

1. City Council Meeting Agenda

Documents:

[OCTOBER 5, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF](#)
[OCTOBER 5, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING VIDEO](#)
- [MEETING VIDEO 2](#)
- [MEETING VIDEO 3](#)



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville Business Park Architectural Review Committee will hold a special meeting followed by a Public Hearing and a regular City Council meeting on Thursday, October 5, 2017, starting at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:30 p.m. KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

1. New Office Warehouse Development on lot 81 of the Kaysville Business Park – Access Park.

6:45 p.m. PUBLIC HEARING

1. Amendment to Kaysville City Annexation Policy Plan.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Adams.
2. County Commission Report.
3. Call to the Public.
4. Rezone of 1.56 acres of property at approximately 860 South Roueche Lane from the A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district with the PRUD (Planned Residential Unit Development) Overlay Zone. – Bob Mason.
5. Amendment to Kaysville City Annexation Policy Plan.
6. Rezone 0.46 acres of property at approximately 560 North Main Street from GC (General Commercial) to the R-2 (Residential Single and Two-Family Dwellings) zoning district. – Dale Corporation.
7. Acceptance of Improvements for Old Farm at Kays Creek Phase 3 at approximately 750 North Kays Creek Road.
8. Acceptance of Improvements for Field of Dreams Subdivision located at 1111 West Webb Lane.
9. Gas Line consideration and Right-of-Way vacation discussion on Deseret Drive.
10. Request approval of appointment of Poll Workers for the 2017 General Election and authorization for possible replacements.
11. Discussion and potential action on Rules of Procedure change.
12. Minutes.
13. Calendar.
14. Council Member Reports.
15. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on October 3, 2017.

Maria T. Devereux
City Recorder



Kaysville Business Park Architectural Review Committee Staff Report

Kaysville Business Park 81 October 5, 2017

Access Park Industrial Development – Office / Warehouse

Owner / Applicant: Access Park LC / Gus Pacheco with AE Urbia Architects and Engineers
Address: 505 North 900 West
Property Size: 8.2 / 13.12 Acres

Description:

Kaysville Business Park 81 is already partially developed on the south side of the lot with the Happijac / Lipert Systems building. The applicant is proposing to develop the remaining 8 acres of property with new office warehouse buildings. The proposal includes 2 concrete tilt up buildings each with a foot print of approximately 70,000 sq. ft. The buildings are mirror images of one another with parking towards the perimeter of the property and loading docks hidden in between the two buildings.

The applicant has provided a great deal of detail with their submitted drawings demonstrating compliance with the minimum requirements of the LI zone and the Kaysville Business Park design standards including setback, parking, and landscaping requirements.

The architectural review committee should review the provided plans and determine if the use and architecture are in harmony with the Kaysville Business Park Covenants and the existing development within the Business Park.

Regarding architecture, the design standards state that building shall have a horizontal appearance, be visually reduced to human scale, and not have radical themes. It also states that materials shall convey permanence, substance, and restraint, and blend with those existing in the adjacent area of the Park.

Regarding use, the design standards and covenants state that any business, recreational, or light industrial operation will be permitted upon a site, if the Committee consents.

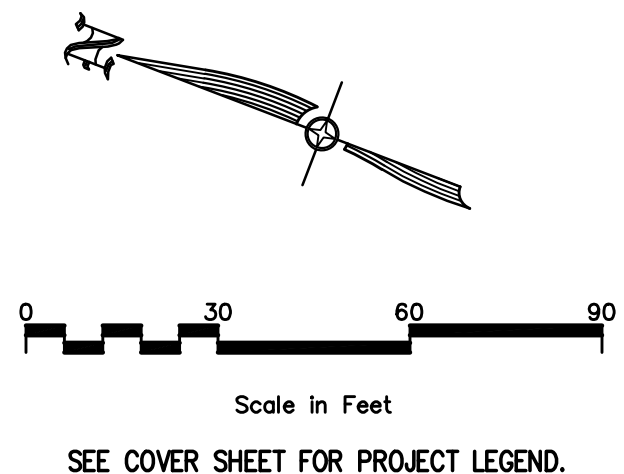
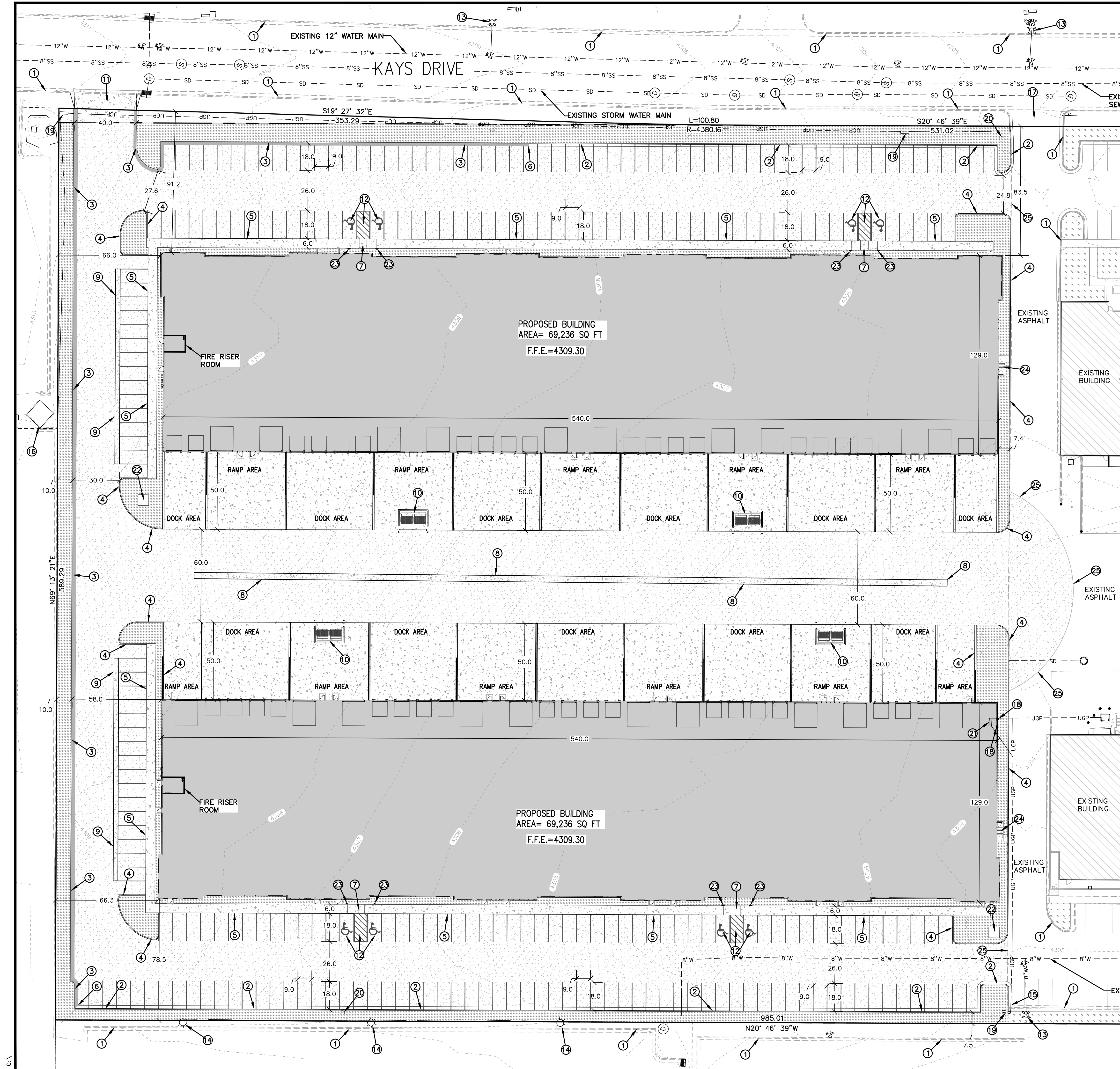
To date no specific business have been made known to staff. However the general architecture and office warehouse use of the building appear to be in harmony with the Kaysville Business Park.

Recommendation:

Staff has reviewed the proposal and recommends that the Architectural Review Committee approve the development of the new office/warehouse site for Horizon Masonry as proposed.

Lot 81 Kaysville Business Park





- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER
 - ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
 - ③ PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 3/C4.
 - ④ PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
 - ⑤ PROPOSED 6" OPEN-FACED SIDEWALK. SEE DETAIL 6/C4.
 - ⑥ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
 - ⑦ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.
 - ⑧ PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 12/C4.
 - ⑨ PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 11/C4.
 - ⑩ PROPOSED TRASH ENCLOSURE TO BE LOCATED IN RAMP AREA. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - ⑪ INSTALL DRIVE APPROACH PER KAYSVILLE CITY STANDARDS AND SPECIFICATIONS. SEE PLAN NO. 2 ON DETAIL SHEET C5.
 - ⑫ ALL HANDICAP STALLS SHALL HAVE SLOPES LESS THAN 2% IN ALL DIRECTIONS. ALL HANDICAP STALLS ARE VAN ACCESSIBLE. SEE DETAIL 18/C4.
 - ⑬ EXISTING FIRE HYDRANT, TO REMAIN.
 - ⑭ EXISTING LIGHT POLE, TO REMAIN.
 - ⑮ MATCH AND PROVIDE SMOOTH TRANSITION FROM PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
 - ⑯ EXISTING BUILDING, TO REMAIN.
 - ⑰ EXISTING DRIVE APPROACH, TO REMAIN.
 - ⑱ EXISTING BOLLARD, TO BE REMOVED.
 - ⑲ EXISTING TRANSFORMER BOX, TO REMAIN.
 - ⑳ EXISTING TELEPHONE PEDESTAL, TO REMAIN.
 - ㉑ EXISTING TRANSFORMER BOX, TO BE REMOVED.
 - ㉒ PROPOSED TRANSFORMER PAD.
 - ㉓ PROPOSED ADA SIGN. SEE DETAIL 19/C4.
 - ㉔ PROPOSED STAIRS, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ㉕ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED ASPHALT TO MATCH INTO.

LOT AREAS:

	SQ. FT. / ACRES
LOT TOTAL AREA	571,300 SQ. FT. / 13.12 ACRES
PROPOSED IMPROVEMENTS AREA:	357,040 SQ. FT. / 8.20 ACRES
PROP BUILDING FOOTPRINT	138,472 SQ. FT. / 3.18 ACRES
PROP ASPHALT	126,777 SQ. FT. / 2.91 ACRES
PROP LANDSCAPING	28,506 SQ. FT. / 0.65 ACRES
PROP CONCRETE	63,285 SQ. FT. / 1.45 ACRES
EXISTING IMPROVED AREA:	214,260 SQ. FT. / 4.92 ACRES
EX BUILDING FOOTPRINT	68,799 SQ. FT. / 1.58 ACRES
EX LANDSCAPING	41,322 SQ. FT. / 0.95 ACRES
EX ASPHALT/CONCRETE	104,138 SQ. FT. / 2.39 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
EXISTING LANDSCAPED AREA:	41,322 SQ. FT.	
PROPOSED LANDSCAPED AREA:	28,506 SQ. FT.	
TOTAL LANDSCAPING	69,829 SQ. FT. (10% REQUIRED: 19.56% PROVIDED)	

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PROPOSED IMPROVEMENT AREA PARKING REQUIREMENTS:

	SQ. FT.	CITY REQMT
OFFICE	50,000 SQ. FT.	175 (3.5/1000)
WAREHOUSE	88,472 SQ. FT.	66 (1.2/EMPLOYEE)
TOTAL REQUIRED:		241
TOTAL PROVIDED:		270
ACCESSIBLE SPACES		8 (7 REQ'D 201 TO 300)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PROJECT ENGINEER: SDT
DESIGNER: SDT
NO
REVISIONS
BY DATE

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.C. Utah 84119 - 801-949-6296

ACCESS PARK
555 N KAYS DRIVE, KAYSVILLE, UT 84037

SITE PLAN

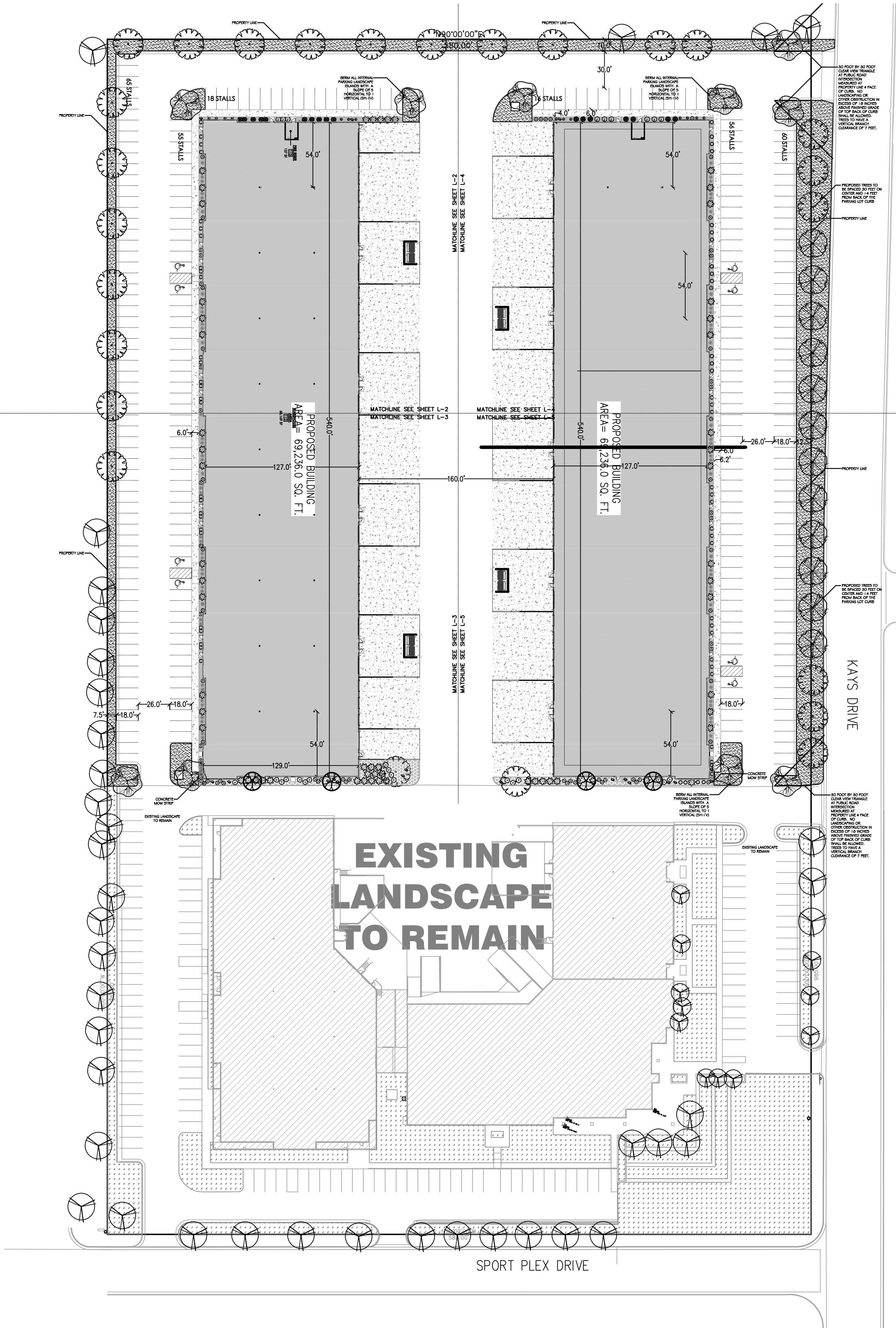
PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C1

PROJECT ID: A1070-01
DATE: 09/22/17
FILE NAME: PRJ-HJ2
SCALE: 1"=30'



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.



PLANT SCHEDULE PROJECT SITE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer platanoides `Crimson Sentry` / Crimson Sentry Maple	B # B	2.5"Cal	4
	Gleditsia tnacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	12
	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B # B	2.5"Cal	10
	Zelkova serrata / Sawleaf Zelkova	B # B	1.5"Cal	25
	Bergenia cordifolia / Heartleaf Bergenia	2 gal		14
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Buxus microphylla `Winter Gem` / Globe Winter Gem Boxwood	5 gal		9
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5 gal		69
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal		17
	Helictotrichon sempervirens / Blue Oat Grass	1 gal		63
	Mahonia aquifolium `Compacta` / Compact Oregon Grape	5 gal		17
	Miscanthus sinensis `Gracillimus` / Maiden Grass	5 gal		59
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		71

EXISTING TREES OF VARIOUS SIZES AND SPECIES LOCATED ON ADJACENT PROPERTY AND/OR WITHIN THE ROAD RIGHT-OF-WAY. LOCATION DETERMINED FROM GOOGLE EARTH AERIAL IMAGE.

MULCHES / ROCK - BOTH PHASES		
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	27,718 SQ. FT.
	3" MINIMUM DEPTH OF 3/4" TO 1" COLORED CRUSH ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER.	5,166 SQ. FT.
	3" MINIMUM DEPTH OF 1" TO 2-1/2" COLORED CRUSHED ROCK (BROWNS, REDS & BLACKS), WITH 10% MIX OF 3" TO 6" SAME COLORED CRUSHED ROCK, OVER DEWITT PRO 5 WEED BARRIER.	2,998 SQ. FT.
	CONCRETE MOW STRIP - REFER TO SHEET L-4	18 EACH
	8-18 CF LANDSCAPE BOULDER (GRAYS)	18 EACH

- NOTES:
- SEE SHEET L-6 FOR LANDSCAPE NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
 - IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 - PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
 - SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
 - PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.
 - IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL.
 - ROCK MULCHES AND BOULDERS TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.

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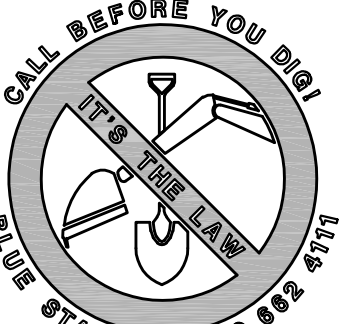
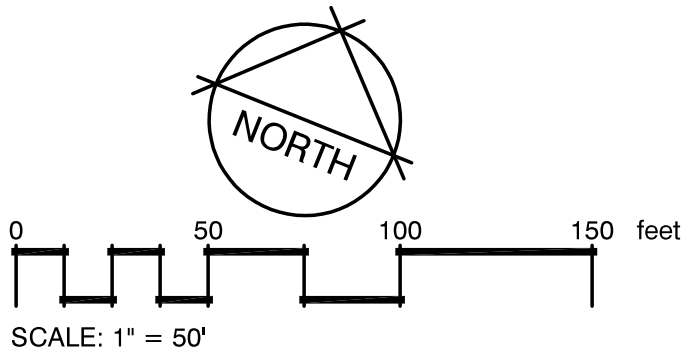
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ABOVE BUILDING, LOT AND SUMMARY DATA FROM ARCHITECT SITE PLAN AND IS FOR REFERENCE ONLY.

LANDSCAPE CALCULATIONS SUMMARY INCLUDING BOTH LOTS ON SITE LANDSCAPING PROVIDED (REFER TO ARCHITECTURAL PLANS)
28,506 SF
TOTAL LANDSCAPING PROVIDED (INCLUDING ROAD RIGHT-OF-WAY)
35,778 SF
TOTAL LANDSCAPING AREA IN TURF GRASS (INCLUDING ROAD RIGHT-OF-WAY)
27,718 SF (77.47% OF LANDSCAPING)
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPING (INCLUDING ROAD R.O.W.)
8,060 SF (22.53% OF TOTAL)
KAYS DRIVE STREET TREES
18 TREES (30 FEET ON CENTER)

TREE SUMMARY - PROV. %		
1-1/2" CAL.	25 49.02%	50%
2" CAL.	16 31.37%	30%
2-1/2" CAL.	10 19.61%	20%



PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1000 SOUTH MAIN DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

Foresite
Design Group, L.C.

HAPPYJAC - ACCESS PARK PROJECT
OVERALL LANDSCAPE PLAN
KAYS DRIVE KAYSVILLE, UTAH

SHEET:
L-1

FILE NAME: FDG-145
SCALE: 1"=50'

DESIGNER: DCM

PROJECT PROFESSIONAL: DCM

DATE: 9/22/17

BY: DCM

REVISIONS:

NO.	DESCRIPTION
1	SITE PLAN & BUG CHANGES







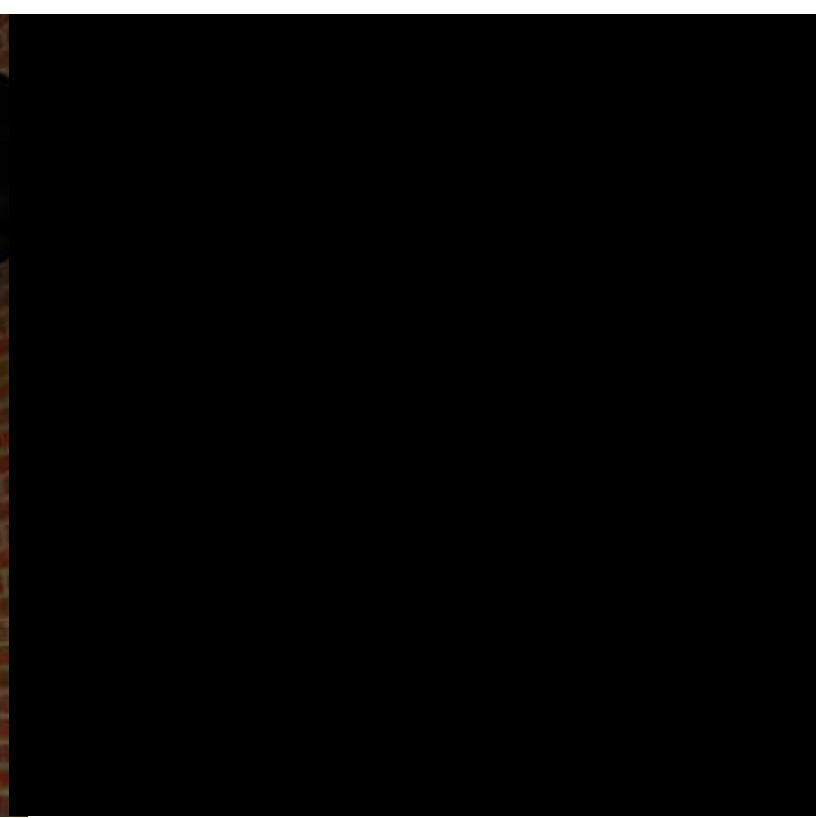




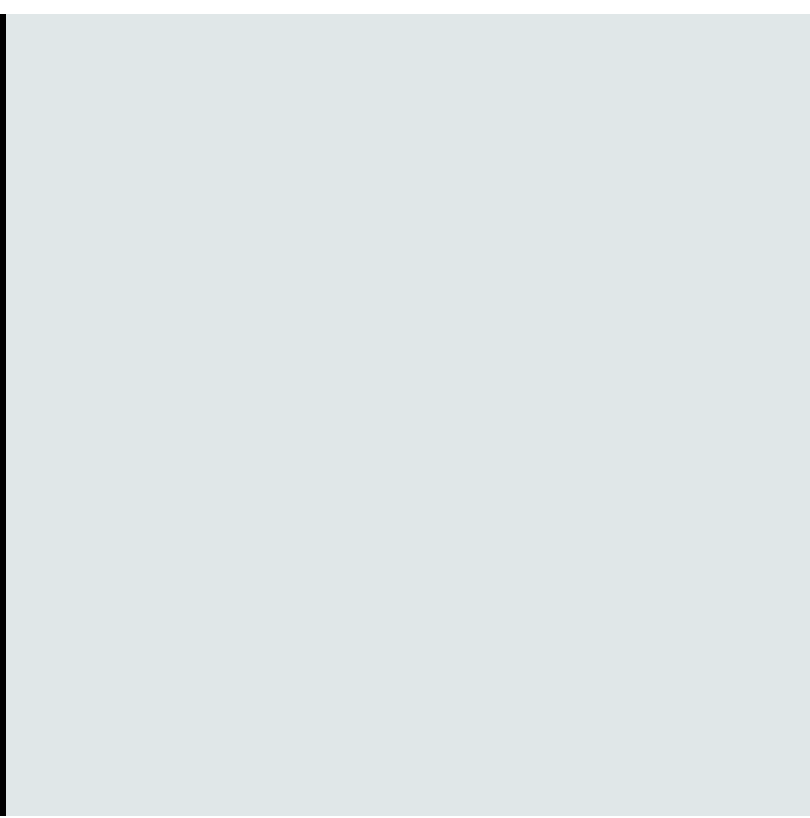
0. STOREFRONT -
DARK BRONZE FRAME
WITH BLUE GLAZING



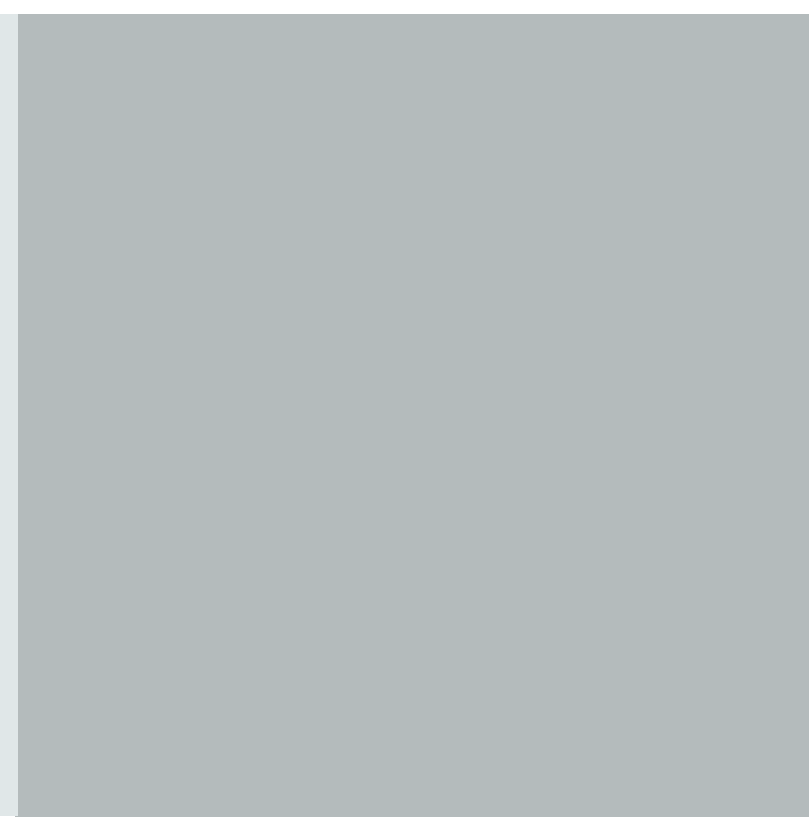
1. STEEL CANOPY -
POWDER-COATED
DARK BRONZE



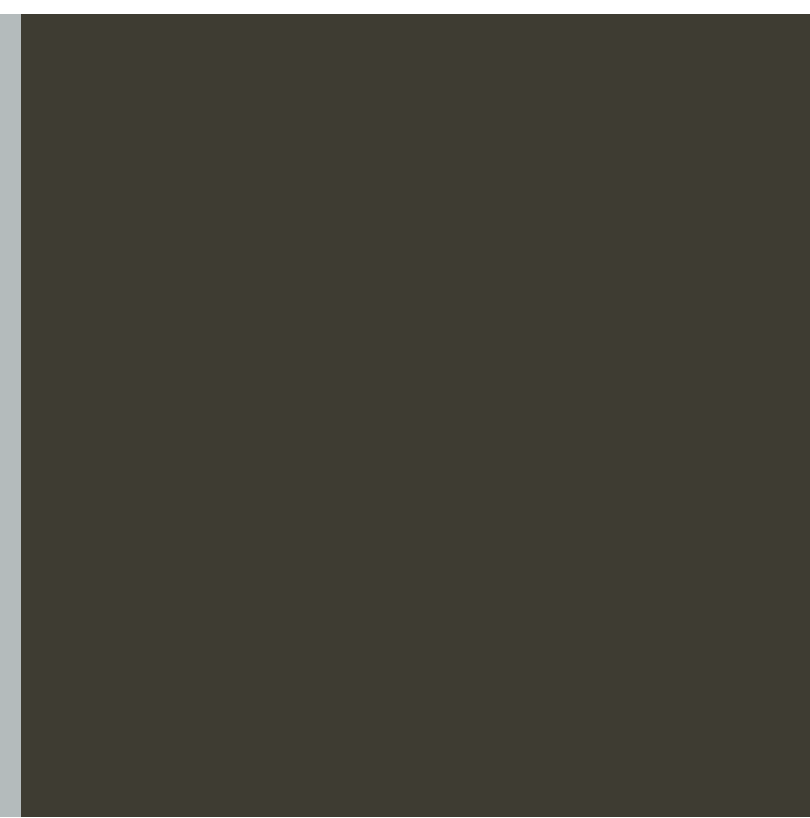
2. WHITE -
SW 7005 PURE WHITE
PAINTED CONCRETE
TILT UP PANEL



3. PAC-CLAD STONE
WHITE SEAM METAL
FASCIA



4. LIGHT GRAY -
SW 2832 COLONIAL
REVIVAL GRAY
PAINTED CONCRETE
TILT UP PANEL



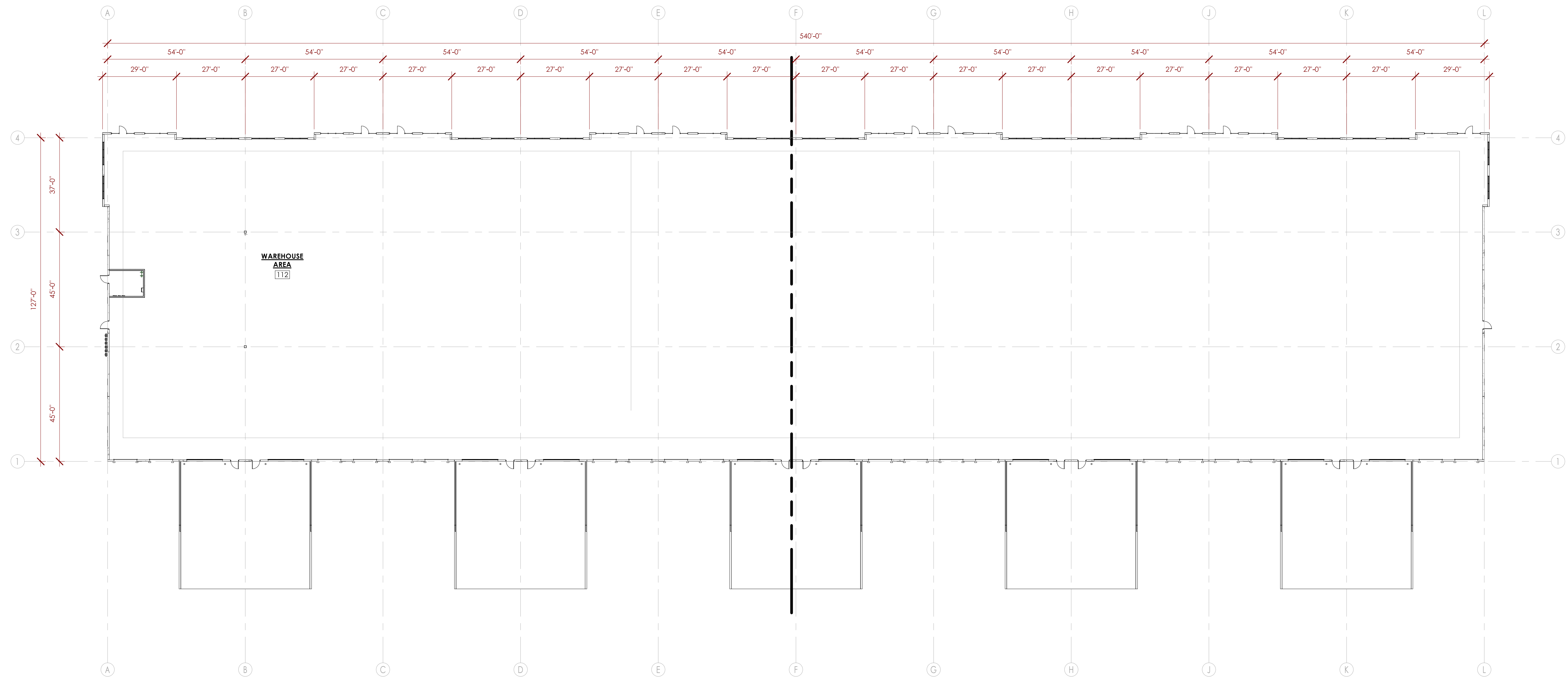
5. PAC-CLAD MIDNIGHT
BRONZE SEAM METAL
FASCIA



6. DARK GRAY -
SW 6991 BLACK MAGIC
PAINTED CONCRETE
TILT UP PANEL



7. BRIGHT YELLOW -
SW 6905 GOLDFINCH
PAINTED CONCRETE
TILT UP PANEL



1
A201
LEVEL 01 FLOOR PLAN
3/64" = 1'-0"





1 OVERALL EAST BUILDING ELEVATION
A301 3/64" = 1'-0"



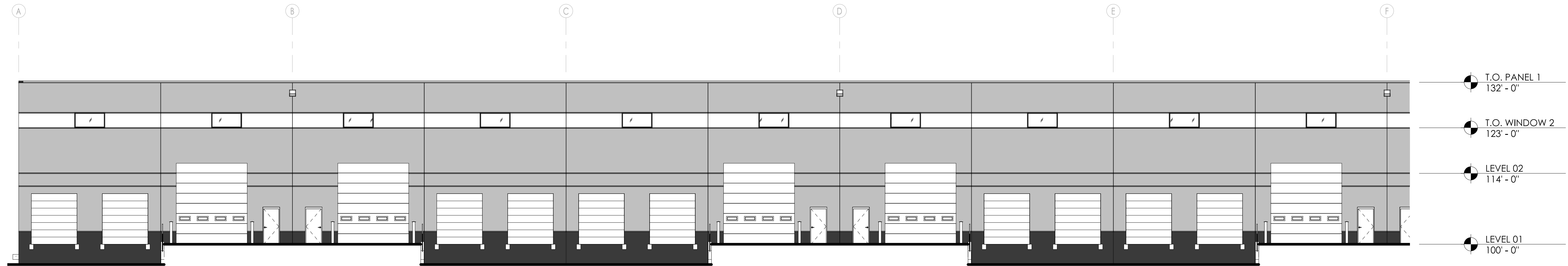
2 EAST BUILDING ELEVATION
A301 3/32" = 1'-0"



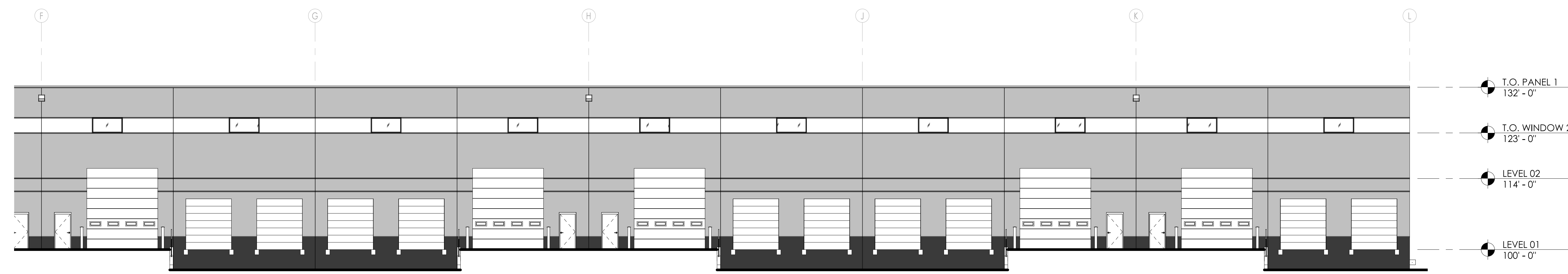
3 EAST BUILDING ELEVATION
A301 3/32" = 1'-0"



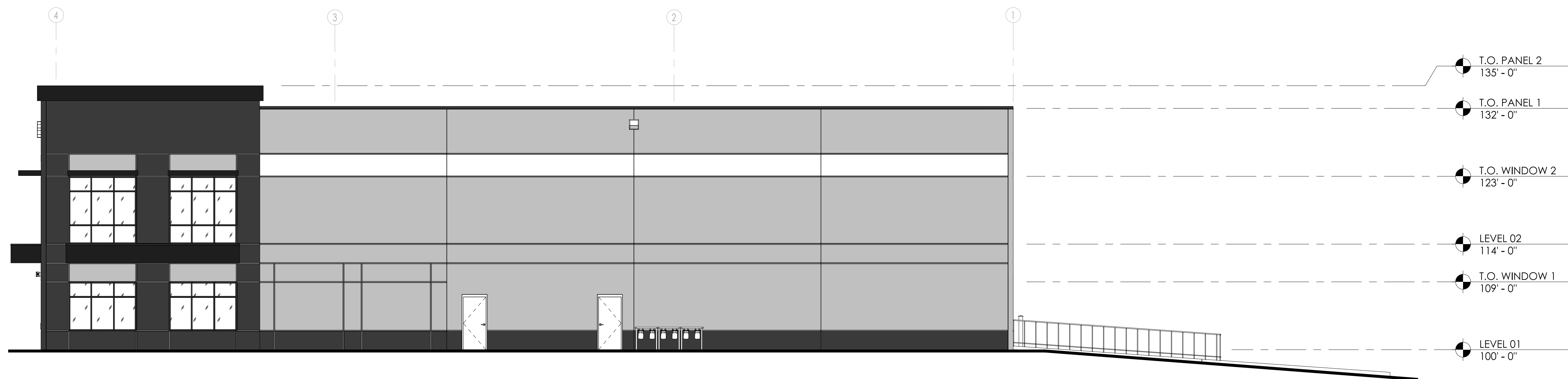
1 OVERALL WEST BUILDING ELEVATION
 3/64" = 1'-0"



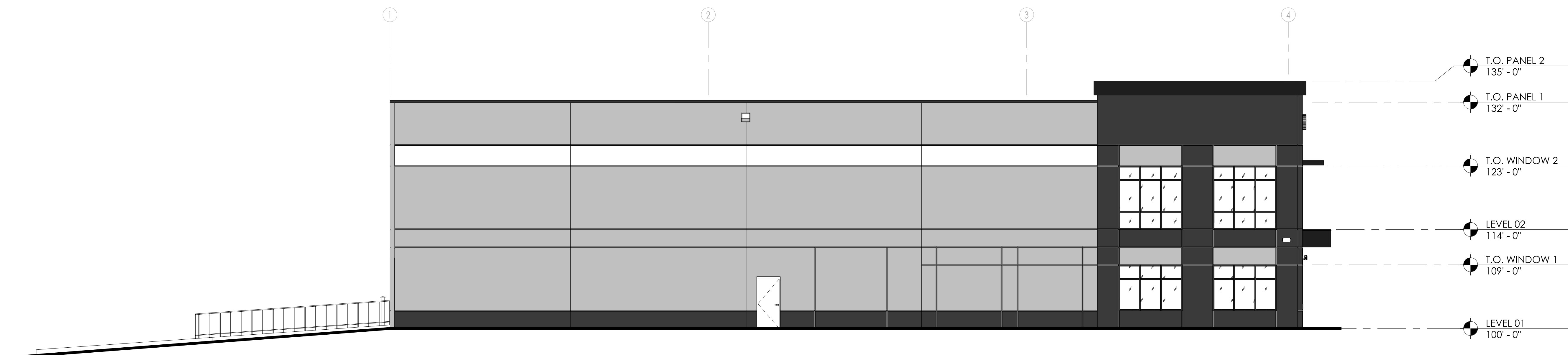
2 WEST BUILDING ELEVATION
 3/32" = 1'-0"



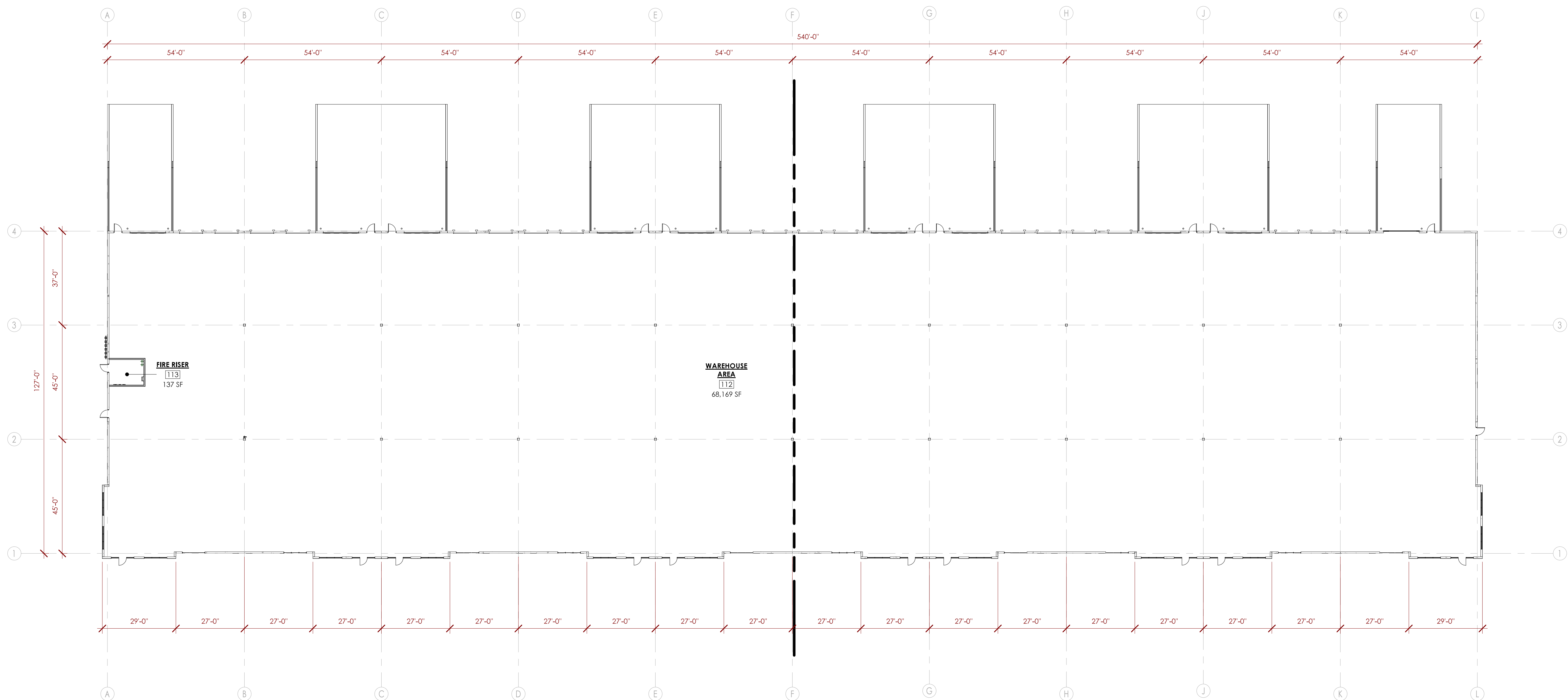
3 WEST BUILDING ELEVATION
 3/32" = 1'-0"



1 NORTH BUILDING ELEVATION
A303 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
A303 1/8" = 1'-0"



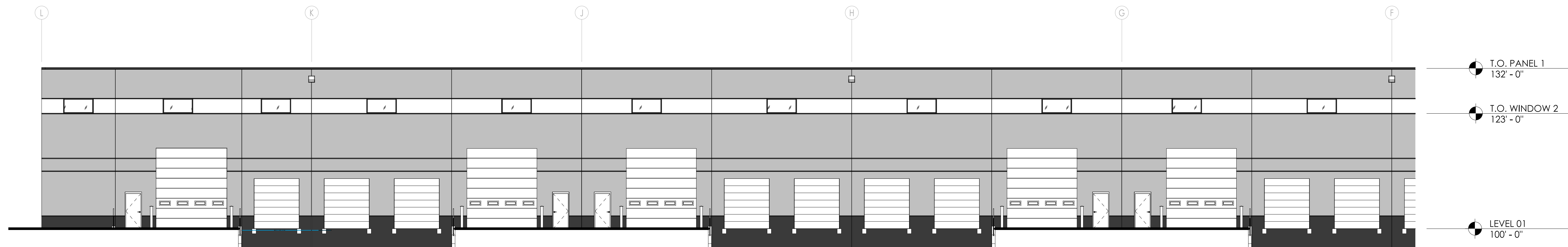
1
A201
LEVEL 01 FLOOR PLAN
3/64" = 1'-0"





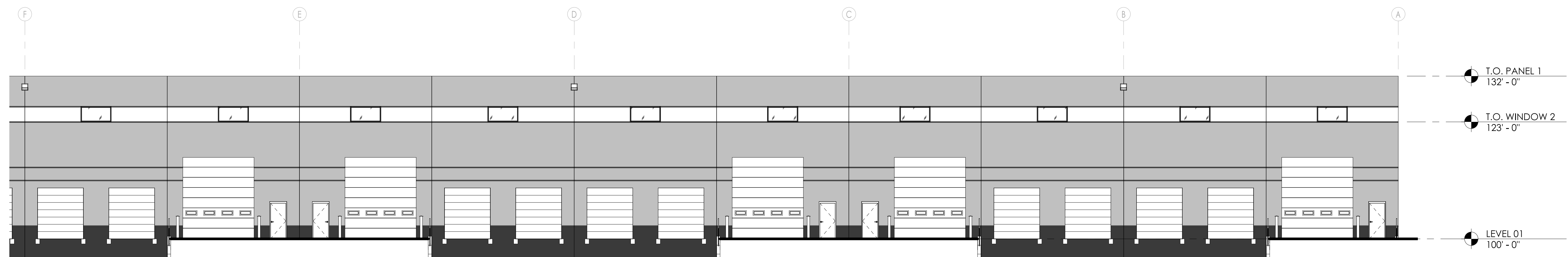
1
A301
3/64" = 1'-0"

OVERALL EAST BUILDING ELEVATION



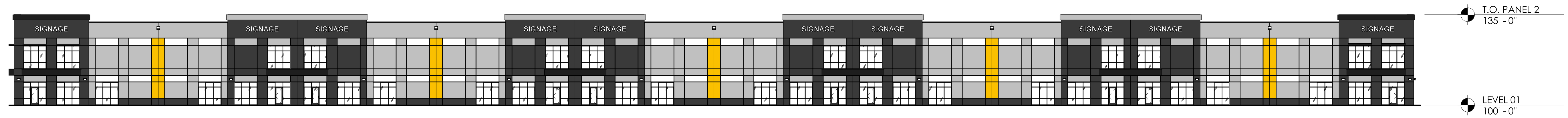
2
A301
3/32" = 1'-0"

EAST BUILDING ELEVATION



3
A301
3/32" = 1'-0"

EAST BUILDING ELEVATION



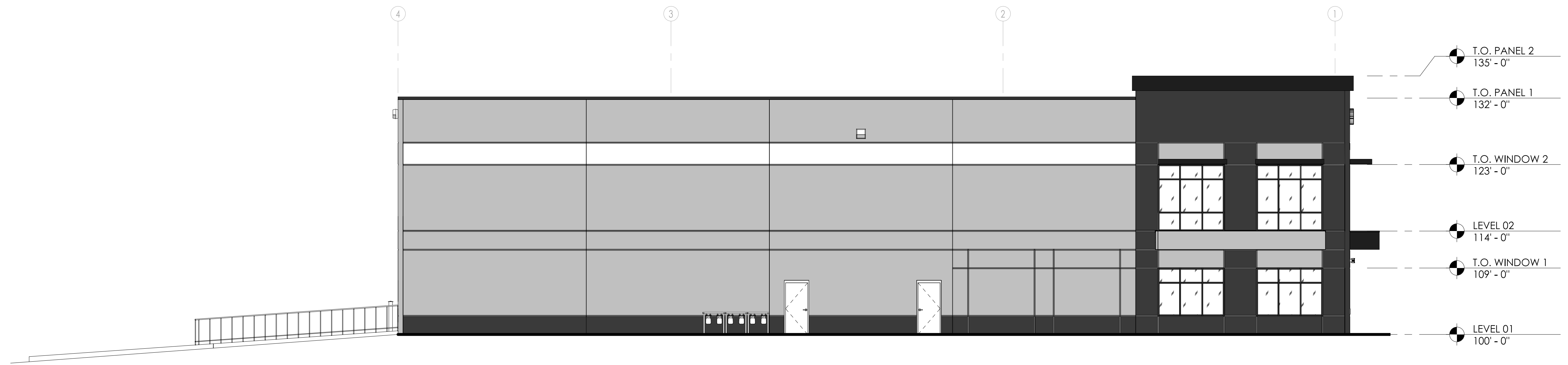
1
A302
OVERALL WEST BUILDING ELEVATION
3/64" = 1'-0"



2
A302
WEST BUILDING ELEVATION
3/32" = 1'-0"

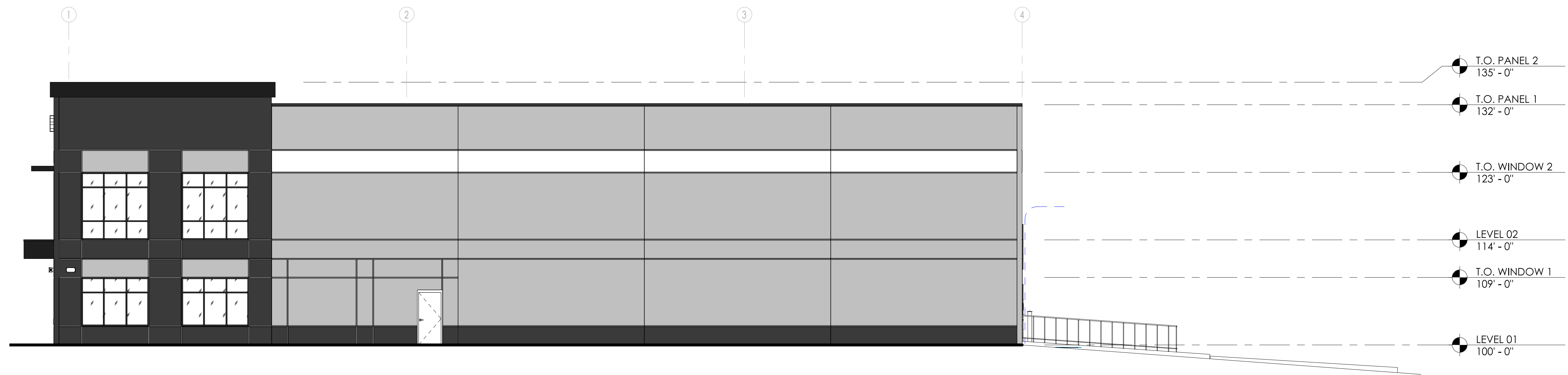


3
A302
WEST BUILDING ELEVATION
3/32" = 1'-0"



1
A303
1/8" = 1'-0"

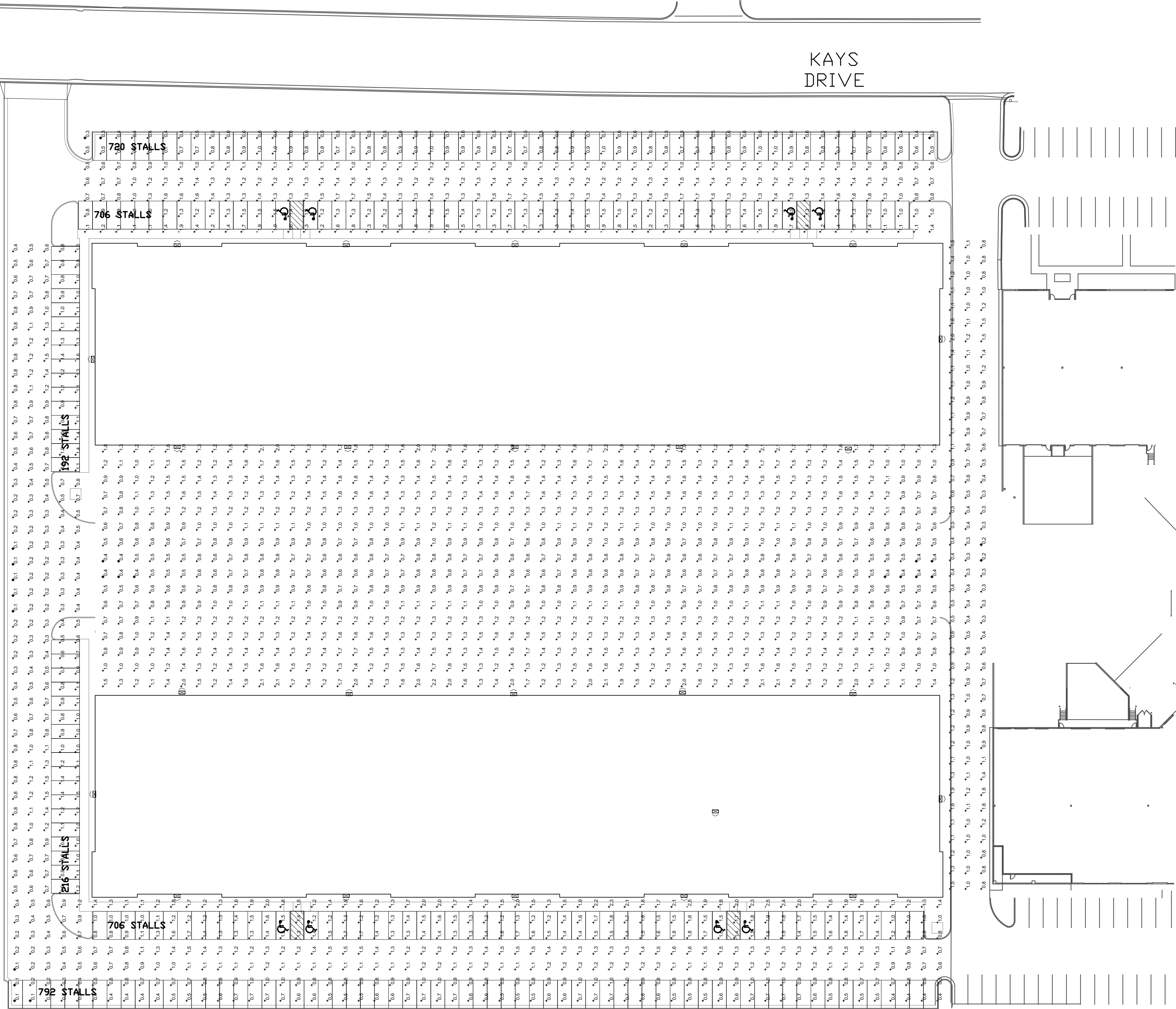
NORTH BUILDING ELEVATION



2
A303
1/8" = 1'-0"

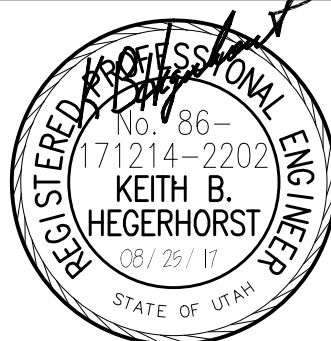
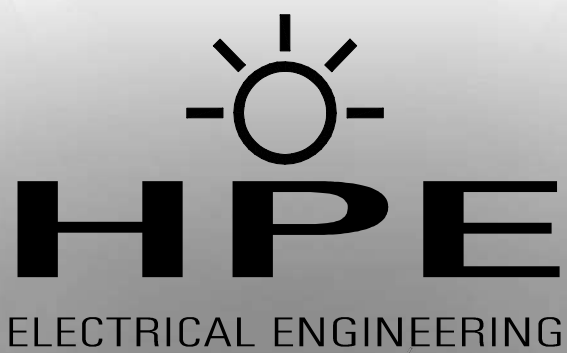
SOUTH BUILDING ELEVATION

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
center	+	1.1 fc	2.2 fc	0.4 fc	5.5:1	2.8:1
east parking	+	1.1 fc	1.9 fc	0.3 fc	6.3:1	3.7:1
North Parking	+	0.8 fc	1.6 fc	0.1 fc	16.0:1	8.0:1
South Drive Way	+	0.9 fc	2.0 fc	0.2 fc	10.0:1	4.5:1
west parking	+	1.1 fc	2.5 fc	0.1 fc	25.0:1	11.0:1



SITE LIGHTING LEVELS
SCALE:

H.P.E. INC.
ELECTRICAL
ENGINEERS
POWER, CONTROL &
INSTRUMENTATION
SYSTEMS
HEGERHORST POWER
ENGINEERING INCORPORATED
708 EAST 50 SOUTH,
AMERICAN FORK, UTAH 84003
TEL. (801) 642-2051
FAX. (801) 642-2154



REV:	DATE:	DESCRIPTION:	BY:
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

ACCESS PARK

555 N. KAYS DRIVE
KAYSVILLE, UT 84037

PHOTOMETRIC
SITE PLAN

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UNAUTHORIZED COPYING AND/OR USE
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PROSECUTION.

0" VERIFY SCALE 1"
BAR IS ONE INCH ON ORIGINAL
DRAWING. IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING SCALE: AS SHOWN	
DRAWN BY: JKH	
DESIGNED BY: BES	
ENGINEERED BY: KBH	
DATE: 8/25/2017	
SHEET NO. E3	HPE PROJECT NO. 17057



City Council Staff Report

Public Hearing and Amendment to Kaysville City Annexation Policy Plan October 5, 2017

Description:

The Planning Commission recently held a public meeting where input was solicited from 'affected entities' regarding the consideration of modifying the Kaysville City Annexation Policy Plan and Map to include nearly 60 acres of property east of Highway 89. The input received from the affected entities has not raised any concerns with the annexation policy plan amendment. Comments received have expressed interest in being kept informed of the actual annexation proposal and future development request.

Property owners within the area proposed to be included in the Map of Kaysville City Expansion Area have been notified and additional comments were heard by the Planning Commission at a public hearing. Residents in the area have some concerns regarding what type of development may occur on the property if annexed, but there has not been any direct opposition to modifying the map of Kaysville City Expansion areas to possibly consider annexation in the future.

Per Utah Code 10-2-401.5 (1), no municipality may annex an unincorporated area located within a county unless that area is part of an adopted annexation policy plan.

Currently Kaysville City includes property that is adjacent to the area under consideration within the Wilderness Park. The remaining area along the southern edge of the area under consideration is already included within the Kaysville City Annexation Policy Plan as an area the city would consider annexing.

The petitioners are interested in the property coming into Kaysville City rather than Layton City for future development based primarily on the potential for providing culinary water to the site that would permit development at a higher elevation. While there will be many technical issues to work through should annexation be desirable, the City Council should consider whether or not this meets the Statement of Specific Criteria included with this packet or if it is at least further exploring those items under an annexation procedure.

The approval of this amendment will justify further research as to whether or not annexation is appropriate subject to detailed consideration of the Annexation Policy Plans Statement of Specific Criteria.

Annexation Policy Plan
(Existing Document)

Statement of Specific Criteria

The specific criteria that will guide the decision whether or not to grant future annexation petitions are:

1. The area to be annexed is compatible with the character of Kaysville City.
2. Municipal services are needed in the area to be annexed.
3. The plan for extension of municipal services into the area to be annexed is acceptable.
4. How the services in the area to be annexed will be financed is acceptable.
5. The estimated tax consequences to residents both currently within Kaysville City's boundaries and in the area to be annexed are acceptable.
6. The interests of all affected entities have been considered.

Justification for Excluding Urban Development Within ½ Mile

The areas containing urban development within ½ mile of Kaysville City's boundaries that have been excluded from the Kaysville City Expansion Area are within another city or can be better served by another city.

Statement Addressing any Comments

In consideration of adding an additional 60 acres of potential expansion areas east of Highway 89, there were no concerns expressed by affected entities during the allotted comment period.

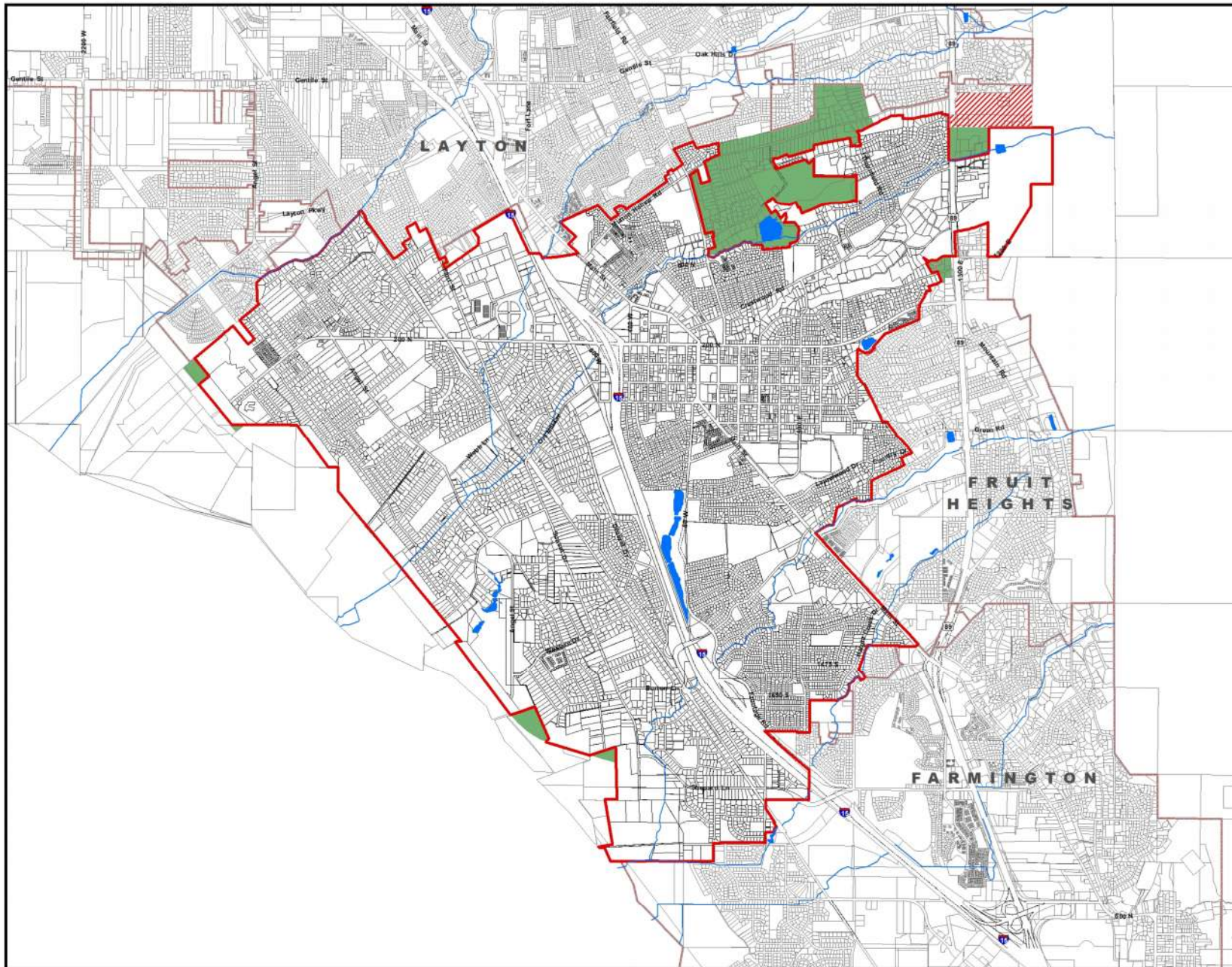
The Mutton Hollow Improvement District (District) requested that all of Mutton Hollow Road or none of it be included in the Area Kaysville City Anticipates Annexing. District correspondence highly recommended that the 2005 plan be retained in order to preserve the integrity of the District water system and to comply with the long term wishes of most residents in the area to align with Kaysville City rather than Layton City. The 2005 plans show that Layton City and Kaysville City each anticipate annexing about half of the District and half of the water system. The discrepancy was discussed with District representative who states that the Area shown on the 2005 Plan was preferred over all other configurations, so it was shown on the Map.

Recommendation:

The Planning Commission voted unanimously to forward a favorable recommendation to the City Council for the approval of a modification to the Kaysville City Annexation Policy Plan and Map of Kaysville City Expansion Area.

Attachment 1: Map of Kaysville City Expansion Area

Attachment 2: Aerial of the area under consideration to be added to the Map of Kaysville City Expansion Area.



Map of Kaysville City Expansion Area

-  City Boundary
-  Area Kaysville City Anticipates Annexing
-  Area being considered for Kaysville City Expansion

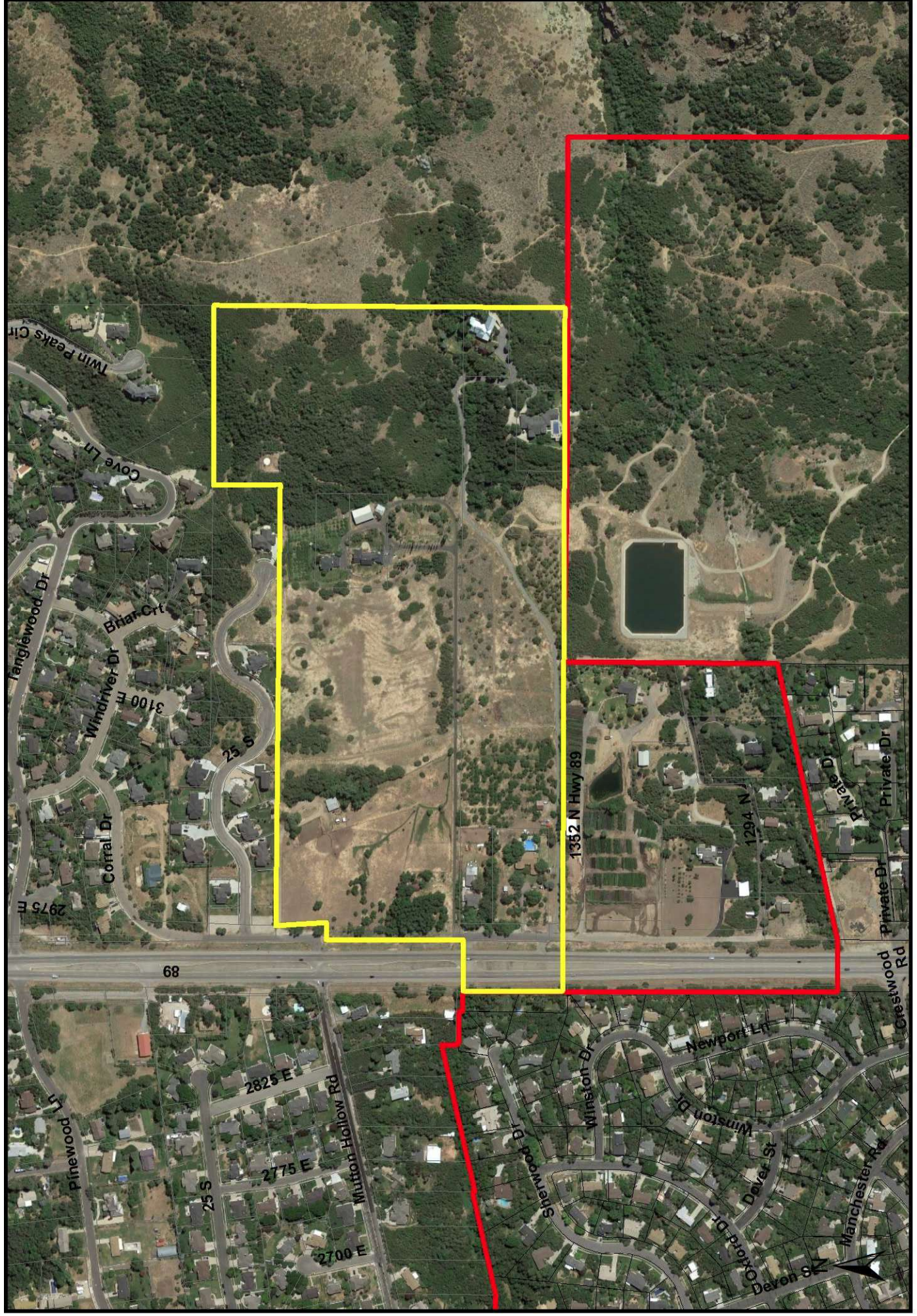


Miles
0 0.25 0.5



October 2017

Property being considered for Annexation Policy Plan update





City Council Staff Report

Rezone of 1.56 acres of property from A-1(Light Agriculture) to the R-A (Residential Agriculture) zoning district to include the PRUD (Planned Residential Unit Development) Overlay Zone.

October 5, 2017

Applicant/Owner: Bob Mason
Location: Approximately 860 South Roueche Lane

Description:

The applicant has submitted a request to rezone a portion of his property to accommodate 2 additional home lots. The property currently has a large barn building which would remain in the A-1 zoning district, while the remaining 1.56 acres along the east and up against Roueche Lane would be rezoned to the R-A zoning district where new lots may be platted.

A conceptual plat has been submitted showing a possible layout for the property as a private lane subdivision which is the purpose for the request for the PRUD overlay zone.

17-9-1 Purpose of A-1 Zone

To designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

17-10-1 Purpose of R-A Zone

To provide for areas within the municipality characterized primarily as residential districts where farm animals can be kept and raised for family food production and recreation, but which, due to the growth of neighboring populous areas, are more dense. The regulations for this zone are designed to provide for keeping of domestic household pets or farm animals and fowl for family use within the limits of reasonable rules of health and sanitation, to stabilize and protect the essential characteristics of the zone and to protect and encourage a suitable environment for healthful and enjoyable family life.

17-34-1 Purpose of PRUD Overlay Zone

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New

construction in already developed areas should. to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

General Plan Excerpts:

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

Recommendation:

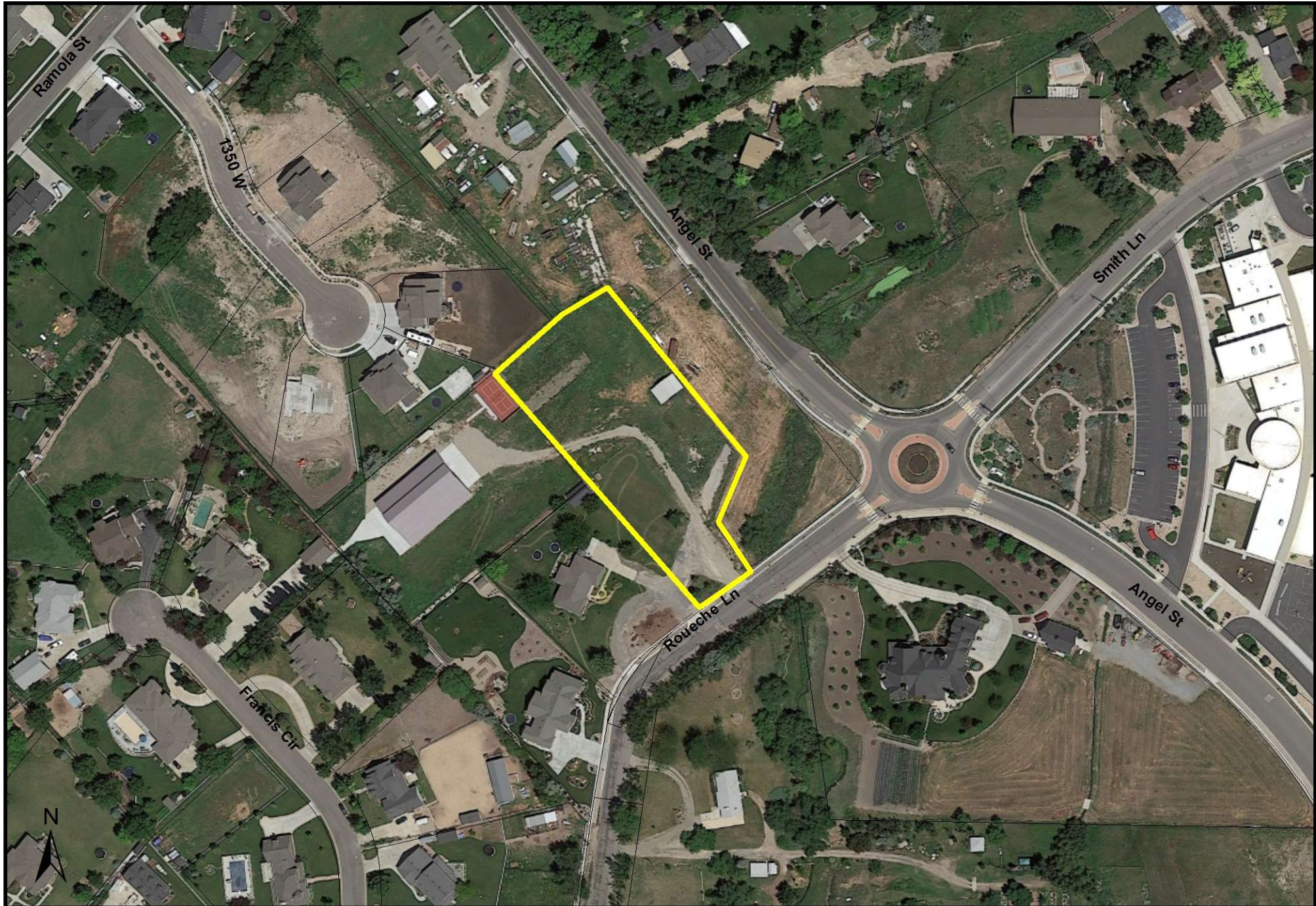
The Planning Commission held a public hearing a voted unanimously to recommend approval of the rezone from the A-1 to the R-A zone.

The Planning Commission also voted in favor of the PRUD overlay zone based on the submitted concept.

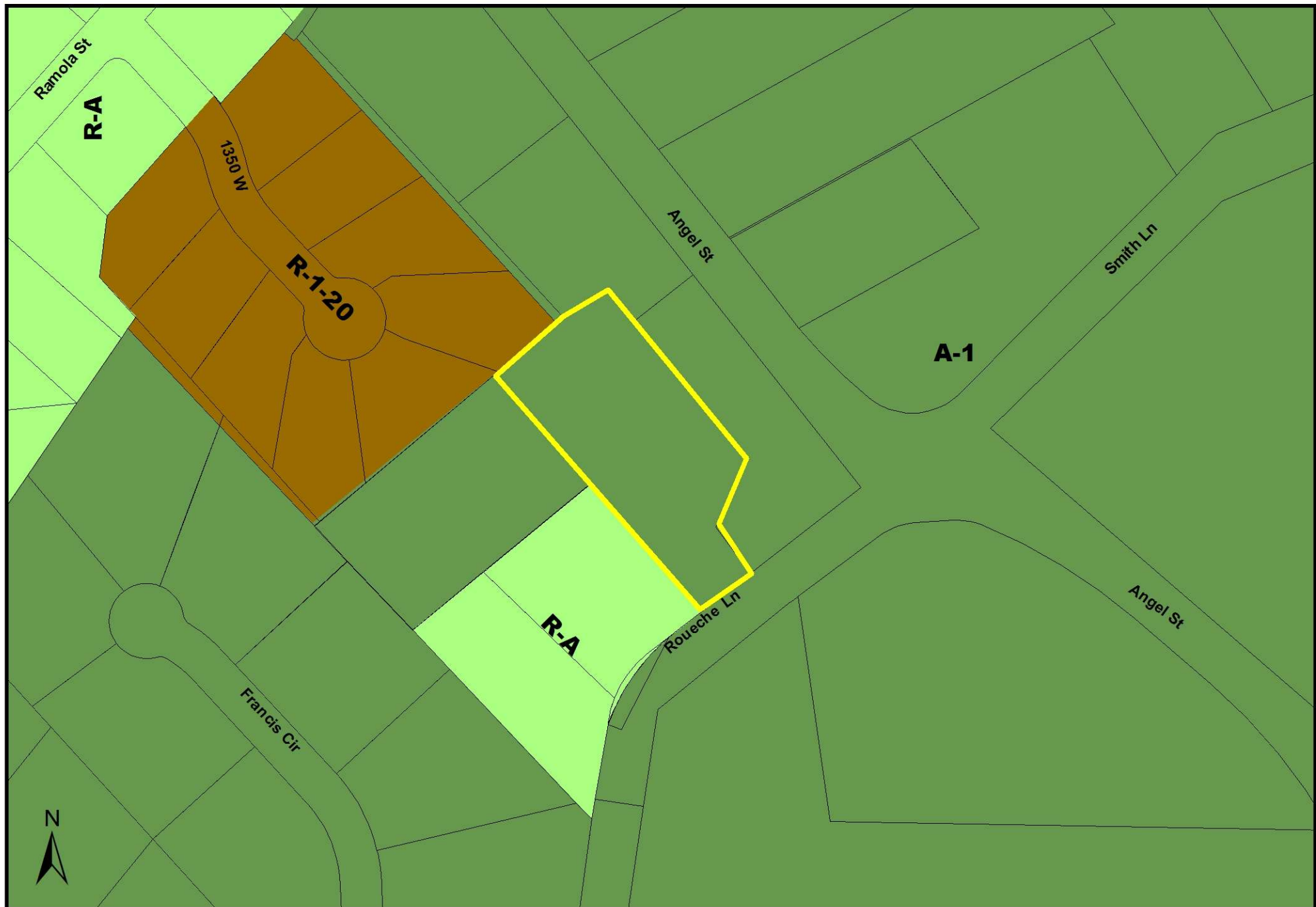
Regarding the PRUD overlay zone, staff recommends that the City Council either delay approval of this until a final plat approval is given. Or if the concept plan included with this report is acceptable the motion may be to approve the PRUD overlay zone subject to approval of a final plat that is consistent with this concept.

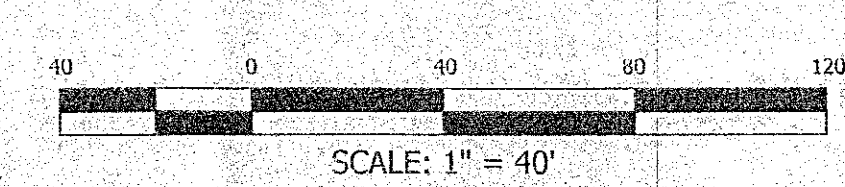
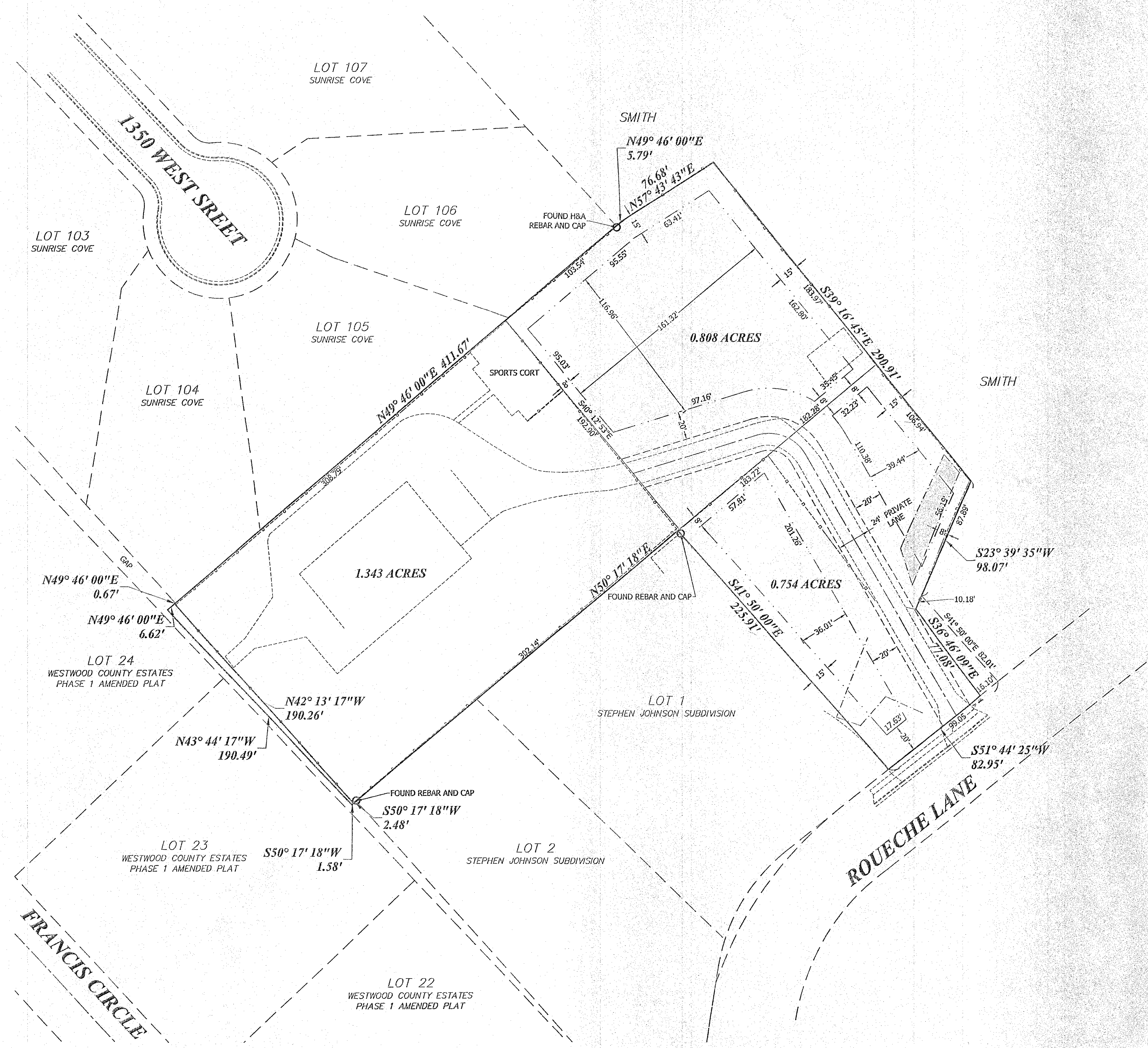
- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Concept Plat

860 South Roueche Lane - A-1 to R-A PRUD Rezone



860 South Roueche Lane - A-1 to R-A PRUD Rezone



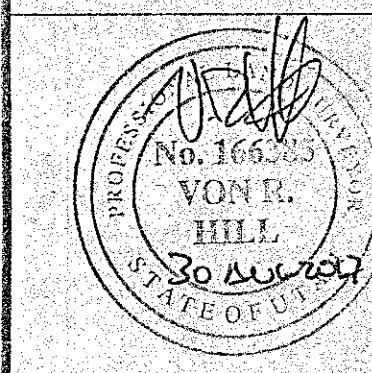
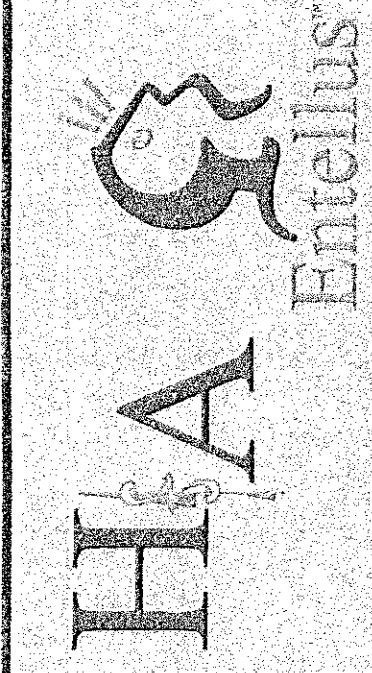


TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
EASEMENT LINE	-----
EDGE OF PAVEMENT	-----
CURB, GUTTER, SIDEWALK	-----
FENCE LINE	-----
WALL	=====

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



BOB MASON

LOCATED IN THE SW 1/4 OF SECTION 4, T. 3 N., R. 1 W., S.L.E.&M.
KANSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN:	[BY]	[DATE]
APPROVED:	VRH	[DATE]
PROJECT:	1036003.dwg	
C200		
CONCEPT		



City Council Staff Report

Rezone of 0.46 acres of property from GC (General Commercial) to the R-2 (Single and Two Family Residential) zoning district. October 5, 2017

Applicant/Owner: Dale Corporation
Location: 560 North Main Street

Description:

The subject property is a lot at the corner of Hyde Park Lane and Main Street. It is currently a vacant property. This property and that immediately to the east which is now included in the Cottages at Hyde Park subdivision were all at one time zoned for General Commercial. When the Cottages at Hyde Park was proposed the council determined at that time to leave commercially zoned property along Main Street. Now that the subdivision to the east is finished the applicant believes that this property would make sense as a continuation of that neighborhood and has requested a zone change to accommodate more homes. As many as 5 more homes could be built on this property under the requested zoning district.

Chapter 19 GC General Commercial District

17-19-1 Purpose

To provide for appropriate uses in locations in which business, commercial, industrial, entertainment, and related activities may be established. The regulations of this district are designed to provide for a suitable environment for those uses which are vital to the economic life of the city.

Chapter 14 R-2 One To Two Family Residential District

17-14-1 Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of one and two-family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

General Plan Excerpts:

I Identity and Character

- A. Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

II Defining Features

A. The City Center should be developed as a traditional main street.

1. Create a large and varied grouping of uses to sustain civic and economic activity.
2. Interconnect all sites for pedestrian and vehicular access.

III. Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

1. Refurbish or replace deteriorating structures so that land is used to its long term potential.
2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
3. Encourage businesses and industries to locate and invest within the City.
4. Regulate the more intensive uses that create traffic and public service problems and costs.

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

2. East of I-15, allow zero to five units per acre with some higher density housing.

B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

II. Business and Industry

A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

B. Home occupations should be located throughout the City, but not be allowed to change or interfere with the character of residential areas.

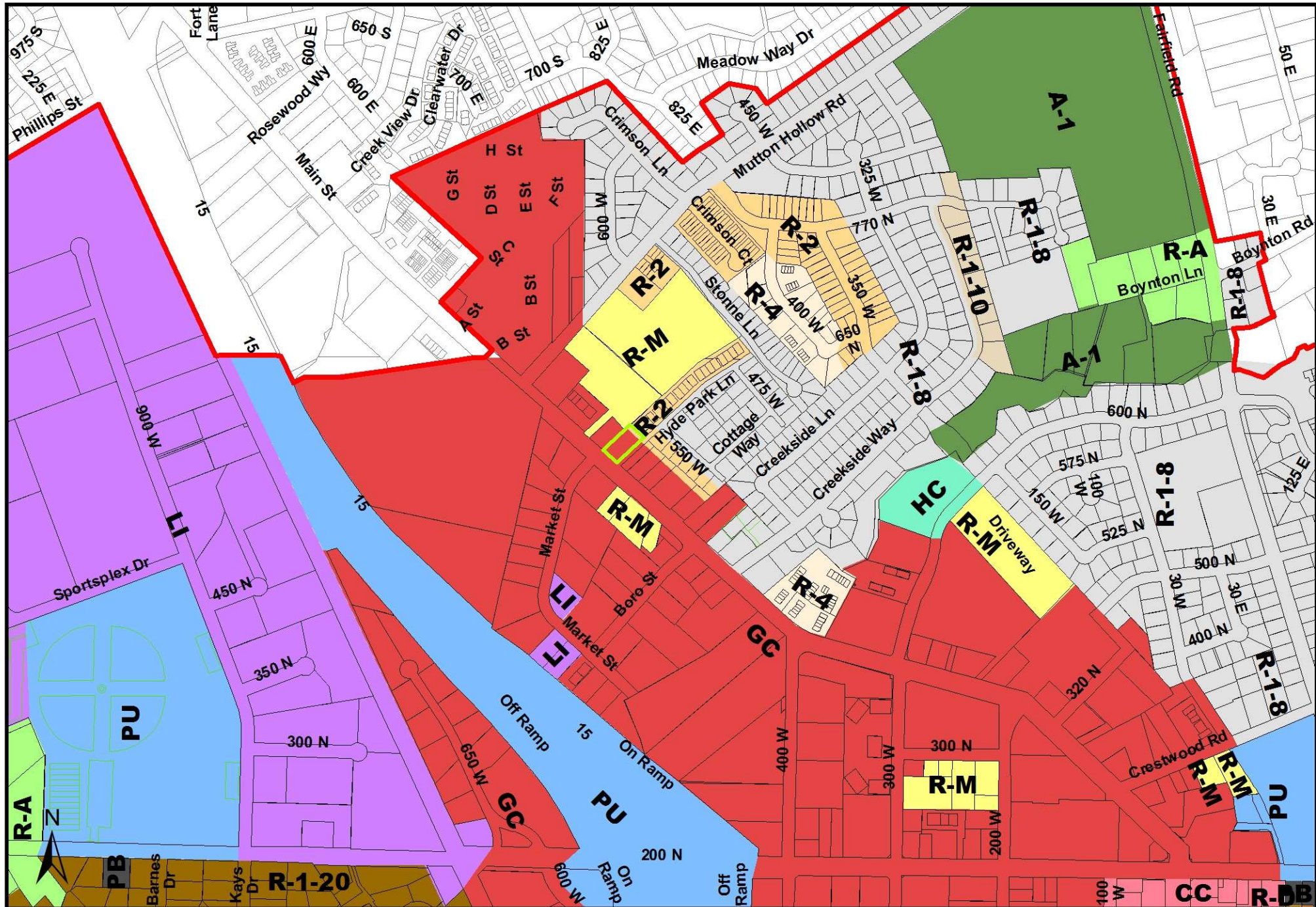
Recommendation:

The Planning Commission voted unanimously to recommend to the City Council denial of the rezone request, stating that although this property may not have significant commercial value today, it is believed that it has great commercial potential as other commercial development occurs in that area.

Attachment 1: Area Map

Attachment 2: Zoning Map

560 North Main Street - GC to R-2 Rezone



560 North Main Street - GC to R-2 Rezone





City Council Staff Report

Old Farm at Kays Creek Phase 3 Acceptance of Improvements October 5, 2017

Applicant/Owner: Symphony Homes
Location: Approximately 750 North Kays Creek Road

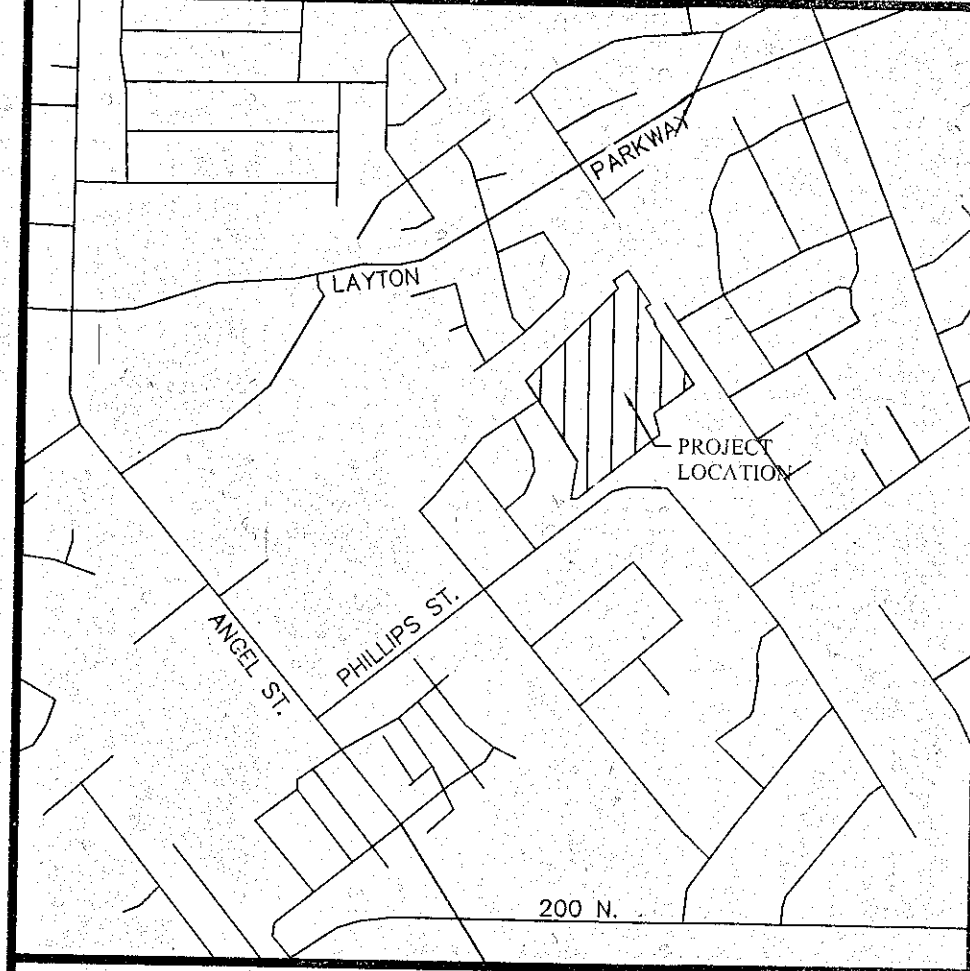
Description:

Old Farm at Kays Creek Phase 3 is located just north of Phillips Street west of the rail trail and was originally approved as Streams Edge Subdivision. This project consists of 20 lots on two streets. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

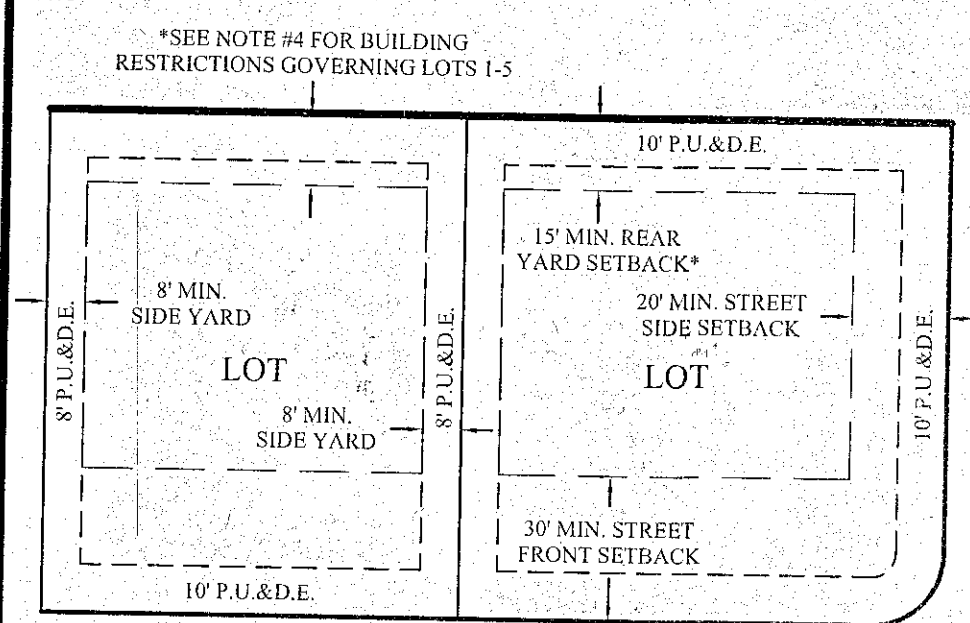
Recommendation:

It is recommended that if the improvements are accepted that the standard requirements of a 10 percent warranty amount and a one year warranty period be applied.

Attachments: Location Map
Plat Map



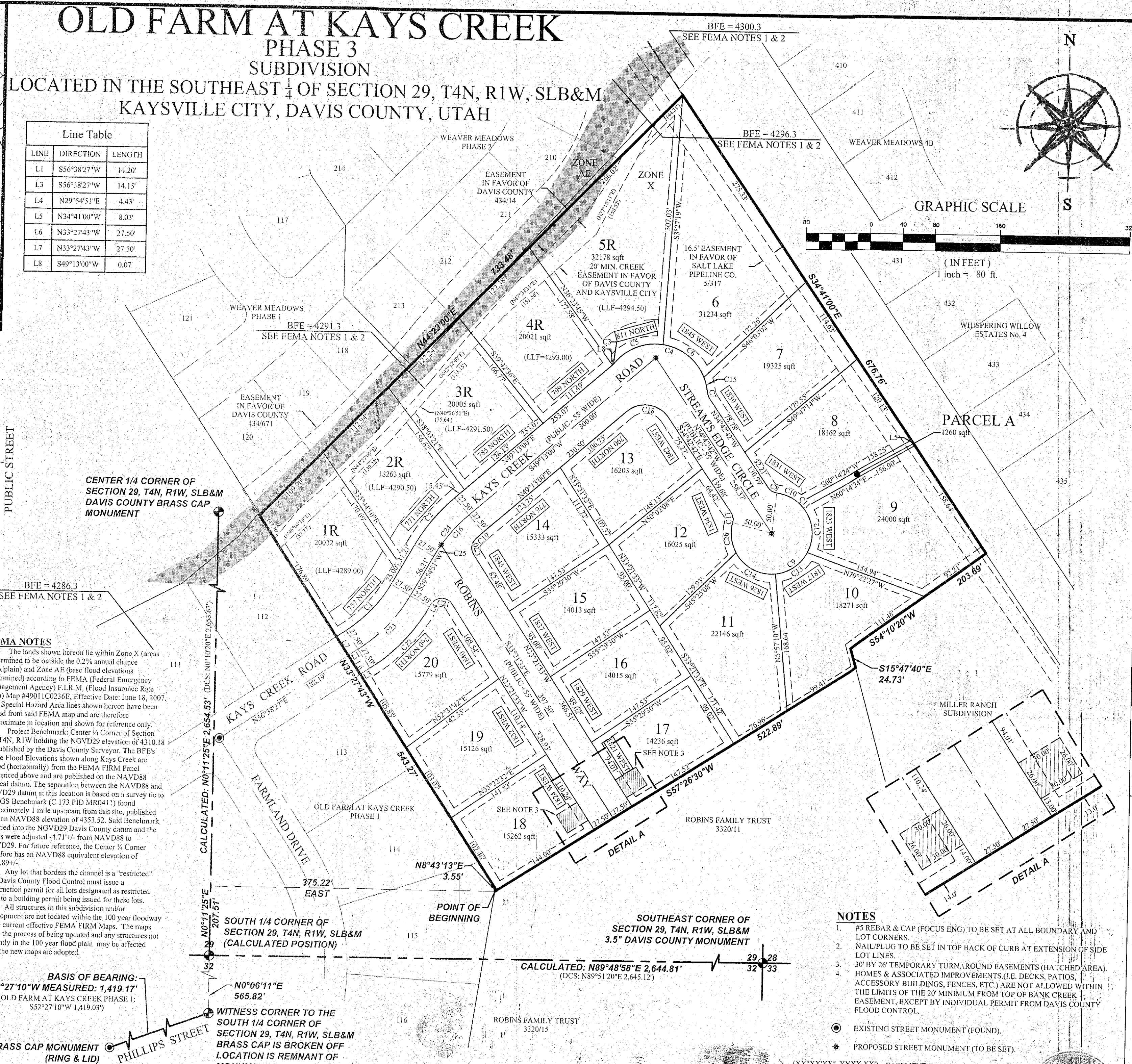
VICINITY MAP
N.T.S.



PUBLIC STREET
TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	172.50'	26°43'36"	80.47'	S43°16'39"W	79.74'
C2	227.50'	19°18'09"	76.64'	S39°33'56"W	76.28'
C3	15.00'	11°15'01"	2.95'	S43°35'30"W	2.94'
C4	65.00'	136°35'56"	154.97'	N73°44'03"W	120.79'
C5	65.00'	59°52'46"	67.93'	N67°54'23"E	64.88'
C6	65.00'	59°37'22"	67.64'	S52°20'33"E	64.63'
C7	15.00'	29°16'37"	7.66'	N20°04'23"W	7.58'
C8	15.00'	49°10'04"	12.87'	N59°17'44"W	12.48'
C9	50.00'	278°20'08"	242.89'	N55°17'18"E	65.38'
C10	50.00'	35°06'45"	30.64'	S66°19'23"E	30.16'
C11	50.00'	9°28'12"	8.26'	S44°01'55"E	8.25'
C12	50.00'	66°28'38"	58.01'	S06°03'30"E	54.81'
C13	50.00'	56°31'17"	49.32'	S55°26'28"W	47.35'
C14	50.00'	66°59'59"	58.47'	N62°47'54"W	55.19'
C15	65.00'	17°05'48"	19.40'	S13°58'59"E	19.32'
C16	200.00'	14°28'11"	50.51'	S41°58'55"W	50.37'
C17	15.00'	49°10'04"	12.87'	S10°07'40"E	12.48'
C18	35.00'	96°04'18"	58.69'	S82°44'51"E	52.05'
C19	172.50'	4°19'38"	13.03'	N47°03'11"E	13.03'
C20	15.00'	78°14'55"	20.49'	N05°45'54"E	18.93'
C21	15.00'	116°43'36"	30.56'	S88°16'39"W	25.54'
C22	227.50'	26°43'36"	106.12'	S43°16'39"W	105.16'
C23	200.00'	26°43'36"	93.29'	S43°16'39"W	92.45'
C24	200.00'	19°18'09"	67.38'	S39°33'56"W	67.06'
C25	200.00'	4°49'58"	16.87'	S32°19'50"W	16.86'
C26	50.00'	43°45'17"	38.18'	N07°25'16"W	37.26'

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



PLANNING COMMISSION
Approved as to form this 8th day of Sept, 2016 by the Kaysville City Planning Commission.

CITY ENGINEER
Approved as to form this 8th day of June, A.D., 2017.

CITY ATTORNEY
Approved as to form this 5th day of JUNE, A.D., 2017.

CITY COUNCIL
Presented to the Kaysville City Council, this 5th day of June, 2016 at which time this subdivision was approved and accepted.

RECORDED #
State of Utah, County of Davis
Recorded at the request of
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ County Recorder _____

SURVEYORS CERTIFICATE
I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 29, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton, Utah, more particularly described as follows:
Beginning at a point on the easterly line of OLD FARM AT KAYS CREEK Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Davis County Recorder, said point being located N0°11'25"E along the Section line 207.51 feet and East 375.22 feet from the South 1/4 Corner of Section 29, T4N, R1W, S.L.B. & M. (Basis of Bearing: OLD FARM AT KAYS CREEK Subdivision, Phase 1); thence N8°43'13"E along said plat 3.55 feet; thence N33°27'43"W along said plat 543.27 feet; thence N44°23'00"E 733.48 feet along the southerly line of WEAVER MEADOWS Subdivision, Phases 1 & 2; thence S34°41'00"E 676.76 feet to the northerly line of Lot 1, MILLER RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S54°10'20"W along said plat and fence line 203.69 feet to a rebar & cap held as the northwest corner of said Lot 1; thence S15°47'40"E along said plat 24.73 feet; thence S57°26'30"W 522.89 feet to the point of beginning.

OWNERS DEDICATION
Know all men by these presents that we, the undersigned owner(s) of the tract of land described herein, having caused the same to be subdivided into lots and streets to be hereafter known as
**OLD FARM AT KAYS CREEK
PHASE 3
SUBDIVISION**
Do hereby dedicate for perpetual use of the public all parcels of land, shown on this plat as intended for public use. Owner(s) hereby agree to warrant and defend and save the city harmless against any easements or other encumbrance on a dedicated street which will interfere with the city's use, maintenance, and operation to the street.

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Davis
ON THE 3rd DAY OF April, A.D. 2017, I, Brad A. Llewellyn, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT
LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING
DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY
DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION
FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY
COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Feb 6, 2019
MY COMMISSION No. 081562

NOTES
1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL BOUNDARY AND LOT CORNERS.
2. NAIL PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
3. 30" BY 26" TEMPORARY TURN-AROUND EASEMENTS (HATCHED AREA). HOMES & ASSOCIATED IMPROVEMENTS (I.E. DECKS, PATIOS, ACCESSORY BUILDINGS, FENCES, ETC.) ARE NOT ALLOWED WITHIN THE LIMITS OF THE 20' MINIMUM FROM TOP OF BANK CREEK EASEMENT, EXCEPT BY INDIVIDUAL PERMIT FROM DAVIS COUNTY FLOOD CONTROL.
4. EXISTING STREET MONUMENT (FOUND).
5. PROPOSED STREET MONUMENT (TO BE SET).
(XX°XX'XX" XXXX.XX") EASEMENT BEARING AND DISTANCE.

DETAIL A
DETAIL A

Old Farm at Kays Creek Phase 3





City Council Staff Report

Field of Dreams Subdivision Acceptance of Improvements October 5, 2017

Applicant/Owner: Mike Blackham and Bryan Sorensen
Location: 1111 West Webb Lane

Description:

The Field of Dreams Subdivision is located off of Webb Lane west of the rail trail. This project consists of 6 lots on a private street. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

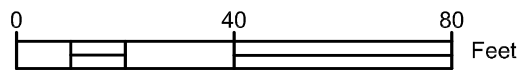
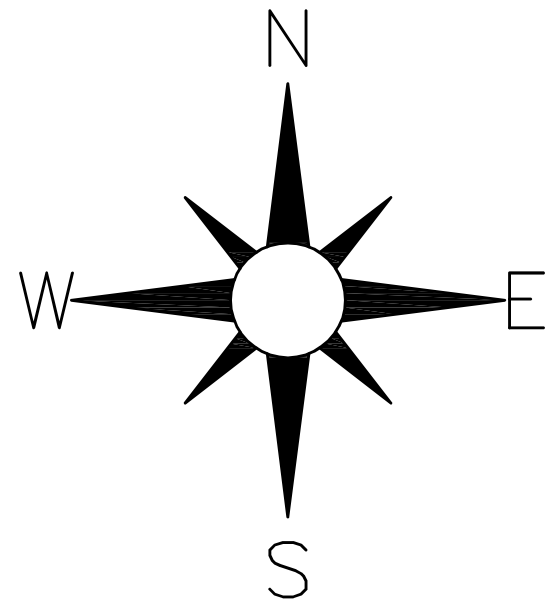
Recommendation:

It is recommended that if the improvements are accepted that the standard requirements of a 10 percent warranty amount and a one year warranty period be applied.

Attachments: Location Map
Plat Map

FIELD OF DREAMS SUBDIVISION

KAYSVILLE CITY, DAVIS COUNTY, UTAH
IN THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3
NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



WEBB LANE

STREET CENTERLINE

MONUMENT FOUND

MONUMENT FOUND

POINT OF BEGINNING

N 1/4 CORNER SEC. 4,
T3N, R1W, SLB&M

NE CORNER SEC. 4,
T3N, R1W, SLB&M

PHASE 1

PHASE 2

PHASING PLAN



VICINITY MAP

PROJECT LOCATION

KAYSVILLE CITY ATTORNEY

APPROVED THIS ____ DAY OF _____, ____ BY
THE KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, ____ BY
THE KAYSVILLE CITY PLANNING
COMMISSION

KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEERS APPROVAL

APPROVED THIS ____ DAY OF _____, ____ BY
KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS ____ DAY OF _____, ____ BY
THE KAYSVILLE CITY COUNCIL

CITY RECORDER

CITY MAYOR

SURVEYOR'S CERTIFICATE

I, Richard P. Sorensen, do hereby certify that I am a registered Land Surveyor and that I hold certificate No. 1798 as prescribed by the laws of the State of Utah. I further certify that by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as: **FIELD OF DREAMS**

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage, width and area requirements of the applicable zoning ordinances.

Date _____

Richard P. Sorensen

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S89°13'50"W 308.45 FEET ALONG THE SECTION LINE AND S45°13'46"W 73.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING S45°13'46"W 334.88 FEET AND S45°26'00"E 33.00 FEET FROM A SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF FLINT STREET AND WEBB LANE, AND RUNNING:

THENCE S45°26'00"E 512.242 FEET
THENCE S42°20'00"W 259.000 FEET
THENCE N45°26'00"W 525.329 FEET
THENCE N45°13'46"E 258.821 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

FIELD OF DREAMS

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof _____ have hereunto set ____ this _____ day of _____, A.D. 20 ____.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the ____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Davis in said State of Utah, the signer() of the above Owner's dedication, ____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public residing at _____

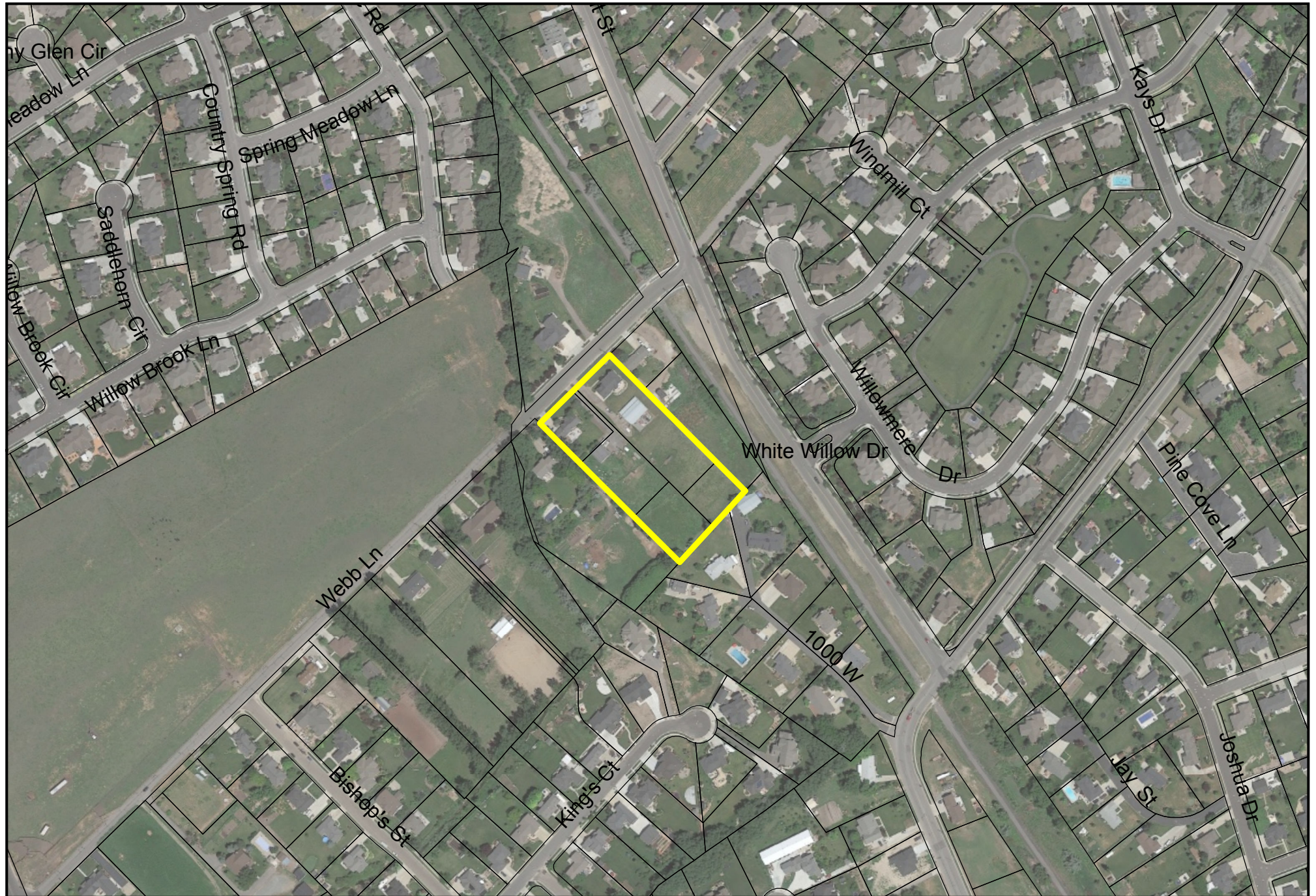
CITY COUNCIL APPROVAL

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED
THIS ____ DAY OF _____, ____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS PAGE _____.

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

Field of Dreams Subdivision





City Council Staff Report

Deseret Drive Parkway Considerations

Description:

Dominion Energy (formerly Questar) is advancing northward with a pipeline project which will replace 2 existing lines that run among other places along Deseret Drive in Kaysville City.

For most of the project Questar is staying within its existing easements but has approached Kaysville City about considering relocating their lines on the northern part of Deseret Drive to the east of their current location within the large parkway which runs along the west side of the street. This proposal was previously discussed with the city council showing the new location vs. the old and the impacts it would have on the adjacent residents. At that meeting the council asked that other options be considered including putting the new lines on the east side of the street or in the middle of the street. Upon exploring multiple options from both Dominion Energy's perspective and the City's utility interests it has been determined that the line should either remain within its existing easement or may be moved to the parkway.

With this information a meeting was set up including the residents who are affected by the gas lines along Deseret Drive, representatives from Dominion Energy, and members of Kaysville City staff. At this meeting after exploring options a consensus was reached by the residents regarding their preference for the gas lines and parkway.

Kaysville City staff is open to different solutions, but maintains the following as items for consideration in direction from the City Council:

- Any solution proposed be something that can be applied along entire segments of Deseret Drive if not the entire parkway property.
- While no known change to Deseret Drive is planned, conveyance of the right of way to private property owners should be considered from a long term perspective.

There were multiple issues brought to light by the residents that informed their decision:

- The residents want a buffer along the east edge of their property in some fashion to mitigate the noise from traffic and business along Deseret Drive.
- Landscaping is desired to improve to the state or condition of the parkway along Deseret Drive.
- Proximity of pipelines to their homes.
- Limiting easement restrictions on their properties.

The residents ultimately agreed that they would prefer to have control over the type of landscaping that may be put in place as a buffer on their property and with that recommend 2 options for the consideration of the council. In order of preference:

1. PREFERENCE: Dominion Energy works within existing easement, the city deeds the property in behind the sidewalk to the residents, their fences are moved to the back of sidewalk(Dominion Energy would be able to do this with their project), and the residents are able to plant trees near the new fence line on their property.
It is worth noting that any participation from Dominion Energy in moving fences would apply only to those lots affected by their work, there are still several lots further south along Deseret Drive. with the wide parkway for consideration.
2. ACCEPTABLE ALTERNATIVE: Dominion Energy abandons their current easement, moves their lines to the parkway with a new easement granted by Kaysville City. The residents are able to plant trees 10 feet away from the existing fence line as a buffer, the city would do a rock/mulch landscape in the parkway for minimal maintenance as trees cannot be planted over the pipelines.

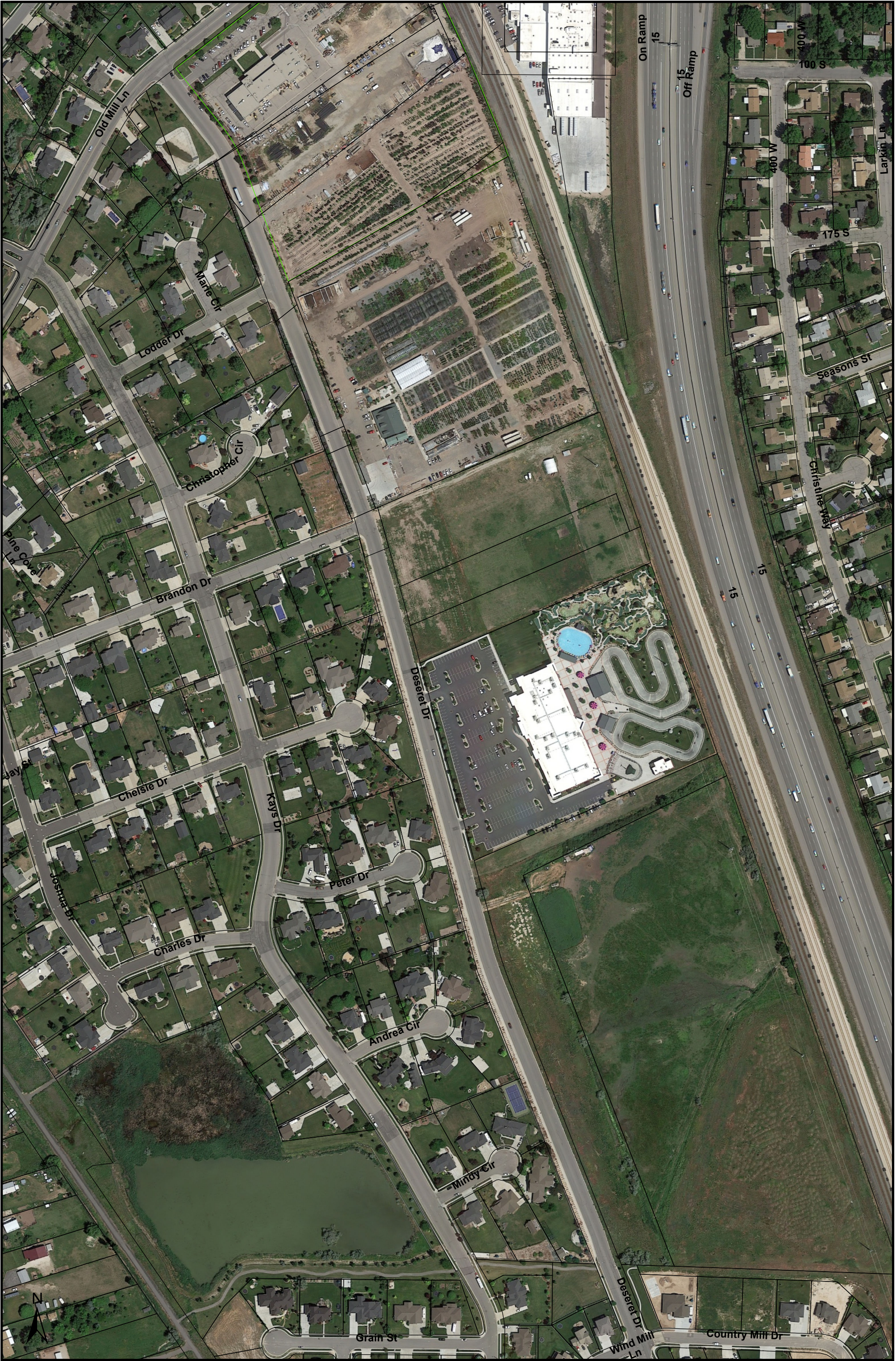
As Dominion Energy will be in this area sooner than originally projected, possibly before the end of the year they are looking for a decision from the council in order to ensure things are in place for whatever the city prefers before they start work in this section.

If the City Council determines that the best solution is to grant an easement to Dominion Energy within the Deseret Drive Parkway this will inform their staff to proceed with the appropriate paperwork and legal descriptions to bring a formal easement request to the City for its approval. Kaysville City Parks staff will pursue plans and costs for installation of landscaping improvements to the parkway.

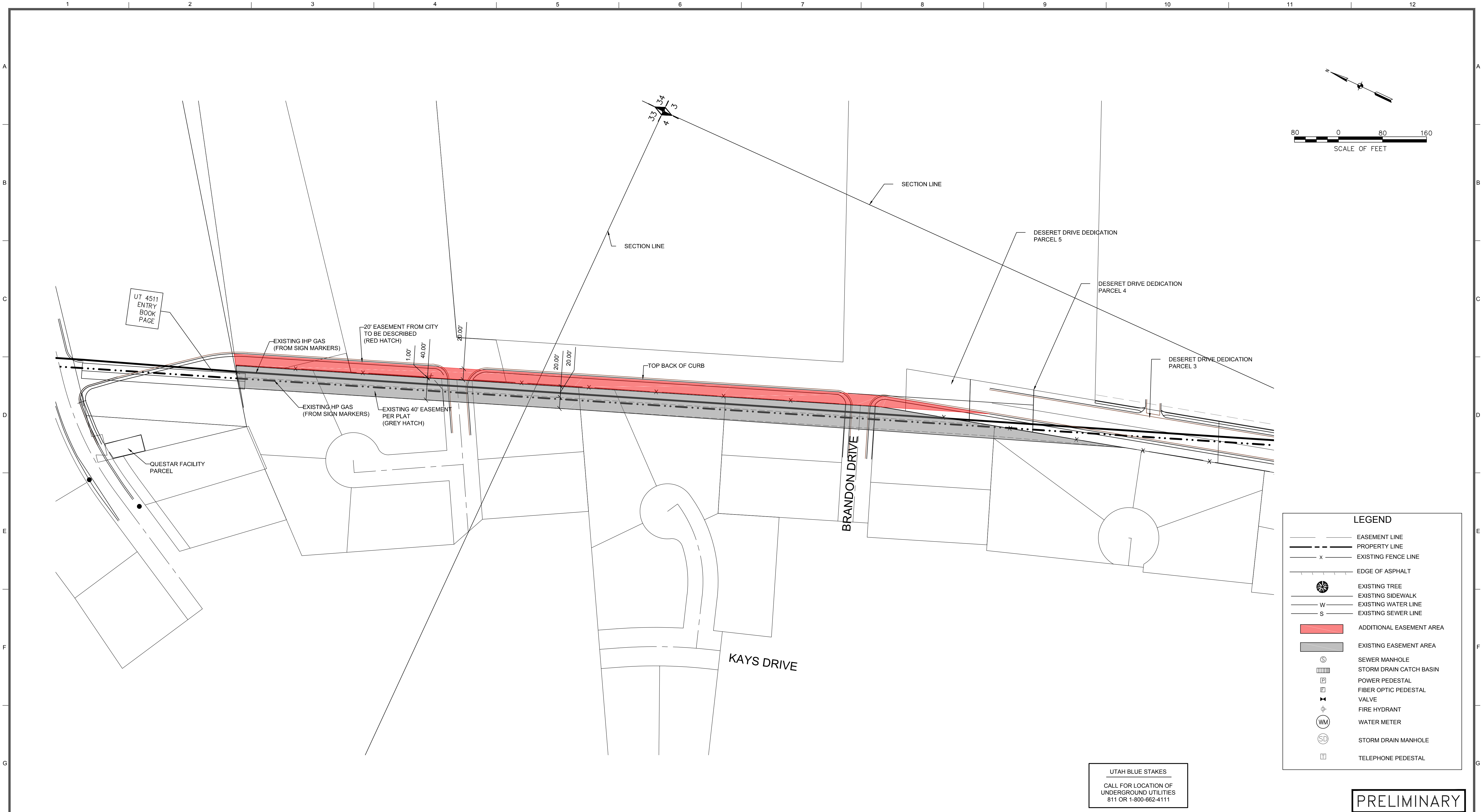
If the City Council determines that deeding the parkway property to the adjacent residents is the best solution then they should direct City Staff to begin the street vacation process and necessary work on creation of deeds for the purpose of property conveyance.

- Attachment 1: Map of Deseret Drive parkway under consideration
- Attachment 2: Photos of existing parkway.
- Attachment 3: Map indicating location of easements for Dominion Energy pipelines.
- Attachment 4: Aerial indicating location of easements for Dominion Energy pipelines.

Deseret Drive Parkway





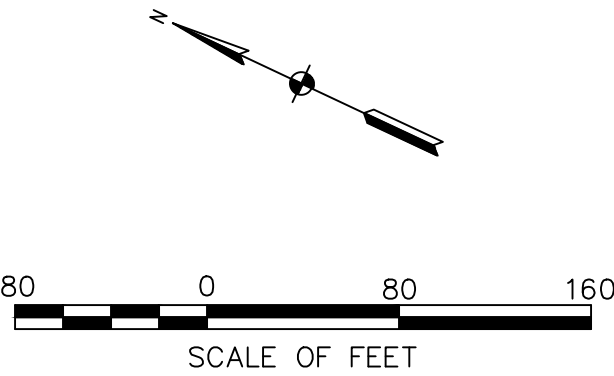


LEGEND

- EASEMENT LINE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF ASPHALT
- EXISTING TREE
- EXISTING SIDEWALK
- EXISTING WATER LINE
- EXISTING SEWER LINE
- ADDITIONAL EASEMENT AREA
- EXISTING EASEMENT AREA
- SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- POWER PEDESTAL
- FIBER OPTIC PEDESTAL
- VALVE
- FIRE HYDRANT
- WATER METER
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL

PRELIMINARY

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: T. MARTIN					
QGC-R-WA1419-PIP-001	A	FABRICATION DRAWINGS, END FACILITY @ WA1419	01043611	FL-122, PHASE 1, REPLACEMENT PROJECT						CHECKED BY: D. BROX					
										PROJECT ENGINEER: S. CLAUSEN					
										SURVEYOR: PSOMAS					
										ENGINEERING MNGR: M. GILL					
										CONSTR MNGR: J. FOX					
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												ROW NUMBER:			
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												ELEVATION: 4234'			
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										LINE NUMBER: FL- 122					
										FACILITY: DESERET DRIVE EXISTING GAS EASEMENT					
										TITLE: GAS LINE EASEMENT EXHIBIT					
										DESCRIPTION: DESERET DRIVE					
										ADDRESS:					
											CITY KAYSVILLE	COUNTY DAVIS	STATE UTAH		
											DRAWING NUMBER N/A			SHEET 1 OF 1	REVISION 0



LEGEND	
	EASEMENT LINE
	PROPERTY LINE
	EXISTING FENCE LINE
	EDGE OF ASPHALT
	EXISTING TREE
	EXISTING SIDEWALK
	EXISTING WATER LINE
	EXISTING SEWER LINE
	ADDITIONAL EASEMENT AREA
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	POWER PEDESTAL
	FIBER OPTIC PEDESTAL
	VALVE
	FIRE HYDRANT
	WATER METER
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL

UTAH BLUE STAKES
CALL FOR LOCATION OF
UNDERGROUND UTILITIES
811 OR 1-800-862-4111

PRELIMINARY

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD			LINE NUMBER: FL- 122 FACILITY: DESERET DRIVE EXISTING GAS EASEMENT TITLE: GAS LINE EASEMENT EXHIBIT DESCRIPTION: DESERET DRIVE ADDRESS:			
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										PROJECT ENGINEER: S. CLAUSEN	ELEVATION: 4234'					SHEET
										SURVEYOR: PSOMAS	LAT: 41.029612 LONG: -111.950844					1 OF 1
										ENGINEERING MNGR: M. GILL	SCALE: 1" = 80'					REVISION
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										APVD FOR CONSTR:						

**REQUEST APPROVAL OF APPOINTMENT OF POLL WORKERS FOR THE 2017
GENERAL ELECTION AND AUTHORIZATION FOR POSSIBLE REPLACEMENTS.**

Kaysville City Hall	Carol	Luedtke	(801) 928-9207	95 Baer Creek Dr	Kaysville	UT	84037	Poll Manager
Kaysville City Hall	Gayle	Mcgraw	(801)546-4571	868 E 250 S	Kaysville	UT	84037	Technician
Kaysville City Hall	Leanne	Paulsen	(801)544-2351	1049 Barnes Dr	Kaysville	UT	84037	Provisional Clerk
Kaysville City Hall	Andrea	Richards	(801) 544-3325	186 Country Spring Rd	Kaysville	UT	84037	Receiving Clerk
Kaysville City Hall	Lynette	Shupe	(801)390-5966	862 Shannon Rd	Kaysville	UT	84037	Provisional Clerk
Kaysville City Hall	Joshua	Smith	(801) 510-8938	1315 S 125 E	Kaysville	UT	84037	Technician
Kaysville City Hall	Jody	Spencer	801-544-7852	344 E 600 N	Kaysville	UT	84037	Receiving Clerk
Kaysville City Hall	Angela	Thompson	(801)546-3745	543 Creekside Ln	Kaysville	UT	84037	Provisional Clerk
Kaysville City Hall	Robyn	White	(801)447-8855	686 Hollie Ave	Farmington	UT	84025	Receiving Clerk



City Council Staff Report

Discussion and potential action on Rules of Procedure October 5, 2017

Description:

The Kaysville City Council passed a Rules of Procedure document in July of this year. Since then, two council members have requested additional language that would require all council members who debate items on council agendas to vote on said items. Another way to describe the request could entail any council member with a conflict of interest that would preclude them from voting should also refrain from taking part in the discussion of the item as well.

In addition to the suggested change above it is also recommended that the ability for the City Manager to add items to the agenda be removed from the Rules of Procedure document. If the city mayor and/or two council members do not want to add an item to the agenda then the City Manager should not be able to override them and add an item to the agenda. All items for city council agendas should be added upon approval by the mayor or at least two council members if the mayor is reluctant or unwilling to add an item to the agenda.

Recommendation:

A change reflecting this proposal has been included in the highlighted portion of the Rules of Procedure document included in the council packet. It is recommended that the city council review the edited document. The city council can take one of the following actions:

1. Do nothing and keep the Rules of Procedure as adopted back in July
2. Accept the requested changes as proposed
3. Alter the document to accommodate the direction of the city council in this regard

Reasoning:

Being able to discuss an agenda item, provide feedback, and otherwise deliberate should also require one to provide a vote on the record for the item under debate. If a vote is not to be made by a council member then he or she should refrain from debating the issue at hand.

KAYSVILLE CITY RULES OF PROCEDURE and ORDER

Recognizing that the City Council, as a legislative body, needs a systematic way of conducting its business, these rules of procedure are to provide for the orderly conduct of City business by the City Council, with the objective of providing for full, open, and comprehensive debate of issues brought before the City Council for action in a forum open to the public, and which encourages citizens' awareness of City Council activities.

These procedures do not increase or diminish the existing powers or authority of the Mayor or City Council members, as set forth in state law or local ordinance.

CITY COUNCIL MEETING AGENDA

All meetings of the City Council will have a notice and agenda that complies with the Utah Open Meetings Act

An Item may be placed on the agenda only by the Mayor, **City Manager (Administrator)**, or at the request of any two council members.

Agenda Items must be submitted to the City Recorder at least 7 days before the date of the meeting. Any item that is submitted to the City Recorder after 7 days before the meeting will be put on the next following meeting agenda. The Recorder should notify the Mayor of the added agenda item.

ROLE OF THE MAYOR AS COUNCIL CHAIR AND OTHER COUNCIL MEMBERS:

- The Mayor shall preside at meetings of the City Council.
- Participate in discussion of all matters.
- Shall vote as a member thereof only in case of a tie or where otherwise specifically authorized to do so by state law, and shall have no power to veto.

In addition, the Mayor, as the Chair, has the primary responsibility for ensuring that the Council's rules of procedure are followed and:

- For maintaining the dignity of Council meetings.
- Calls the meeting to order and confines the discussion to the agenda.
- Recognizes Council members for motions and statements and may allow audience and staff participation at appropriate times.
- Requires knowledge of the City's adopted rules of parliamentary procedure and how to apply it.
- Ensures that the Utah Open and Public Meetings Act is complied with.

- Knows how to courteously discourage Council members who talk too much or too often.
- Knows how to courteously ensure those who have the floor are not interrupted and to rule out of order those not following meeting procedures.
- Recognizes the Council member offering the motion, restates the motion, presents it to the Council for consideration, calls for the vote, announces the vote, and then announces the next order of business.

CODE OF CONDUCT FOR CITY COUNCIL AND MAYOR INCLUDES:

- Remarks should apply to the question under debate.
- Shall avoid references to personalities, and refrain from questioning motives of other members or staff personnel.
- Demonstrate courtesy and shall not disrupt proceedings.
- Shall not use their positions to secure privileges or personal gains and shall avoid situations which could cause anyone to believe that they may have brought bias or partiality to a question before the City Council.
- All Conflicts of Interest should be declared before deliberations on a particular item begin. If the conflict is such that a council member will not be voting on an item, they shall excuse themselves from the discussion before deliberations begin.
- Shall be dedicated to the principles of representative democracy by recognizing that the chief function of local government is to serve the best interests of the public at large while respecting individual rights.
- Shall be dedicated to the effective use of the City's available resources.
- Shall refrain from any activity that would hinder their ability to be objective and impartial.
- City business shall be discussed in open, well-publicized meetings, except in rare situations in which Executive Sessions are authorized.

ETHICS

The mayor and council members shall comply with the Utah Municipal Officers and Employees Ethics Act as found in Utah Code 10-3-1301 et seq.

PARLIAMENTARY RULES:

The following may be referred to as the City's Rules of Order and shall be the parliamentary rules for conducting the business of the City Council. The City Manager will serve as the Parliamentarian, and will recommend rulings, upon request by the chair of the meeting, to all points of order raised during the proceedings. Each Rule is followed by a required Procedure and Purpose to explain the Rule and guide the Mayor and council members in its intended application.

RULE NO. 1: The meeting is governed by the agenda and the agenda constitutes the City Council's agreed-upon roadmap for the meeting.

PROCEDURE. Each agenda item will be handled by the Mayor in the following basic format:

First, the Mayor should clearly announce the agenda item number and should clearly state what the agenda item subject is.

Second, following that agenda format, the Mayor should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the Mayor, a member of the City Council, a staff person, or an invited person charged with providing input on the agenda item.

Third, the Mayor should ask members of the City Council if they have any technical questions of clarification. At this point, members of the City Council may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the Mayor should invite public comments if at a formal public hearing and should open the public hearing for public input. If numerous members of the public indicate a desire to speak to the subject, the Mayor may limit the time of each public speakers. At the conclusion of the public comments, the Mayor should announce that the public hearing is closed.

Fifth, the Mayor should invite a motion. The Mayor should announce the name of the member of the City Council who makes the motion.

Sixth, the Mayor should determine if any member of the City Council wishes to second the motion. The Mayor should announce the name of the member of the City Council who seconds the motion. If there is no second then the item will be deemed concluded without decision

Seventh, if the motion is made and seconded, the Mayor should make sure everyone understands the motion. This is done in one of three ways: (1) The Mayor can ask the maker of the motion to repeat it. (2) The Mayor can repeat the motion. (3) The Mayor can ask the City Recorder to repeat the motion.

Eighth, the Mayor should now invite discussion of the motion by the City Council. If there is no desired discussion, or after the discussion has ended, the Mayor should announce that the City Council will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the Mayor asks for a vote of the council members. All votes on ordinances, resolutions, and any action which would create a liability against the City and in any other case at the request of any member of the City Council shall be by a "yes" or a "no" vote and shall be recorded in the minutes. Every resolution or ordinance shall be in writing before the vote is taken.

Tenth, the Mayor should announce the result of the vote and should announce what action (if any) the City Council has taken.

PURPOSE OF THE RULE: The purpose of this rule is to govern how the Mayor chairs the meeting. This is meant to be the rule to guide the Mayor in his or her conduct as a chair. All meetings must comply with the Utah Open and Public Meetings Act which requires that a notice and an agenda for a public meeting be prepared in advance of the meeting and that no final action be taken on any item that is not on the agenda. In addition the Act requires that the minutes of the meeting contain certain minimum information including the name of any member of the council speaking on an issue, the substance of what the member says, an accurate description of any action taken by the council and the voting record of each individual member of the council.

RULE NO 2: Any matter that requires a City Council decision shall be brought before the Council by motion.

PROCEDURE. The procedure for any motion shall be as follows: First, the Mayor should recognize the member of the City Council. Second, the member of the City Council makes a motion by preceding the member's desired approach with the words: "I move"

So, a typical motion might be: "I move that we give the City Attorney a raise in pay."

The Mayor usually initiates the motion by either (1) Inviting the members of the City Council to make a motion. "A motion at this time would be in order." (2) Suggesting a motion to the members of the City Council. "A motion would be in order that we give the City Attorney a raise in pay." (3) Reading a motion suggested by the City Staff and asking if any member would like to make that motion. The Mayor then asks if any member of the City Council wishes to second the motion. If there is no second then the item will be deemed concluded without discussion or decision

PURPOSE OF THE RULE. The purpose of this rule is to limit items under discussion to those and only those that the council members want to discuss; give clarity as to what is being decided; and to make sure everyone, including the person taking the minutes actually knows and can remember what the ultimate outcome of any discussion and debate is.

RULE NO 3: One matter at a time and one speaker at a time.

PROCEDURE: Only one matter will be discussed at a time. The matter may involve several motions.

There will only be one speaker at a time. Anyone who wishes to speak must raise their hand first after the current speaker finishes. The Mayor will call upon the person by name. Once a member has been recognized, he has been granted "the floor" and may begin speaking. The speaker may not be interrupted except as allowed by these rules.

If a councilmember wishes to ask a question during their time and retain the floor to speak after the question has been answered they may indicate so before posing the

question by saying something similar to “I have additional comments and wish to retain the floor after this question has been answered.”

PURPOSE OF THE RULE. The purpose is to focus on only one subject matter at a time and to allow council members the ability to express their points of consideration without losing their train of thought and to completely finish without fear of interruption.

RULE NO 4: The Mayor may use General Consent (also known as Unanimous Consent) with all motions except those motions where the votes are used for purposes of the meeting minutes and require a roll call of the council.

PROCEDURE: When the Mayor feels the council is all in agreement, the Mayor asks if there are any objections to the motion to amend, withdraw, or any motions in Rule No. 7. The Mayor pauses and if there are no objections states that the motion is approved. If there is any objection then the motion is put to a regular vote. A council member may object simply because he or she feels it is important to have a formal vote.

Example: The Mayor states, “If there is no objection, we will recess for 10 minutes, [pause to see if any member objects]. There being no objection, we will recess for 10 minutes.

If a member objects by stating, “I object” the matter is then put to a vote.

The Mayor states, “An objection being made, the question is shall we recess for 10 minutes? As many as are in favor, say Aye. Those opposed, say No. The Ayes have it and we will recess for 10 minutes.”

PURPOSE OF THE RULE. General consent is helpful in expediting general routine business or when the Mayor senses the council is in agreement. General consent allows flexibility of the rules while protecting the right of the majority to decide and the minority to be heard.

RULE NO 5: There are only three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

PROCEDURE: The initial motion. The initial motion is the one that puts forward an item for the City Council's consideration. An initial motion might be: "I move that we give adopt ordinance number 10-1 as presented."

The motion to amend. If a member wants to change the initial motion that is before the City Council, they would move to amend it. A motion to amend might be: "I move that we amend the motion to adopt ordinance number 10-1 with changes in paragraph 1 as follows...." A motion to amend takes the initial motion which is before the City Council and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

The substitute motion. If a member wants to completely do away with the initial motion that is before the City Council, and put a new motion before the City Council,

they would move a substitute motion. A substitute motion might be: "I that we refer ordinance number 10-1 to the planning commission for its recommendation."

PURPOSE OF THE RULE. "Motions to amend" and "substitute motions" are often confused. But they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the Mayor. So that if a member makes what that member calls a "motion to amend", but the Mayor determines that it is really a "substitute motion", then the Mayor's designation governs.

RULE NO 6. There can be up to three motions on the floor at the same time and no more than three. The Mayor can reject a fourth motion until the Mayor has dealt with the three that are on the floor and has resolved them.

PROCEDURE: When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed first on the last motion that is made. So, for example, assume the first motion is a basic "motion to adopt ordinance 10-1." During the discussion of this motion, a member might make a second motion to "amend the main motion to adopt ordinance 10-1 with changes in paragraph 1 as follows..." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we refer the matter to the planning commission." The proper procedure would be as follows:

First, the Mayor would deal with the third (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion passed, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the City Council of the third motion (the substitute motion). No vote would be taken on the first or second motions. On the other hand, if the substitute motion (the third motion) failed then the Mayor would proceed to consideration of the second (now, the last) motion on the floor, the motion to amend.

Second, if the substitute motion failed, the Mayor would now deal with the second (now, the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment. If the motion to amend passed the Mayor would now move to consider the main motion (the first motion) as amended. If the motion to amend failed the Mayor would now move to consider the main motion (the first motion) in its original format, not amended.

Third, the Mayor would now deal with the first motion that was placed on the floor. The original motion would either be in its original format, or, if amended, would be in its amended format.

PURPOSE OF THE RULE: Too many motions on the same subject can cause confusion as to what the end result is and in the official record. Limiting the number

of motions to no more than three at a time, allows for enough debate and parliamentary maneuvering to satisfy those who want to be clever while allowing the slow to still keep up.

RULE NO 7: The discussion or debate can continue as long as members of the City Council wish to discuss an item, subject to the Mayor determining it is time to move on and take action by using General Consent to limit debate or by a proper motion by a council member to limit the debate. The following motions are not debatable—a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

PROCEDURE. There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the City Council to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the Mayor must immediately call for a vote of the City Council without debate on the motion):

A motion to adjourn. This motion, if passed, requires the City Council to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

A motion to recess. This motion, if passed, requires the City Council to immediately take a recess. The length should be set in the motion which may be a few minutes or an hour. It requires a simple majority vote.

A motion to fix the time to adjourn. This motion, if passed, requires the City Council to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

A motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold". The motion can contain a specific time in which the item can come back to the City Council: "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case the matter will not be placed back on an agenda for a future city council meeting except at the order of the Mayor or the request of any two council members. A motion to table an item requires a simple majority vote.

A motion to limit debate. The most common form of this motion is to say: "I move the previous question" or "I move the question" or "I call the question." When a member of the City Council makes such a motion, the member is really saying: "I've had enough debate. Let's get on with the vote". When such a motion is made, the Mayor should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a simple majority vote of the City Council.

PURPOSE OF THE RULE. Debate and discussion are important until they are not. When a matter is chewed on enough it should be swallowed. This rule allows the Mayor by General Consent or the majority of the council to end the debate, after a reasonable time. It also keeps those in a minority position on an issue from filibustering until they get their way.

RULE NO 8: Three yes votes are required to pass any item before the council with limited exceptions. The exceptions include a motion to go into close session (executive session) which requires a 2/3 vote of the members present and when the mayor is entitled to vote where specifically allowed by state law on matters that add to or diminish the mayors powers. The Mayor is also entitled to vote when there is a tie vote of the council.

PROCEDURE. If the mayor and all five members of the council are present, a vote of 3-2 passes the motion. A vote of 2-2 with one abstention means the motion fails. If one member is absent and the vote is 2-2, the mayor is entitled to vote.

PURPOSE OF THE RULE. Utah statutes set out both the number of the quorum and the minimum vote required on any issue. This rule is meant to clarify that when the entire council is present and voting then it is not a tie when one member abstains. If however the member is absent from the meeting for any reason and the vote is 2-2 then it may be a tie and the mayor may vote as allowed by state statute.

RULE NO 9: A motion to reconsider any item requires a majority vote to pass, but there are special rules that apply only to the motion to reconsider. First, is timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the City Council if the item is properly on the agenda. In addition, a motion to reconsider cannot be made at a special meeting of the Council unless the number of members of the council present at the special meeting equals or exceeds the number present at the meeting when the action was approved. Second, a motion to reconsider can only be made by a member who voted in the majority on the original motion.

PROCEDURE. If such a member has a change of heart, he or she can make the motion to reconsider (any other member of the City Council may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order.

PURPOSE OF THE RULE. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back to the City Council again and again. That would defeat the purpose of finality. If the motion to reconsider passes, then the original matter is back before the City Council, and a new initial motion is then in order. The matter can be discussed and debated as if it were on the floor for the first time. A new matter brought before the council that has the affect of repealing or amending a previously decided matter is not considered a motion to reconsider. It is a new matter and should be treated as such.

RULE NO 10: The Mayor and council members shall adhere to the code of conduct.

PROCEDURE. The Mayor, as chair of the meeting, is primarily responsible to see that debate and discussion of an agenda item focuses on the agenda item and the policy in question, not the personalities of the members of the City Council. There are, however, exceptions that are intended to assist the Mayor in keeping order to the meeting. A council member speaker may be interrupted by a council member only for the following reasons and in the form set forth below:

Privilege. The proper interruption would be: "point of privilege." The Mayor would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort or safety of the meeting or when the reputation of the council or any individual is at stake. For example, the room may be too hot or too cold, a blowing fan might interfere with a person's ability to hear, or the speaker may be misrepresenting an individual's remarks.

Order. The proper interruption would be: "point of order." Again, the Mayor would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the Mayor moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the Mayor makes a ruling that a member of the City Council disagrees with, that member may appeal the ruling of the Mayor. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the Mayor is deemed reversed. An example could be that the shuts off discussion before the council is ready.

Call for orders of the day. This is simply another way of saying, "Let's return to the agenda." If a member believes that the City Council has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the Mayor discovers that the agenda has not been followed, the Mayor simply reminds the City Council to return to the agenda item properly before them. If the Mayor fails to do so, the Mayor's determination may be appealed.

Withdraw a motion. To withdraw a motion, the maker of the motion on the floor states, "I request that my motion be withdrawn." The motion to withdraw a motion requires a simple majority vote.

PURPOSE OF THE RULE. Debate and discussion should be focused, but free and open. In the interest of time, the Mayor may, however, limit the time allotted to speakers, including members of the City Council. A council member may continue speaking on a majority vote of the Council. The rules of order are meant to create an atmosphere where the members of the City Council and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the Mayor and the members of the City Council to maintain common courtesy and decorum. Only one person at a time will have the floor and every speaker must be recognized by the Mayor before proceeding to speak.

RESIDENTS' RIGHT TO BE HEARD:

It is the Council's goal that residents of the City resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that residents may from time to time believe it is necessary to speak to City Council on matters of concern. Accordingly, the City Council expects any person presenting to the city council to speak in a civil manner, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the Mayor.
- Public comments will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing or a member of the public is asked to speak on a matter by the mayor.
- Speakers must state their name for the record.
- Any resident requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the Mayor.
- If a representative is elected to speak for a group, the Mayor may approve an increased time allotment.
- Personal attacks made publicly toward any person or city employee are not allowed. Speakers are encouraged to bring their complaints regarding employee performance through the supervisory chain of command in accordance with the City's Personnel Policies.
- Any member of the public interrupting City Council proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing City Council, shall be deemed to have disrupted a public meeting and may be expelled from the meeting upon a two thirds vote of the City Council.



KAYSVILLE CITY COUNCIL

Meeting Minutes

September 21, 2017

Meeting minutes of a regular City Council meeting on September 21, 2017 at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Terrell Rohm, Reed Nielson, Mr. Aldridge, Dean Wall, Darrell McKinnon, Lorene Kamalu and Katie Witt.

CALL TO THE PUBLIC

Mayor Hiatt opened Call to the Public and explained that this is the time for the public to address agenda items. He asked the audience to limit comments to three minutes.

Reid Nelson noted that he addressed comments in an email pertaining to the property at Burton Lane. He explained that he appreciates the history provided to him by Andy Thompson and requested the City Council reconsider the action taken two weeks ago.

Dean Wall noted that the City discussed the seemingly high parking fees and would like fees to be reevaluated. He thanked the Council for their good work.

Darrell McKinnon thanked the Council for making Kaysville a good place to live. He expressed his appreciation for Chief Larkin for his years of dedicated service to the City. He welcomed the new Fire Chief.

CONSENT APPOINTMENT OF THE NEW KAYSVILLE FIRE CHIEF

Shayne Scott, City Manager, introduced the new Fire Chief Paul Erickson and welcomed him to the City.

Council Member Snell expressed his gratitude to Chief Larkin and for his good work within the city. He welcomed the new Fire Chief Paul Erickson.

Council Member Page expressed his appreciation to Fire Chief Larkin and praised his knowledge. He welcomed Paul Erickson and his family into the City.

Council Member Lee made a motion to accept the appointment of new Fire Chief Paul Erickson, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR HILTON HOMES SUBDIVISION LOCATED AT 289 N 700 E, KAYSVILLE, UT

Andy Thompson, City Engineer, explained that the proposed subdivision plat consists of 3 total lots including the existing home near the corner and 2 additional lots. The property is already improved with curb, gutter, and sidewalk along all sides and uses existing streets.

The R-1-8 zoning district requires that all lots be at least 8,000 square feet in size. The smallest proposed lot is 8,964 sq. ft. and therefore each meets and exceeds the minimum requirements.

A standard lot is also required to have a minimum of 60 feet in width along the property frontage. The smallest frontage in the proposed plat is 64.5 ft. in width which meets and exceeds the minimum requirements.

Council Member Lee made a motion to approve the preliminary plat for Hilton Homes subdivision, second by Council Member Page.

Council Member Adams asked what the requirements are for a preliminary plat and asked if letters have been mailed out to neighboring residents.

Andy Thompson explained that requirements have been met for noticing.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed four to one.

CONSIDERATION TO CANCEL OR RESCHEDULE HE OCTOBER 19, 2017 CITY COUNCIL MEETING.

Mayor Hiatt noted that October 19th is UEA weekend and noted that the Council, in previous years, have considered cancelling the meeting, or rescheduling it.

Council Member Snell made a motion to cancel the meeting on October 19th, 2017, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

MINUTES

Mayor Hiatt asked for a motion to approve the Sept 7, 2017 Minutes.

Council Member Garn made a motion to approve the September 7th Minutes, second by Council Member Snell.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

Mayor Hiatt noted that the Fire Prevention Open House is October 6th and noted that Chief Larkins Retirement Open House will be held on September 28th. He invited everyone to attend.

COUNCIL MEMBER REPORTS

Council Member Snell noted that bids are open for Pioneer Park and close on 24th of October.

Council Member Page praised the convention and training provided by the Utah League of Cities and Towns and expressed his appreciation for Mayor Hiatt, President of the ULCT.

ADJOURNMENT

Council Member Snell made a motion for adjournment at 7:48 p.m., second by Council Member Lee and passed unanimously.

Maria T. Devereux

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 7pm - Power	4	5 8am - Kaysville 7pm - City Council	6	7
8	9 City Offices Closed Columbus Day	10	11 6pm - Annual Fire	12 7pm - Planning	13	14
15	16	17	18	19 7pm - CANCELLED	20	21
22	23	24	25	26 7pm - Planning	27	28
29	30	31 Halloween	1	2 8am - Kaysville 7pm - City Council	3	4

City Calendar and Events, Holidays in United States

Nov 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31 Halloween	1	2 8am - Kaysville 7pm - City Council	3	4
5 Daylight Saving	6	7 General Election @ 7pm - Power	8	9 7pm - Planning	10 Veteran's Day Veterans Day	11 Veterans Day
12	13	14	15	16 7pm - City Council	17	18
19	20	21	22	23 City Offices Closed Thanksgiving Day 7pm - Planning	24 Thanksgiving Day	25
26	27	28	29	30	1	2

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3	4	5	6	7	8	9
		7 pm - Power		7 pm - City Council		
10	11	12	13	14	15	16
				7 pm - Planning		
17	18	19	20	21	22	23
				7 pm - City Council		
24	25	26	27	28	29	30
Christmas Eve	Christmas Day			7 pm - Planning		
	City Offices Closed					
31	1	2	3	4	5	6
New Year's Eve						



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville Business Park Architectural Review Committee will hold a special meeting followed by a Public Hearing and a regular City Council meeting on Thursday, October 5, 2017, starting at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:30 p.m. KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

1. New Office Warehouse Development on lot 81 of the Kaysville Business Park – Access Park.

6:45 p.m. PUBLIC HEARING

1. Amendment to Kaysville City Annexation Policy Plan.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Adams.
2. County Commission Report.
3. Call to the Public.
4. Rezone of 1.56 acres of property at approximately 860 South Roueche Lane from the A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district with the PRUD (Planned Residential Unit Development) Overlay Zone. – Bob Mason.
5. Amendment to Kaysville City Annexation Policy Plan.
6. Rezone 0.46 acres of property at approximately 560 North Main Street from GC (General Commercial) to the R-2 (Residential Single and Two-Family Dwellings) zoning district. – Dale Corporation.
7. Acceptance of Improvements for Old Farm at Kays Creek Phase 3 at approximately 750 North Kays Creek Road.
8. Acceptance of Improvements for Field of Dreams Subdivision located at 1111 West Webb Lane.
9. Gas Line consideration and Right-of-Way vacation discussion on Deseret Drive.
10. Request approval of appointment of Poll Workers for the 2017 General Election and authorization for possible replacements.
11. Discussion and potential action on Rules of Procedure change.
12. Minutes.
13. Calendar.
14. Council Member Reports.
15. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on October 3, 2017.

Maria T. Devereux
Maria T. Devereux
City Recorder