocery food items and gas purchases. If the initiative passes, it

would be voted on again in ten years. Almost every city within Davis County currently has some form of RAMP tax. When our citizens are going to other cities to make their purchases they are participating in that city's RAMP tax. When a consumer purchases a boat, trailer or other goods within Kaysville that same benefit is not recognized. With this small tax, Kaysville could see big improvements in our city that our normal city budget would not allow. Funds created by a RAMP tax could create more opportunities for the city, such as a recreation center, trails, art displays, theaters, museums and park equipment. A citizen committee would be created who would review possible areas where the funds will be spent and then make a recommendation to the Council to make the final decision. If the city would like to pursue this, it will need to involve a citizen campaign that would engage and educate the residents of the ballot vote. A voter information packet will also be created as part of this. We need to get our citizens involved.

Mayor Witt commented that this is a good thing to pursue because it would greatly benefit our city and is glad that this will be going on the ballot.

DISCUSSION ON EMERGENCY MANAGEMENT/RESPONSE PLAN

Fire Chief Paul Erickson explained that he has been working with the department heads to create an Emergency Operations Plan and is now presenting it before the council for their review. This plan will likely be reviewed on a yearly basis to ensure that it is up to date and modified as we see the need. We tend to learn more with each natural disaster that occurs and those are the types of things that we will continue to add to this document. Each department will have a checklist of their own that will go with this plan.

Mayor Witt said that after the earthquake and the windstorm she has received several emails from our citizens regarding our emergency plan. We have citizens interested in this and she is looking forward to getting this plan online for our residents to review.

Chief Paul Erickson added that the County has been working with the cities to create these plans and the council will need to approve this plan as part of our working with them.

Mayor Witt added that our Council members typically go through a FEMA training class as well.

CALL TO THE PUBLIC

Nothing was brought under this item.

COUNCIL MEMBER REPORTS

Council Member Lortz said that the Power Commission has been reviewing and will be making a recommendation to the Council regarding an adjustment to power rates in the city. We see significantly higher power usage rates in the summer and that in turns ends up costing the city a lot more money. The Commission is looking at possibly creating a differential rate that would be an increased rate during peak hours.

Mayor Witt commented that she would not be seeking reelection, but encouraged anyone wishing to participate in city politics to submit their declaration of candidacy during business hours on June 1st through the 7th. It has been wonderful to serve on the council and to serve the residents of

Kaysville. We have many wonderful staff and residents and it is great to see our community working together. It is not an easy job but it is worthwhile.

CITY MANAGER REPORT

Shayne Scott said that city staff had an employee pickleball tournament today and there was a lot who participated. Mr. Scott thanked the employees for their service to the city.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the City Council meeting at 9:35 p.m., seconded by Council Member Tran and passed unanimously.

KAYSVILLE CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

Chairperson Katie Witt opened the Kaysville City Architectural Review Committee Meeting.

PROPOSAL TO ALTER THE READING HORIZONS SITE PLAN TO CONSTRUCT AN ADDITIONAL DRIVEWAY ACCESS FROM FLINT MEADOW DRIVE

Lyle Gibson responded that Reading Horizon, located at 1194 West Flint Meadow Drive, completed development of their site in 2016 and have since found the need to provide easier access for deliveries to the warehouse on the east side of the building. They are proposing a new 20-foot access on the far eastern side of the property to help facilitate their needs. This area is part of the company's long-term plans for additional office warehouse space if needed. The access will not take away from the required landscaping on the site and it meets the provisions of the city ordinances. The applicant is proposing to pave the road but would be interested in using a temporary surface if possible because of their anticipated future expansion that may require removal of all or parts of this access drive.

Board Member Lortz made a motion to approve the proposal to alter the site plan at 1194 West Flint Meadow Drive to construct an additional driveway access from Flint Meadow Drive, seconded by Board Member Adams.

The vote on the motion was as follows:

Board Member Adams, yea
Board Member Tran, yea
Board Member Lortz, yea
Board Member Blackham, yea

The motion passed unanimously.

Board Member Lortz made a motion to adjourn the Kaysville City Architectural Review Committee meeting at 9:40 p.m., seconded by Board Member Adams and passed unanimously.