



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular City Council meeting on Thursday, November 16, 2017, starting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:00 p.m. ASK THE COUNCIL/PUBLIC Q & A

1. Council Member Chris Snell will be available for discussion related to any topic that pertains to our community and the business of the City.

7:00 p.m. CITY COUNCIL MEETING

The agenda shall be as follows:

Opening – Mayor Steve Hiatt.

1. Swearing in of Fire Chief Paul Erickson.
2. Consent appointment of new Kaysville City Attorney.
3. Recognition of Jim Boren for 43 years of service.
4. Swearing in of Youth City Council.
5. Citizen Recognition. – Chief Oberg
6. Call to the Public.
7. Declaration of any Conflicts of Interest.
8. Award of bids for construction of Pioneer Park. – Justin Brimhall
9. Transportation Fee Analysis Report. – Fred Philpot, LYRB
10. Discussion of Better City contract.
11. Preliminary and Final Plat approval for the Apple Blossom Subdivision at 64 South Angel Street. – Ivory Homes
12. Amendment to the Development Agreement for the Sunset Equestrian Estates Subdivision. – Symphony Homes
13. Canvass Results of the Municipal General Election held on November 7, 2017. – Maria Devereux
14. Consideration of a Resolution Extending the Legacy Parkway Scenic Byway.
15. Consideration of cancellation of City Council meeting on December 21, 2017.
16. Minutes.
17. Calendar.
18. Council Member Reports.
19. 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 November 15, 2017.

Maria T. Devereux
City Recorder

OATH OF OFFICE



Name: Paul Erickson
Position: Fire Chief

State of Utah)

§

County of Davis)

I do solemnly swear that I will support, obey and defend the Constitution of the United States, the Constitution of this state, and the laws and ordinances of Kaysville City, and that I will discharge the duties of my office with fidelity.

Dated this 16th day of November, 2017.

Paul Erickson, Fire Chief

Subscribed and sworn to before me this 16th day of November, 2017.

Steve Hiatt, Mayor



City Council Staff Report

Pioneer Park Construction Phase I – November 6, 2017

Description:

Pioneer Park is a 10.56 acre park site located in the south west section of the City. This park sits at approximately 1285 South Angel Street. The park is bordered by residential development (Sunset Equestrian Estates) on the north, east and south sides along with a charter school to the south. The Pioneer Park Ad Hoc Committee was formed in October 2016 and has guided the design process to the park plans we have today. This committee consisted of 8 citizens, 3 Parks and Recreation staff and City Council advisor over Parks and Recreation. On January 5, 2017 City Council awarded the park design consulting contract with Blu Line Designs. On March 8, 2017 a public open house was held to gather input from citizens on the design concepts and features that this park will contain. City Council meeting held on March 30, 2017 park plans were presented and discussed. On May 18, 2017 the bond parameters were approved by the City Council. Budget appropriations and bond were approved in the FY 18 budget for the phase I construction of Pioneer Park. On October 12, 2017 Pioneer Park was awarded a \$35,000 grant for the adventure playground area by the Governor's Office of Economic Development.

September 19, 2017 a Request for Bid was solicited for the construction of the park. The RFB was placed in newspaper, Bid Sync and City website. A bid opening was held on October 24, 2017 where 4 sealed bids were received. (See attached bid tabulation sheet)

Recommendation:

After receiving and reviewing the 4 bids submitted, staff recommends awarding the Pioneer Park Phase I construction to the low bid of Merrill Sheriff Construction Inc. for the base bid amount of \$1,360,593.00 and the additive alternates (1A, 1B, and 1C) totaling \$52,411.00. Total for this contract is \$1,413,004.00. Staff also request an additional \$150,000 from the general fund balance or park impact fees for the completion of the playground that is being purchased directly from the consulting playground vendor in early 2018.

Reasoning:

Staff has reviewed references supplied for Merrill Sheriff Construction and nothing of concern has been found. MSCI was also the contractor for the construction of Angel Street Soccer Complex. \$1,550,000 has been appropriated in FY 18 for the construction of Pioneer Park. With the additional \$150,000 fund request and the grant of \$35,000 for the playground from GOED, this will allow the phase I construction to be completed. In FY 19 budget staff will install irrigation and landscaping.

Pioneer Park - RFB Tabulation Sheet					
October 24, 2017 2pm - City Hall					
	Base Bid	Respondent Name			
		Merrill Sheriff Construction, Inc. 707 North 1000 West #1 Centerville, UT 84014	J. Lyne Roberts & Sons Inc 2705 North 550 East Provo, UT 84604	ACME Construction Inc. 170 South 1200 West North Salt Lake, UT 84054	Valley Design and Construction 825 East Highway 193, Suite D Layton, UT 84041
1	Demolition (Including all disposal of Material)	\$170,942.00	\$99,580.35	\$171,569.05	\$198,152.23
2	Utilities (including all trenching, backfilling, etc)	\$78,727.00	\$95,963.00	\$130,798.05	\$99,197.56
3	Electrical and Lighting	\$145,468.00	\$350,300.00	\$302,502.00	\$265,317.20
4	Site Grading and Excavation	\$150,140.00	\$211,203.00	\$143,705.95	\$197,648.50
5	Roadway and Parking (including all sub grade materials)	\$73,865.00	\$98,072.25	\$136,950.70	\$105,527.24
6	Concrete walks and hardscape (including all sub grade materials)	\$289,975.00	\$208,253.75	\$186,206.25	\$286,721.23
7	Restroom / Large Pavilion	\$363,874.00	\$602,630.00	\$404,545.00	\$476,767.39
8	Miscellaneous	\$162,096.00	\$106,285.00	\$118,207.50	\$430,127.55
	as noted on sealed bid	-\$74,494.00			
	Total Base Bid	\$1,360,593.00	\$1,772,287.35	\$1,594,484.50	\$2,059,458.90
	Bid Alternates				
1A	Additive Alternate	\$43,197.00	\$127,675.00	\$108,191.25	\$190,683.31
1B	Additive Alternate	\$2,343.00	\$30,010.00	\$19,705.50	\$32,797.11
1C	Additive Alternate	\$6,871.00	\$15,764.00	\$7,112.00	\$10,244.18
2	Additive Alternate	\$52,735.00	\$80,910.00	\$59,372.50	\$43,189.75
3A	Additive Alternate	\$67,177.00	\$74,462.00	\$1,946.00	\$19,987.74
3B	Additive Alternate	\$78,969.00	\$87,227.50	\$1,946.00	\$20,945.92
4	Deductive Alternate	-\$12,635.00	-\$19,560.00	-\$4,912.50	-\$29,088.03
5	Deductive Alternate	-\$1,845.00	-\$7,750.00	-\$27,101.00	-\$4,000.00
6A	Deductive Alternate	-\$7,889.00	-\$7,750.00	-\$10,787.25	-\$19,030.20
6B	Deductive Alternate	-\$26,842.00	-\$5,250.00	-\$16,710.00	-\$31,576.00
7	Deductive Alternate	-\$8,950.00	-\$13,320.00	-\$9,688.30	-\$14,973.30
	Total Base Bid + Recommended Additive Alternates	\$1,413,004.00	\$1,945,736.35	\$1,729,493.25	\$2,293,183.50
	Funding		Expenditures		
	Bond Amount	\$1,300,000.00	Base Bid Amount	\$1,360,593.00	
	General Fund Balance Appropriations	\$250,000.00	Additive Alternate 1A	\$43,197.00	
	Grant GOED	\$35,000.00	Additive Alternate 1B	\$2,343.00	
	Total	\$1,585,000.00	Additive Alternate 1C	\$6,871.00	
	Additional Fund Balance Request or Park Impact Fee	\$150,000.00	Playground Equipment	\$300,000.00	
	Grand Total	\$1,735,000.00	Construction Total	\$1,713,004.00	
			Budget FY 19 Irrigation and Landscaping	\$200,000.00	
			Park completion total	\$1,913,004.00	

2017 ROAD FEE ANALYSIS

KAYSVILLE CITY, UTAH



LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

NOVEMBER 2017



Establish an Equitable, Sustainable and Transparent way to Maintain Existing Roadways

Current Funding Mechanisms:

- Class C Road Funds
- General Fund

FEE ASSUMPTIONS

3

- Assumes a Need to Generate \$2M in New Revenues
- Single and Multi-Family Fees are Assessed per Unit
- Non-Residential Fees are Assessed per Business License

FEE METHODOLOGY

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- Business Licenses Assigned to a Transportation Category
- Average Square Footage of Businesses in each Transportation Category Calculated to Determine Units/1,000 SF
- Total Trips Calculated for each Transportation Category based on Units/1,000 SF using Average Daily Trips (ADT)
- Percent of Total Trips Calculated for each Transportation Category
- $\text{Percent of Total Trips} \times \$2,000,000 = \text{Fee}$

FEE METHODOLOGY

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- Fees are Broken Out by:
 - Residential
 - Single-Family Dwellings
 - Multi-Family Dwellings
 - Combined Residential
 - Non-Residential
 - ≤ 10 Adjusted ADT
 - 10-25 ADT
 - 26-100 ADT
 - > 100 ADT
 - Super Market/Discount Store
 - Public Use

TRANSPORTATION CATEGORIES BY ADT

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<=10 Adjusted ADT	10-25 Adjusted ADT	26-100 Adjusted ADT	>100 Adjusted ADT
Dry Cleaners - Laundry Mat	Auto Dealership	Day Care Center	Fast Food Restaurant
Theater - Live Stage	Retail Store, Nbhd Shopping Center, Shell	Bank	Conven. Market/Mini-Mart Conv. Store
Storage Warehouse, Mini Warehouse Lumber & Material Storage, Storage Garage, Warehouse Food Storage and Showroom Store	Dental Office/Clinic & Medical Office	Restaurant/Banquet Hall	
Multipurpose Recreation Facility	Health/Fitness Club	Car Wash - Automatic & Self Service	
Group Care Home/Home for Elderly	Veterinary Hospital		
Mini-Lube Garage & Service Garage			
Barber Shop/Hair Salon			
Office Bldg/Convention Center/Shell/Laboratory			

TRIP CATEGORIES

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	Measurement	Units	
Residential			
Single-Family Dwellings	Dwelling Units	7,547	
Multi-Unit	Dwelling Units	743	
Combined Residential	Dwelling Units	8,290	
Non-Residential			
Adjusted ADT	Measurement	Business Licenses	Per 1,000 SF
<=10 ADT	1,000 SF	205.00	1,741.56
10-25 ADT	1,000 SF	162.00	1,162.13
26-100 ADT	1,000 SF	38.00	160.84
>100 ADT	1,000 SF	15.00	43.91
Super Market/Discount Store	1,000 SF	3.00	218.18
Public Use			
		Units	Per 1,000 SF
Public Use		57.00	2,171.76

SCENARIO 1: \$2M, No COMMERCIAL REDUCTION

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	ADT	% of Total	Estimated Annual Cost	Annual Fee Per Unit/License	Monthly Fee Per Unit/License
Residential					
Single-Family Dwellings	36,114	35.4%	\$707,583.49	\$93.75	\$7.81
Multi-Unit	2,469	2.4%	\$48,375.25	\$65.13	\$5.43
Combined Residential	38,583	37.8%	\$755,958.74	\$91.19	\$7.60
Non-Residential					
Unadjusted ADT					
<=10 ADT	6,497	6.4%	\$127,238.72	\$620.68	\$51.72
10-25 ADT	20,728	20.3%	\$405,941.85	\$2,505.81	\$208.82
26-100 ADT	5,588	5.5%	\$109,436.66	\$2,879.91	\$239.99
>100 ADT	9,994	9.8%	\$195,724.76	\$13,048.32	\$1,087.36
Super Market/Discount Store	6,069	5.9%	\$118,856.67	\$39,618.89	\$3,301.57
Public Use					
Public Use	14,664	14.4%	\$287,183.10	\$5,038.30	\$419.86

SCENARIO 2: \$2M, 50% COMMERCIAL REDUCTION

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	ADT	% of Total	Estimated Annual Cost	Annual Fee Per Unit/License	Monthly Fee Per Unit/License
Residential					
Single-Family Dwellings	36,114	35.4%	\$707,264.77	\$93.71	\$7.81
Multi-Unit	2,469	2.4%	\$48,353.46	\$65.11	\$5.43
Combined Residential	38,583	37.8%	\$755,618.23	\$91.15	\$7.60
Non-Residential					
Unadjusted ADT					
<=10 ADT	6,497	6.4%	\$63,619.36	\$310.34	\$25.86
10-25 ADT	20,728	20.3%	\$202,970.93	\$1,252.91	\$104.41
26-100 ADT	5,588	5.5%	\$54,718.33	\$1,439.96	\$120.00
>100 ADT	9,994	9.8%	\$97,862.38	\$6,524.16	\$543.68
Super Market/Discount Store	6,069	5.9%	\$59,428.34	\$19,809.45	\$1,650.79
Public Use					
Public Use	14,664	14.4%	\$287,183.10	\$5,038.30	\$419.86

QUESTIONS



City Council Staff Report

Better City Contract Discussion November 16, 2017

Description:

In late 2016 we contracted with Better City on an Economic Development plan for two sites in our city. These sites are the IHC owned property on 400 West and the 25 acres south of Boondocks on Deseret. This contract was heavily reward based. Although no business has signed yet, Better City has made tremendous progress and we have had over a dozen meetings over the past 12 months with various interested parties. Now the contract has expired and staff is looking for further direction when it comes to Better City.

Recommendation:

It is recommended that the city council take one of the following actions:

- 1) End the relationship
- 2) Continue the relationship as is for a fixed period of time (6 months, 12 months, etc.)
- 3) Continue the relationship in a "bonus reward incentive" situation only meaning the monthly payment of \$1000 ends when the first contract ends and that once the hotel is done and a business is on the other site, the relationship is terminated or further renegotiated for any future work.
- 4) A hybrid of options 2 and 3 where we extend for a fixed period of time and once that time has expired we continue on in a "reward incentive" basis only.

Reasoning:

Working with Better City has been very productive and worth the money paid so far. We have entered into several negotiations and a favorable resolution on both properties seems possible.



City Council Staff Report

Preliminary and Final Plat for the Apple Blossom Subdivision Consisting of 7 Lots on 2.98 acres. November 16, 2017

Applicant/Owner: Ivory Homes
Location: 64 South Angel Street
Zone: R-1-14

Description:

Recently this same property was rezoned to the R-1-14 zoning district. As part of that rezone approval a concept plan was submitted which included 7 lots consistent with the attached final plat.

Among other comments received during the rezone process, were concerns regarding storm water runoff. This property slopes away from the road and toward the existing homes to the west, making it very difficult to get the water off of the property and into the street and existing storm drain system. The proposed plans provide for the storm water from the new cul-de-sac and the front of the each lot to be collected in the storm drain in Angel Street, however the back part of each lot will drain to the rear yard and be held on the lot with a berm.

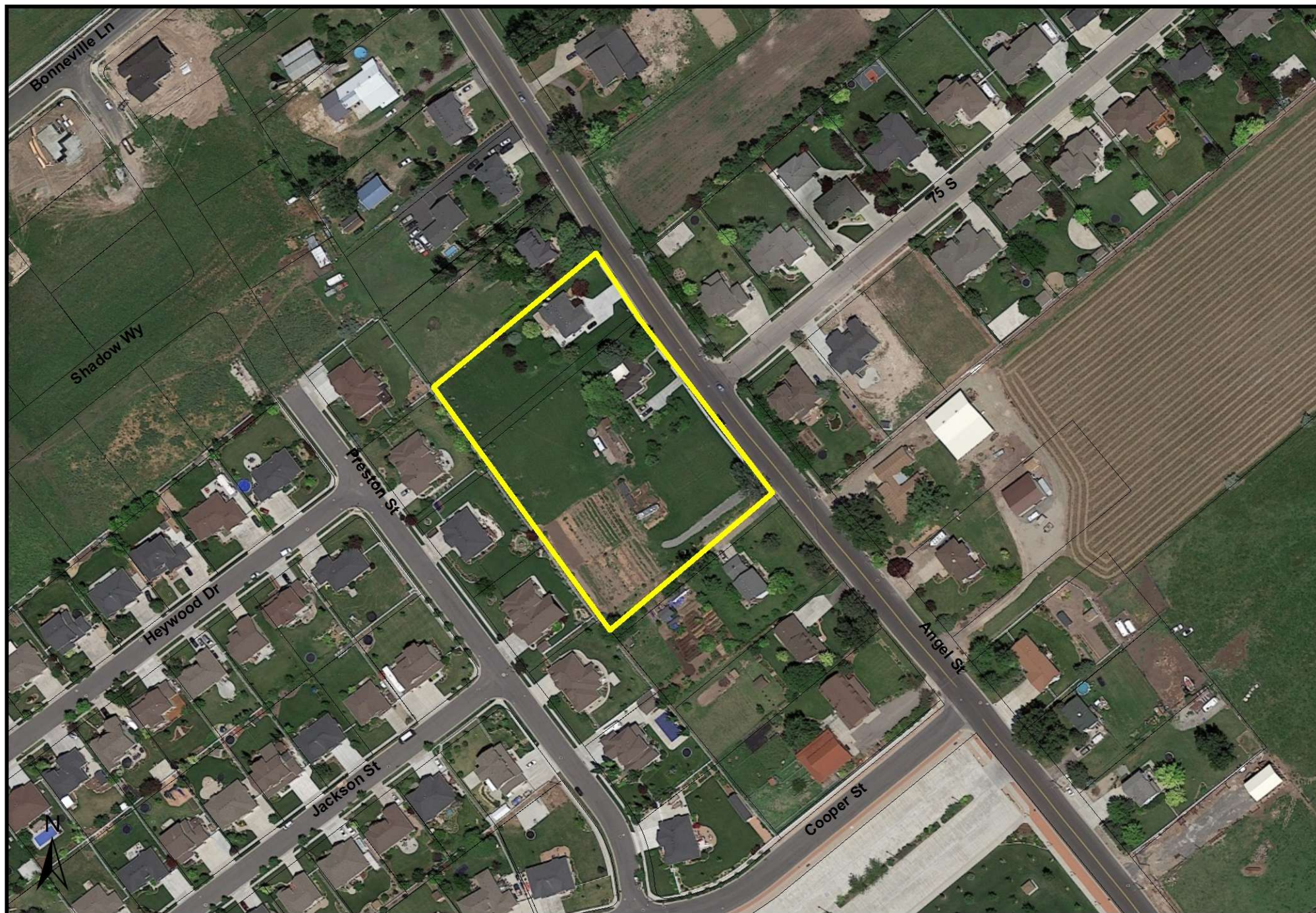
While this proposed storm water plan exceeds the minimum designed criteria of the City Code, it will create temporary ponding in the back of each lot after a rain storm.

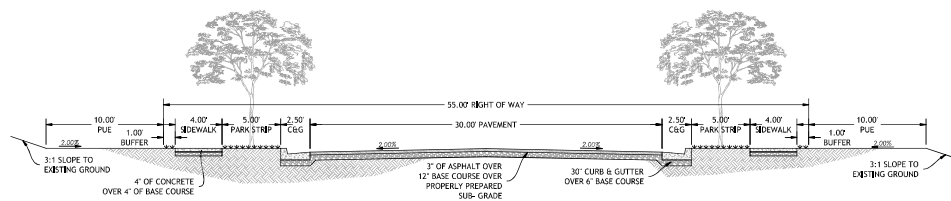
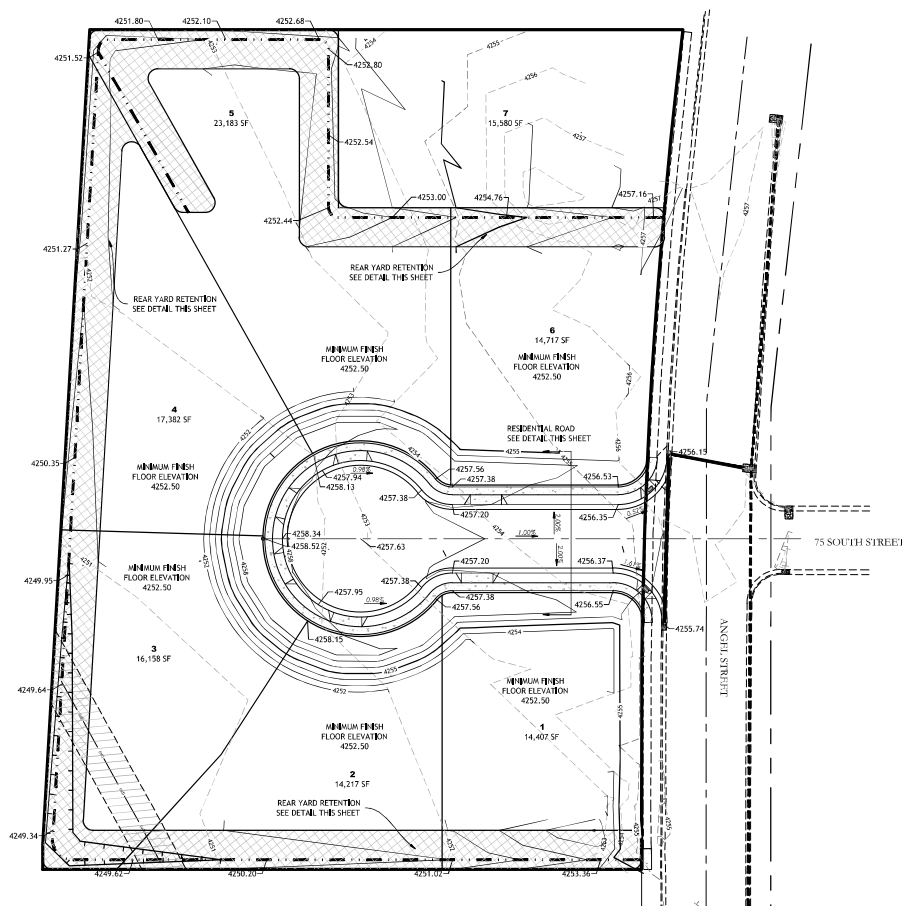
Recommendation:

The Planning Commission reviewed this subdivision and with a five to one vote recommended approval of the preliminary and final plat for the Apple Blossom Subdivision with the condition that the drainage areas be clearly defined and recorded such that future residents of the lots would be well informed of the potential for the temporary ponding.

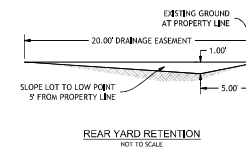
Attachment	1:	Area Map
Attachment	2:	Final Plat
Attachment	3:	Drainage Plan

64 South Angel Street





PUBLIC ROADWAY SECTION
NOT TO SCALE



REAR YARD RETENTION
NOT TO SCALE



PO Box 522056 Salt Lake City, UT 84152-2056
(801) 201-7494 www.edmllc.net



SCALE: 1" = 30'



DEVELOPER:

Ivory Development
978 East Woodlake Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
- All culinary water improvements shall conform with the standards and specifications of Kayville City.
- All secondary water improvements shall conform with the standards and specifications of Davis and Weber Counties Canal Company.
- All improvements in the public right-of-way shall conform with the standards and specifications of Kayville City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- This project is located within FEMA (FIRM panel) 49011C0236E and is located within Zone X, an area of minimal flood hazard.



Apple Blossom Estates

Grading & Drainage Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: October 18, 2017

SHEET NUMBER:
C-3

Election Summary Report
 Davis County
 Municipal General Election
 Held November 7, 2017
 Summary For Jurisdiction Wide, All Counters, Kaysville
 Official Results

Date:11/15/17
 Time:13:17:19
 Page:1 of 1

Registered Voters 151603 - Cards Cast 7145 4.71%

Num. Report Precinct 201 - Num. Reporting 201 100.00%

Kaysville City Mayor			
	Total		
Number of Precincts	20		
Precincts Reporting	20	100.0	%
Times Counted	7145/15824	45.2	%
Total Votes	7095		
KAMALU	3294	46.43%	
WITT	3801	53.57%	

Kaysville City Council			
	Total		
Number of Precincts	20		
Precincts Reporting	20	100.0	%
Times Counted	7145/15824	45.2	%
Total Votes	12786		
HANSEN	3834	29.99%	
BARBER	3741	29.26%	
VONBOSE	1539	12.04%	
LEE	3672	28.72%	

**Municipal General Election
November 7, 2017
Summary of By-Mail and
Provisional Ballots
Not Counted**

[illegible]

Municipal General Election November 7, 2017 Summary of By-Mail and Provisional Ballots Not Counted															
	Total ballots not counted	Already Voted	Not Registered	Incomplete Application	No Proof of Identity	No Proof of Residency	Power of Attorney	Signed by someone other than voter	Deceased	Moved out of County	No Signature	No Tabs	Signature did not match	Empty Envelope	Not Timely
West Bountiful By-Mail	15						1				3	1	7		3
West Bountiful Provisional	0														
West Point By-Mail	33				1						7	2	22		1
West Point Provisional	1		1												
Woods Cross By-Mail	30										6	1	19		4
Woods Cross Provisional	4		4												
Total By Mail	960				10		2	5	14	1	227	76	549	5	71
Total Provisional	36	1	26		2	7									
Total Not Counted	996	1	26		12	7	2	5	14	1	227	76	549	5	71

Municipal General Election November 7, 2017 Official Canvass Results										
	Reg Voters	By Mail Before	Polling	Vote Center Votes	Election Night	Accepted By Mail After	Total Provisionals	Paper at Polls	Total Post Election Night	Final Total
Kaysville 1	914	274	21	0	295	82	1	0	83	378
Kaysville 2	951	351	16	0	367	84	0	0	84	451
Kaysville 3	787	317	22	0	339	97	0	0	97	436
Kaysville 4	575	217	13	0	230	47	0	0	47	277
Kaysville 5	742	272	18	0	290	43	0	0	43	333
Kaysville 6	977	309	13	1	323	71	0	0	71	394
Kaysville 7	639	275	11	0	286	52	0	0	52	338
Kaysville 8	400	151	16	1	168	45	0	0	45	213
Kaysville 9	641	286	16	0	302	60	0	0	60	362
Kaysville 10	880	322	12	0	334	83	0	0	83	417
Kaysville 11	906	304	18	0	322	90	0	0	90	412
Kaysville 12	1068	384	9	0	393	91	0	0	91	484
Kaysville 13	694	205	10	0	215	51	0	0	51	266
Kaysville 14	674	279	14	0	293	60	0	0	60	353
Kaysville 15	675	218	10	0	228	83	1	0	84	312
Kaysville 16	675	163	11	1	175	57	0	0	57	232
Kaysville 17	825	237	13	0	250	65	0	0	65	315
Kaysville 18	1032	353	17	0	370	102	1	0	103	473
Kaysville 19	1032	302	27	0	329	87	0	0	87	416
Kaysville 20	739	212	6	0	218	65	0		65	283
TOTALS	15826	5431	293	3	5727	1415	3	0	1418	7145

Kaysville

Cards Cast Report
Davis County
Municipal General Election
Held November 7, 2017
Unincorporated precinct splits

Date: Nov 15, 2017
Time: 01:16 PM
Page: 1 of 8

District/Reportunit	VGroup1	VGroup2	Ballot	Card	Cast	Voters	Percent
Jurisdiction Wide							
Bountiful 1	NP	NP	6	6	333	771	43.19
Bountiful 2	NP	NP	6	6	264	728	36.26
Bountiful 3	NP	NP	6	6	426	931	45.76
Bountiful 4	NP	NP	6	6	381	779	48.91
	NP	NP	19	19	0	0	-
Bountiful 4 - Total	TOTAL	NP			381	779	48.91
Bountiful 5	NP	NP	6	6	430	1030	41.75
Bountiful 6	NP	NP	6	6	288	766	37.60
Bountiful 7	NP	NP	6	6	246	682	36.07
Bountiful 8	NP	NP	6	6	412	930	44.30
Bountiful 9	NP	NP	6	6	486	850	57.18
Bountiful 10	NP	NP	4	4	0	0	-
	NP	NP	6	6	469	829	56.57
Bountiful 10 - Total	TOTAL	NP			469	829	56.57
Bountiful 11	NP	NP	6	6	516	811	63.63
Bountiful 12	NP	NP	6	6	567	864	65.63
Bountiful 13	NP	NP	6	6	231	593	38.95
Bountiful 14	NP	NP	6	6	187	461	40.56
Bountiful 15	NP	NP	6	6	231	487	47.43
Bountiful 16	NP	NP	6	6	411	812	50.62
Bountiful 17	NP	NP	6	6	460	810	56.79
	NP	NP	19	19	3	0	-
Bountiful 17 - Total	TOTAL	NP			463	810	57.16
Bountiful 18	NP	NP	4	4	0	0	-
	NP	NP	6	6	383	831	46.09
Bountiful 18 - Total	TOTAL	NP			383	831	46.09
Bountiful 19	NP	NP	6	6	412	850	48.47
Bountiful 20	NP	NP	6	6	299	671	44.56
Bountiful 21	NP	NP	6	6	356	773	46.05
Bountiful 22	NP	NP	6	6	355	790	44.94
Bountiful 23	NP	NP	6	6	424	965	43.94
Bountiful 24	NP	NP	6	6	101	289	34.95
Bountiful 25	NP	NP	4	4	0	1	0.00
	NP	NP	6	6	386	910	42.42
Bountiful 25 - Total	TOTAL	NP			386	911	42.37
Bountiful 26	NP	NP	6	6	328	765	42.88

Cards Cast Report
Davis County
Municipal General Election
Held November 7, 2017
Unincorporated precinct splits

Date: Nov 15, 2017
Time: 01:16 PM
Page: 3 of 8

District/Reportunit	VGroup1	VGroup2	Ballot	Card	Cast	Voters	Percent
Clearfield 9	NP	NP	8	8	138	857	16.10
Clearfield 10	NP	NP	8	8	126	498	25.30
Clearfield 11	NP	NP	8	8	211	939	22.47
Clearfield 12	NP	NP	8	8	100	680	14.71
Clearfield 13	NP	NP	8	8	2	50	4.00
Clearfield 14	NP	NP	8	8	8	78	10.26
Clearfield 15	NP	NP	8	8	2	43	4.65
Clinton 1	NP	NP	5	5	282	817	34.52
Clinton 2	NP	NP	5	5	259	1025	25.27
Clinton 3	NP	NP	5	5	89	358	24.86
Clinton 4	NP	NP	5	5	253	976	25.92
Clinton 5	NP	NP	5	5	82	240	34.17
Clinton 6	NP	NP	5	5	159	713	22.30
Clinton 7	NP	NP	5	5	307	898	34.19
Clinton 8	NP	NP	5	5	240	746	32.17
Clinton 9	NP	NP	5	5	310	943	32.87
Clinton 10	NP	NP	5	5	52	238	21.85
Clinton 11	NP	NP	5	5	311	1029	30.22
Clinton 12	NP	NP	5	5	152	513	29.63
Farmington 1	NP	NP	1	1	377	1002	37.62
	NP	NP	20	20	0	3	0.00
Farmington 1 - Total	TOTAL	NP			377	1005	37.51
Farmington 2	NP	NP	1	1	202	851	23.74
Farmington 3	NP	NP	1	1	207	835	24.79
Farmington 4	NP	NP	1	1	323	1029	31.39
	NP	NP	20	20	0	2	0.00
Farmington 4 - Total	TOTAL	NP			323	1031	31.33
Farmington 5	NP	NP	1	1	252	782	32.23
Farmington 6	NP	NP	1	1	359	967	37.13
	NP	NP	20	20	0	0	-
Farmington 6 - Total	TOTAL	NP			359	967	37.13
Farmington 7	NP	NP	1	1	271	709	38.22
Farmington 8	NP	NP	1	1	285	690	41.30
	NP	NP	20	20	0	0	-
Farmington 8 - Total	TOTAL	NP			285	690	41.30
Farmington 9	NP	NP	1	1	369	978	37.73

Cards Cast Report
Davis County
Municipal General Election
Held November 7, 2017
Unincorporated precinct splits

Date: Nov 15, 2017
Time: 01:16 PM
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District/Reportunit	VGroup1	VGroup2	Ballot	Card	Cast	Voters	Percent
Kaysville 11 (cont.)	NP	NP	17	17	0	0	-
Kaysville 11 - Total	TOTAL	NP			412	906	45.47
Kaysville 12	NP	NP	7	7	460	1009	45.59
	NP	NP	17	17	24	59	40.68
	NP	NP	20	20	0	0	-
Kaysville 12 - Total	TOTAL	NP			484	1068	45.32
Kaysville 13	NP	NP	7	7	266	694	38.33
Kaysville 14	NP	NP	7	7	353	674	52.37
Kaysville 15	NP	NP	7	7	312	675	46.22
Kaysville 16	NP	NP	7	7	232	675	34.37
Kaysville 17	NP	NP	7	7	315	825	38.18
	NP	NP	20	20	0	0	-
Kaysville 17 - Total	TOTAL	NP			315	825	38.18
Kaysville 18	NP	NP	7	7	473	1032	45.83
Kaysville 19	NP	NP	7	7	416	1030	40.39
	NP	NP	20	20	0	2	0.00
Kaysville 19 - Total	TOTAL	NP			416	1032	40.31
Kaysville 20	NP	NP	7	7	283	739	38.29
	NP	NP	20	20	0	0	-
Kaysville 20 - Total	TOTAL	NP			283	739	38.29
Layton 1	NP	NP	2	2	216	515	41.94
Layton 2	NP	NP	2	2	308	927	33.23
Layton 3	NP	NP	2	2	100	555	18.02
Layton 4	NP	NP	2	2	147	577	25.48
Layton 5	NP	NP	2	2	168	632	26.58
Layton 6	NP	NP	2	2	284	888	31.98
Layton 7	NP	NP	2	2	276	848	32.55
Layton 8	NP	NP	2	2	144	493	29.21
Layton 9	NP	NP	2	2	271	650	41.69
Layton 10	NP	NP	2	2	180	618	29.13
Layton 11	NP	NP	2	2	168	609	27.59
Layton 12	NP	NP	2	2	275	899	30.59
Layton 13	NP	NP	2	2	155	580	26.72
Layton 14	NP	NP	2	2	127	565	22.48
Layton 15	NP	NP	2	2	194	887	21.87
Layton 16	NP	NP	2	2	124	487	25.46
Layton 17	NP	NP	2	2	154	665	23.16

Cards Cast Report
Davis County
Municipal General Election
Held November 7, 2017
Unincorporated precinct splits

Date: Nov 15, 2017
Time: 01:16 PM
Page: 7 of 8

District/Reportunit	VGroup1	VGroup2	Ballot	Card	Cast	Voters	Percent
Layton 44 (cont.)							
North Salt Lake 1	NP	NP	3	3	243	884	27.49
North Salt Lake 2	NP	NP	3	3	322	1105	29.14
	NP	NP	4	4	0	0	-
North Salt Lake 2 - Total	TOTAL	NP			322	1105	29.14
North Salt Lake 3	NP	NP	3	3	255	911	27.99
North Salt Lake 4	NP	NP	3	3	251	933	26.90
North Salt Lake 5	NP	NP	3	3	376	1115	33.72
	NP	NP	4	4	0	0	-
North Salt Lake 5 - Total	TOTAL	NP			376	1115	33.72
North Salt Lake 6	NP	NP	3	3	403	896	44.98
North Salt Lake 7	NP	NP	4	4	91	450	20.22
North Salt Lake 8	NP	NP	3	3	350	823	42.53
North Salt Lake 9	NP	NP	3	3	319	881	36.21
North Salt Lake 10	NP	NP	3	3	288	776	37.11
South Weber 1	NP	NP	16	16	514	1130	45.49
South Weber 2	NP	NP	16	16	466	1033	45.11
South Weber 3	NP	NP	16	16	550	1161	47.37
Sunset 1	NP	NP	10	10	175	425	41.18
Sunset 2	NP	NP	10	10	261	648	40.28
Sunset 3	NP	NP	10	10	322	748	43.05
Syracuse 1	NP	NP	9	9	237	939	25.24
Syracuse 2	NP	NP	9	9	153	561	27.27
Syracuse 3	NP	NP	9	9	308	1117	27.57
Syracuse 4	NP	NP	9	9	245	604	40.56
Syracuse 5	NP	NP	9	9	294	1132	25.97
Syracuse 6	NP	NP	9	9	280	935	29.95
Syracuse 7	NP	NP	9	9	285	1084	26.29
Syracuse 8	NP	NP	9	9	332	828	40.10
Syracuse 9	NP	NP	9	9	399	1050	38.00
Syracuse 10	NP	NP	9	9	233	678	34.37
Syracuse 11	NP	NP	9	9	278	830	33.49
Syracuse 12	NP	NP	9	9	325	1040	31.25
Syracuse 13	NP	NP	9	9	287	963	29.80
Syracuse 14	NP	NP	9	9	167	698	23.93



City Council Staff Report

Request to Amend the Development Agreement for Sunset Equestrian Estates November 16, 2017

Applicant: Symphony Homes
Location: Approx. 900 South Zenyatta Way

Description:

Last spring the City Council rezoned and granted preliminary plat approval for a 4 acre parcel of ground adjacent and to the north of Sunset Equestrian Estates. This property, as proposed, takes its only access through the Sunset Equestrian Subdivision by means of a road that is not shown in the presently approved development agreement. Symphony Homes owns the affected phases of Sunset Equestrian as well as the new parcel. They have requested that the development agreement be amended to allow the road at the north east corner of phase 16A to be a three legged intersection, with a stub to the north rather than the ninety degree corner as has been shown in the past.

Attachment 1: Proposed Addendum 5 to the Sunset Equestrian Development Agreement
Attachment 2: New Exhibit A
Attachment 3: Old Exhibit A

**ADDENDUM NO. FIVE
TO
DEVELOPMENT AGREEMENT FOR SUNSET EQUESTRIAN
ESTATES WEST CLUSTER SUBDIVISION**

This ADDENDUM NO. FIVE to the DEVELOPMENT AGREEMENT FOR SUNSET EQUESTRIAN ESTATES WEST CLUSTER SUBDIVISION ("Development Agreement") is entered into as of _____, 2017 (hereinafter the "Amendment Effective Date"), by and between KAYSVILLE CITY CORPORATION, a Utah municipal corporation organized and existing under the laws of the State of Utah (hereinafter, the "City") and SYMPHONY HOMES, (hereinafter, the "Developer," "Developer" includes successors and/or assigns of Symphony Homes).

RECITALS

A. The City and Developer entered into that certain "Development Agreement for Sunset Equestrian Estates West Cluster Subdivision" on or about April 4, 2006 (hereinafter, the "Development Agreement"), "Addendum No. One to Development Agreement for Sunset Equestrian Estates West Cluster Subdivision" on or about May 15, 2007 (hereinafter "Addendum No. One") and "Addendum No. Two to Development Agreement for Sunset Equestrian Estates West Cluster Subdivision" on or about April 1, 2008 (hereinafter "Addendum No. Two") and "Addendum No. Three to Development Agreement for Sunset Equestrian Estates West Cluster Subdivision" on or about October 21, 2008 (hereinafter "Addendum No. Three") and "Addendum No. Four to Development Agreement for Sunset Equestrian Estates West Cluster Subdivision" on or about May 20, 2014 (hereinafter "Addendum No. Four").

B. This Addendum No. Five (hereinafter, the "Addendum No. Five") is intended to supplement and modify the provisions of the Development Agreement, Addendum No. One, Addendum No. Two, Addendum No. Three, and Addendum No. Four as to the matters explicitly addressed herein. All terms, conditions and definitions set forth in the Development Agreement apply equally to the terms and conditions set forth in this Addendum No. Five; except that, if a conflict arises regarding the additions provided for herein, then the terms hereof shall prevail.

AGREEMENT

Whereas, in consideration of the foregoing premises, the City and Developer agree as follows:

1. Exhibit A of the Development Agreement, Addendum No. One, Addendum No. Two, Addendum No. Three, and Addendum No. Four is hereby deleted and replaced in its entirety with the document attached to this Addendum No. Five as Exhibit A, Preliminary Plat.
2. Except as expressly amended in this Addendum No. Five, the Development Agreement, Addendum No. One, Addendum No. Two, Addendum No. Three, and Addendum No. Four shall remain in full force and effect.

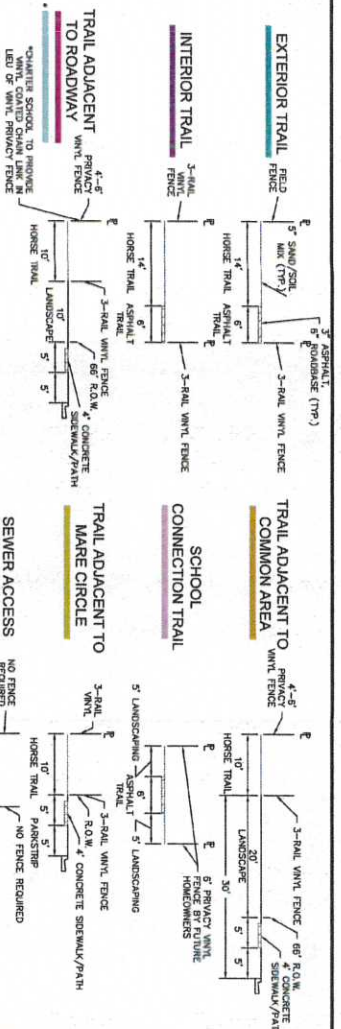
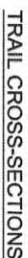
(Signatures to Follow on Next Page)

SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

249.12 Ac
19.58 Ac
229.54 Ac
22.70 Ac
9.8%

PAT	PATIENT AGE YEARS	PATIENT SEX	RECORD NO OF PATIENT	GENE TYPE		PRESENCE OF GENE	PERCENT OF GENE
				GENE TYPE	GENE TYPE		
1	25	M	1	1	1	1	100
2	25	M	2	1	1	1	100
3	25	M	3	1	1	1	100
4	25	M	4	1	1	1	100
5	25	M	5	1	1	1	100
6	25	M	6	1	1	1	100
7	25	M	7	1	1	1	100
8	25	M	8	1	1	1	100
9	25	M	9	1	1	1	100
10	25	M	10	1	1	1	100
11	25	M	11	1	1	1	100
12	25	M	12	1	1	1	100
13	25	M	13	1	1	1	100
14	25	M	14	1	1	1	100
15	25	M	15	1	1	1	100
16	25	M	16	1	1	1	100
17	25	M	17	1	1	1	100
18	25	M	18	1	1	1	100
19	25	M	19	1	1	1	100
20	25	M	20	1	1	1	100
21	25	M	21	1	1	1	100
22	25	M	22	1	1	1	100
23	25	M	23	1	1	1	100
24	25	M	24	1	1	1	100
25	25	M	25	1	1	1	100
26	25	M	26	1	1	1	100
27	25	M	27	1	1	1	100
28	25	M	28	1	1	1	100
29	25	M	29	1	1	1	100
30	25	M	30	1	1	1	100
31	25	M	31	1	1	1	100
32	25	M	32	1	1	1	100
33	25	M	33	1	1	1	100
34	25	M	34	1	1	1	100
35	25	M	35	1	1	1	100
36	25	M	36	1	1	1	100
37	25	M	37	1	1	1	100
38	25	M	38	1	1	1	100
39	25	M	39	1	1	1	100
40	25	M	40	1	1	1	100
41	25	M	41	1	1	1	100
42	25	M	42	1	1	1	100
43	25	M	43	1	1	1	100
44	25	M	44	1	1	1	100
45	25	M	45	1	1	1	100
46	25	M	46	1	1	1	100
47	25	M	47	1	1	1	100
48	25	M	48	1	1	1	100
49	25	M	49	1	1	1	100
50	25	M	50	1	1	1	100
51	25	M	51	1	1	1	100
52	25	M	52	1	1	1	100
53	25	M	53	1	1	1	100
54	25	M	54	1	1	1	100
55	25	M	55	1	1	1	100
56	25	M	56	1	1	1	100
57	25	M	57	1	1	1	100
58	25	M	58	1	1	1	100
59	25	M	59	1	1	1	100
60	25	M	60	1	1	1	100
TOTALS	294	83%	44	44	27	32%	32%

Measure	Mean (s.d.)	Median (s.d.)	Mode (s.d.)	Range
Number of items recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items correctly recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items incorrectly recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items not recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items correctly recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items incorrectly recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15
Number of items not recalled	10.0 (3.0)	10.0 (3.0)	10.0 (3.0)	5-15



SCALE (ft.)



0 250 500 750

OPEN SPACE

EQUESTRIAN CENTER

**SUNSET EQUESTRIAN ESTATES
PRELIMINARY PLAT
EXHIBIT A**

BINGHAM
ENGINEERING
BALTIC CITY • (800) 525-2530
CADDEN • (801) 368-1632
Plot Date: 09/26/2017 Create Date: 09/29/17
Page # 1 of 1
1

OLD EXHIBIT A

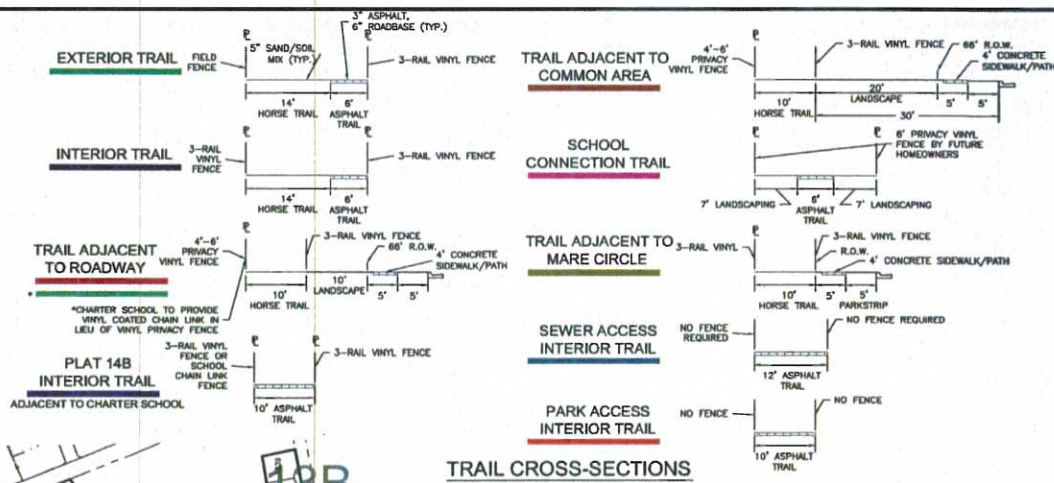
SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

Total area included in Sunset Equestrian Estates: 249.12 Ac
 Area of Equestrian Center Parcel not included in calculations: 19.58 Ac
 Net Area (less 19.58 acre Equestrian Center Parcel): 229.54 Ac
 Overall Open Space: 22.74 Ac
 Percentage of Overall Open Space: 9.9%

PLAT	PLATTED ACREAGE	NUMBER OF LOTS	TRAIL ACREAGE	NEIGHBORHOOD PARKS & COMMON AREA (Ac.)	TOTAL ACREAGE	PERCENT OF OPEN SPACE	CUMULATIVE PERCENT OF OPEN SPACE
Constructed Portion	194.48	254	5.23	11.38	16.61	10.1%	10.1%
Plat 13B	1.90	3	0.11	0.00	0.11	0.7%	10.8%
Modular Plat 14B	0.61	13	0.17	0.00	0.17	2.6%	13.4%
Plat 10C	3.70	7	0.00	0.00	0.00	0.0%	13.4%
Plat 15	15.58	26	0.46	0.00	0.46	3.4%	16.8%
Plat 17B	12.60	19	0.20	1.54	1.74	14.1%	30.9%
Plat 16A	15.67	31	0.17	2.45	2.62	16.3%	47.2%
Plat 16B	3.07	6	0.00	0.00	0.00	0.0%	47.2%
Plat 16	8.05	11	0.00	0.20	0.20	4.3%	51.5%
TOTALS	229.54	308	6.42	16.32	22.74	9.9%	9.9%

Average lot square footage: 22,076 sq ft
 Minimum lot size: 21,780 sq ft
 Minimum / Average: 0.997
 Multiplied by 10%: 0.0997 required open space
 22.84 Ac required open space (22.74 Ac currently provided)

Number of lots proposed: 308
 Minimum lot size by zoning: 21,780 sq ft
 Number of lots allowed (CHS 12 Ac / 21,780 sq ft): 498
 Number of Bldg lots: 13



WOODSIDE SUNSET FARMS L.L.C.
 SUNSET EQUESTRIAN ESTATES
 PRELIMINARY PLAT
 EXHIBIT A

B BINGHAM ENGINEERING
 SALT LAKE CITY • (801) 552-2930
 OGDEN • (801) 399-1882

Print Date: 10/25/2013 Created: 4/29/05 Proj. # 4291
 Copyright © 2013 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.
 C:\15145\15145-Project\pwp\PRELIMINARY_PLAT_rev7.dwg Bingham Engineering

Rev. By Date Remarks



City Council Staff Report

Consideration of a Resolution Extending Legacy Parkway Scenic Byway November 16, 2017

Description:

With the recent decisions regarding the West Davis Corridor, cities in Davis County are looking at extending the Scenic Byway designation that exists on Legacy Parkway to the WDC extension. This will allow the affected cities to further protect the Great Salt Lake, Antelope State Park, and other advantages that come with byway designation.

Recommendation:

It is recommended that the city adopt the attached Resolution of support for the process to extend the Scenic Byway already in place on the Legacy Parkway to include the portion now known as the West Davis Corridor.

Reasoning:

This Resolution shows support of the effort by Davis County cities to extend the Scenic Byway that will help ensure that this area is preserved as a natural and scenic area.

Resolution _____

**A RESOLUTION SUPPORTING THE EXTENSION OF THE
GREAT SALT LAKE LEGACY PARKWAY SCENIC BYWAY
AND RENAMING IT THE GREAT SALT LAKE SCENIC BYWAY**

WHEREAS, On May 16, 2002 the Legacy Parkway was designated as a scenic byway by the Utah State Scenic Byway Committee; and

WHEREAS, The Construction of West Davis Corridor provides an opportunity to extend the Great Salt Lake Legacy Parkway Scenic Byway northward providing direct access to the Great Salt Lake and Antelope State Park from the byway; and

WHEREAS, The close proximity of the Great Salt Lake and Antelope Island to the West Davis Corridor provides the natural and scenic intrinsic values qualifying the corridor to be designated as a scenic byway; and

WHEREAS, It is beneficial to Davis County and the communities therein to showcase the natural and scenic values of the Great Salt Lake and Antelope Island to tourists and others traveling through the County.

**NOW, THEREFORE, BE IT RESOLVED THAT KAYSVILLE CITY SUPPORTS THE
EXTENSION OF THE GREAT SALT LAKE LEGACY PARKWAY SCENIC BYWAY NORTH
TO INCLUDE THE WEST DAVIS CORRIDOR AND ANTELOPE DRIVE WEST FROM THE
WEST DAVIS CORRIDOR ACROSS THE CAUSEWAY TO ANTELOPE ISLAND AND
FURTHER SUPPORTS RENAMING THE GREAT SALT LAKE LEGACY PARKWAY SCENIC
BYWAY TO THE GREAT SALT LAKE SCENIC BYWAY.**

PASSED AND ADOPTED BY _____, STATE OF UTAH, ON THIS
_____ DAY OF _____ 2017.

By: _____

Attest: _____



Existing and Proposed Scenic Byways

Existing GSL Legacy Parkway Scenic Byway



Proposed West Davis Corridor Extension



Proposed Antelope Island Extension





KAYSVILLE CITY COUNCIL

Meeting Minutes

November 2, 2017

Meeting minutes of a regular City Council meeting on November 2, 2017 at 6:00 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, Service Manager Bruce Rigby, Katie Witt, Brigg lewis, Toby Barrus, Emery Barrus, Shane Pew, Ruth Sabin, Ray Sabin, Patrick Hein, Alan Farnes, Brok Thayn Scott Holmes.

POWER COMMISSION – PRESENTATION OF SOLAR AND RATES

Jordan Stephensen, Power Commission Member, gave an overall presentation of solar power, variable costs and rates. He explained the benefits of solar power and the variables.

Mayor Hiatt praised the commission for their clarifying presentation.

PUBLIC HEARING

Andy Thompson stated that the Public Hearing is in regard to the Annexation of 61 acres of property at approximately 1402 North Highway 89. The City Council recently voted to approve an amendment to the City's Annexation Policy Plan and expansion map. This change was done to allow formal consideration of an expected annexation petition for the subject 61 acres of property east of Highway 89. He explained that a petition to annex the subject property has been received and certified. The state requires that a public hearing be held before a decision on annexation can be made. To this end notice as required has been published and mailed to affected entities and property owners within the proposed annexation boundary.

Andy Thompson noted that City staff and the applicant are working on providing details regarding the City's criteria for annexation found in the Annexation Policy Plan. This public hearing will help ensure that all issues are considered and researched before a final consideration on annexation of the property is on the City Council agenda as an action item.

Council Member Lee made a motion to close the Public Hearing, second by Council Member Snell and passed unanimously.

CITY COUNCIL

Opening provided by Council Member Lee.

PRESENTATION OF PHOTO CONTEST WINNERS

Mayor Hiatt congratulated the Photo Contest Winners. He explained that the City had just over 100 entries for the first photography contest. Each of the contestant were asked to send in a photo(s) taken within the boundaries of Kaysville City and each contestant had to choose between Culture, Architecture, and Environmental categories.

Mayor Hiatt congratulated the winners; Natalie Clemens, Danny Anderson, Jed Hickenlooper, Brianne Harris, and Bonnie Jones.

YOUTH CITY COUNCIL SWEARING IN

This item has been postponed to the next meeting.

OFFICER RECOGNITION

Police Chief Sol Oberg congratulated Officer Justin Stanford, he explained that he was recognized in the Hometown Values mailer as an officer that connects with our youth and educates them on wise decision making. Officer Stanford leads the Kaysville City DARE program.

Officer Stanford expressed his thanks to the Council and the community.

CITIZEN RECOGNITION

This item has been postponed to the next meeting.

COUNTY COMMISSION PRESENTATION

Commissioner Smith explained that the Davis County Commission give presentations to each City Council throughout the state to ensure open communication and transparency. They encouraged the City Council to contact them with any questions.

Commissioner Smith discussed local issues; the cost of Federal vs. local jails, the Mutton Hollow road reconstruction project and economic development.

He expressed appreciation for the City Council and all they do for the community.

DECLARATION OF CONFLICTS OF INTEREST

Mayor Hiatt provided Council members the opportunity to disclose potential conflicts of interest in regard to items listed on the agenda. No conflicts were disclosed.

CALL TO THE PUBLIC

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

Dean Wall suggested the fee for parking permits be lowered. He noted that there are members of the community that may not be able to afford it.

Lynn Galbraith, Chairman of the museum committee, thanked the Council and stated that he appreciates Council Member Lee and her support of the museum. He explained that this is the only museum honoring LeConte Stewart. He stated that he is interested in the museum being established and in preservation of building.

Margaret Brough stated that the Council should maintain the culture of Kaysville and keep the old library building.

Caleb Stroh stated that he represents the residents in his area and wanted to bring attention to the Angel Street Creek project. He explained that damage had been done to their property and that they are ready to file a lawsuit. He would like this matter addressed immediately.

Natasha Carlisle concurred with Caleb Stroh and feels that the impact of construction has made walking to and from school an issue due to safety concerns.

INDEPENDENT AUDITORS REPORT FY2017 – HANSEN, BRADSHAW, MALMROSE, AND ERICKSON

Dean Storey, Finance Director, gave an overview of the Comprehensive Annual Finance Report (CAFR) and distributed to the Council. He explained as required by State Statute, each year the City has an Independent Auditor review the financial statements and issue a report on conformity with generally accepted accounting principles as prescribed in *Government Accounting Standards*; and compliance with the Utah State compliance requirements and internal controls as prescribed in the *Utah State Compliance Audit Guide*. The FY 17 Financial Statements have been completed and the report has been prepared.

Aaron Hixson, with Hansen, Bradshaw, Malmrose and Erickson, stated that he commends the Finance Department for compiling the document and finds it exemplary. He noted that the City can be commended for being a good steward of funds.

OLD LIBRARY UPDATE DISCUSSION- JRCA ARCHITECTS INC

Scott Holmes, JRCA, gave an overview and update of the building. He explained that at the request of the City Council to keep to the most economical approach to the remodeling of the Library building, the following design concept has been developed. He noted that the plan was to: create a place for the Kaysville City IT Department, the Museum and Gallery Building, move IT Department from City Hall, provide space for long term storage, create a Kaysville Museum and Gallery, and preserve the Stewart Art Gallery with minimal cost to the City. He explained that the building is not structurally sound and has mold issues.

Mr. Holmes noted that it would be appropriate to evaluate the building for the percentage of mold.

Council Member Snell noted that the building, even in a minor seismic event, could suffer serious damage.

Mr. Holmes noted that the stone material has deteriorated extremely and that in the event of an earthquake, he would be concerned about life safety.

Council Member Garn noted that he would like to keep the history of the building as long as it is safe for employees and the community.

Council Member Adams noted that mold is easy to eradicate and the City should have professionals evaluate the damage.

Council Member Snell made a motion for JRCA revisit the presentation and long term needs in January when the new Mayor is on board, second Council Member Lee.

Council Member Adams noted that it is important to get general contractors involved to gain a further understanding of cost and remedies to save the building.

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.

DESERET DRIVE PARKWAY AND PIPELINE ALTERNATIVES

Lyle Gibson, Zoning Administrator, explained that this item was presented with what staff believed to be some consensus from those adjacent to the parkway affected by the Dominion Energy pipeline. This perception of consensus was proved to be inaccurate as affected residents expressed different desires to the City Council during that meeting. The item was tabled with the direction to staff to get clarity on the preference of the property owners.

Lyle Gibson explained the options that were available to the residents. He noted that some of the residents affected by the gas lines desired a different option than those that were originally presented.

Council Member Page made a motion to accept the options the City proposed, Option 2, with the easement moved east, leaving the fence line as it is, second by Council Member Lee.

Mike Birch, noted that option 2 is not a consideration. He noted that this is the less expensive option for the City.

Keith Arbine noted that option 2 isn't feasible. He prefers option 1.

Council Member Garn made a substitute motion, to proceed with the Hybrid option, 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.

SHADOW CROSSING PHASE 3 SUBDIVISION ACCEPTANCE OF IMPROVEMENTS

Andy Thompson explained that the improvements for this phase of the Shadow Crossing subdivision have now been completed and the developer has requested that they be accepted. He noted that City staff has inspected the improvements and found them to be acceptable. d.

Council Member Adams made a motion to approve the acceptance of improvements for Shadow Crossing Phase 3 Subdivision to include the standard 10 percent warranty amount and a one year warranty period, second by Council Member Lee.

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.

FINAL PLAT APPROVAL FOR THE HILTON HOMES SUBDIVISION AT 289 NORTH 700 EAST

Andy Thompson, City Engineer, explained that the proposed subdivision plat is consistent with the preliminary plat approval received in September. It 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.

Council Member Page to accept the Final Plat approval for the Hilton Homes subdivision at 289 North 700 East, 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.

REZONE OF 41.22 ACRES OF PROPERTY AT 101 SOUTH ANGEL STREET FROM R-A AND R-1-20 TO THE R-1-LD ZONING DISTRICT.

Andy Thompson, City Engineer, explained that the applicants are requesting to rezone the subject property in anticipation of future development. He explained that a small portion of the existing zoning along Angel Street allows lots to be as small as 21,780 sq. ft. or ½ an acre. The majority of the property is currently zoned R-1-20 which requires lots be at least 20,000 sq. ft. in size. The precise number of lots possible for a standard subdivision under the existing zoning is unknown as the layout and road configuration play into available space. However, if this property were developed in the R-1-20 zone as a PRUD (Planned Residential Unit Development), the city's ordinances could allow as many 89 dwellings. The requested R-1-LD zone would permit no more than 82 dwellings. He noted that the application of the R-1-LD zone would allow the developer some flexibility in the layout of lots without the need for common open space.

Council Member Snell made a motion to approve the rezone of 41.22 acres of property at 101 S Angel Street from R-A and R-1-20 to the R-1-LD Zoning District contingent upon approval of an acceptable final plat, 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.

CALENDAR

Items are listed on the online calendar.

MINUTES

Mayor Hiatt asked for a motion to approve the October 5, 2017 set of Minutes.

Council Member Garn made a motion to approve the Minutes for the October 5, 2017 City Council Meeting, second by Council Member Lee.

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.

COUNCIL MEMBER REPORTS

Council Member Lee stated that the Power Commission will hold an Open House on November 14th, and December 5th prior to the regular Power Commission meetings.

Mayor Hiatt noted that the City has been interviewing candidates for a full time, City Attorney and should have a very qualified individual hired this month.

CLOSED MEETING

Council Member Lee, made a motion to open the closed session, second by Council Member Page.

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.

Council Member Snell made a motion to adjourn the closed meeting, second by Council Member Page.

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.

ADJOURNMENT

Council Member Snell made a motion to adjourn the meeting at 11:25 p.m., second by Council Member Page.

The motion passed unanimously.

Maria Devereux/City Recorder

City Calendar and Events, Holidays in United States

Nov 2017 (Mountain Time)

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

City Calendar and Events, Holidays in United States

Dec 2017 (Mountain Time)

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

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