MEETING NOTICE AND AGENDA
AMENDED

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on **Thursday, November 6, 2025**, starting at 7:00 PM in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com.

Public comments during the meeting are only taken for Action Items, "Call to the Public", or public hearings. **Those wishing to speak during these times must sign up in person before the meeting begins.** Comments may also be submitted to the City Council via email to publiccomment@kaysville.gov. Emailed comments will NOT be read aloud at the meeting.

CITY COUNCIL Q&A – 6:30 PM

The City Council will be available to answer questions or discuss any matters the public may have.

CITY COUNCIL MEETING – 7:00 PM

The agenda shall be as follows:

1) OPENING
   a) Presented by Mayor Tami Tran

2) CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)

3) PRESENTATIONS AND AWARDS
   a) Presentation of Employee of the Quarter Award to Brandon Willey
   b) Honoring Three Recipients of the "I Can Make the Difference" Program for Good Sportsmanship
   c) Recognition of Kaysville Little League Football Teams for Winning Northern Utah WFFL Championships
   d) Presentation of Lifetime Achievement Award from the Wasatch Front Football League to Kris High

4) DECLARATION OF ANY CONFLICTS OF INTEREST

5) CONSENT ITEMS
   a) Approval of minutes from the October 2, 2025 Council meeting
   b) Approval of minutes from the October 16, 2025 Council meeting
   c) Approval of minutes from the October 20, 2025 Council work session

6) ACTION ITEMS
   a) A Resolution Amending the FY26 Consolidated Fee Schedule related to Electric Vehicle Charging Station Fees
   b) An Ordinance Adopting Chapter 16-15, "Massage Establishments," of the Kaysville City Code, and Amending the FY26 Consolidated Fee Schedule related to Massage Establishment Fees

7) WORK ITEMS
   a) Discussion of Updates and Amendments to Various Public Works Ordinances

8) DEPARTMENT REPORTS
   a) Parks and Recreation Department Annual Report - Cole Stephens, Director

9) COUNCIL MEMBERS REPORTS

10) CITY MANAGER REPORT

11) CLOSED SESSION

a) Closed session to discuss the character and/or competency of individual(s), pending or reasonably imminent litigation, the purchase, sale, exchange, or lease of real property, water rights or shares, and/or the deployment of security personnel, devices, or systems, as permitted under Utah Code §52-4-205

12) 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 at least 24 hours in advance of the meeting to be held.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Kaysville City Hall, Kaysville City website at www.kaysville.gov, and the Utah Public Notice website at www.utah.gov/pmn. Posted on November 4, 2025.

Annemarie Plaizier
City Recorder

Employee of the Quarter Award Q-3 2025
Congratulations to
Brandon Willey

Brandon encompasses the spirit of outstanding employee service. As the Employee of the Quarter (EOQ), he is a credit to Kaysville City through leadership, work relationships, objective achievement, service/customer relations, and excellent work performance.

Brandon is a one-man band, thorough, and dedicated. It is normal for Brandon to step away from family time when a leak happens, a power outage pops up, a fiber crew hits a gas line, an irrigation line bursts, or a contractor calls in for an emergency locate.

Brandon is prompt, accurate, and timely with his work. He is always on the lookout for potential problems before they come up.

Brandon will be recognized at City Council Meeting and receive $100, 4 hours of PTO, an award certificate, and his name displayed on the Employee of the Quarter plaque at City Hall.

Other rock stars nominated for Employee of the Quarter (Q-3) are as follows:

Brenda Pugmire, Jackie Hubbard, Jesse Shupe, and Melinda Greenwood

KAYSVILLE CITY COUNCIL
October 2, 2025

Minutes of the regular Kaysville City Council meeting held on October 2, 2025, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Council Members Present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Deputy City Recorder Chelsie Fromeyer, Information Systems Assistant Ardi Harsano, Linda Francis, Susan Erhart, David Erhart, Stella Edgar, Camilla Bruse, Kate Layton, Grace Layton, Ali Schimmer, Bode Schimmer, Lucie Ellis, Bevan Haycock, Jed Jacobsmeyer, McKay Clemends, Kindy Kerr, Tom Kerr, Bryce Chapman, Jason Knighton, Keri Jacobsmeyer, Jacob Jacobsmeyer, Gary McBride, Erin Cazier, Sylvie Cazier, Baylee Jenkins, Beckham Dickson, Darren Dickson, Misty Dickson, Robyn Dickson, Nate Dickson, Londyn Ehlers, Reese Peck, Kate Knighton, Tanner Knighton, Jill Dredge, Megan Haycock, Tiffany Williams, Colby Williams, Barry Jenks, Clara Jenks

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OPENING

Mayor Tran called the meeting to order and welcomed those in attendance.

Council Member Hunt offered the opening remarks, sharing insights from her early law school experience and reflecting on the importance of upholding the rule of law during challenging times. She expressed gratitude for civic involvement and highlighted the participation of the Youth City Council and their families. Council Member Hunt then led those in attendance in reciting the Pledge of Allegiance.

CALL TO THE PUBLIC

No members of the public came forward to speak.

PRESENTATIONS AND AWARDS

SWEARING IN OF 2025-2026 YOUTH CITY COUNCIL

Youth City Council Advisor Linda Francis introduced the newly selected 2025–2026 Youth City Council members and officers. She described the program as a city-sponsored service and leadership initiative that had been active in Kaysville for approximately ten years. Ms. Francis explained that the Youth City Council will participate in an annual Day at the Legislature to observe the state's legislative process and meet with elected officials. She noted that the group had previously held mock debates with both the Fruit Heights Youth City Council and the Kaysville City Council and regularly assisted with city-sponsored community events. She reported that the

group had recently completed a scarecrow for the Scarecrow Walk and would soon help with the Fable Forest food-donation event and Kaysville Gives service program. Ms. Francis clarified that the Youth City Council was separate from the Youth Court program and primarily focused on civic involvement and community service.

Mayor Tran recognized Council Member John Adams as the City Council liaison for the Youth City Council. She then administered the oath of office to the Youth City Council members, invited them to join for a group photograph, and announced that several of the Youth City Council members would assist with the upcoming Meet the Candidates Night scheduled for the following Monday.

PROCLAMATION HONORING BECKHAM DICKSON

Bryce Chapman, representing the Davis Technical College plumbing program, addressed the Council and explained that SkillsUSA is a national organization dedicated to promoting excellence in skilled trades and leadership development. He stated that the program includes competitions across numerous trades, allowing students to demonstrate technical proficiency and professional skills. Mr. Chapman noted that Kaysville resident Beckham Dickson, a Davis Tech plumbing student who began in the high school pre-apprenticeship class as a junior, represented Utah at the National SkillsUSA Championships held in Atlanta, Georgia. Competing among participants from forty-three states, Mr. Dickson earned the gold medal and the title of National Champion in Plumbing, marking Davis Technical College's fifth national championship. Mr. Chapman added that Mr. Dickson planned to compete again the following year.

Mayor Tran congratulated Mr. Dickson on his accomplishment and invited him to speak. Mr. Dickson expressed gratitude to his instructors, Bryce Chapman and Craig Randall, for their guidance and support.

Council Member John Adams, who serves on the Davis Technical College Foundation Board, noted that the board had provided financial assistance for students' travel to the competition. He asked Mr. Dickson to describe his experience at the national event. Mr. Dickson explained that the competition took place in a large conference center featuring multiple trades. The plumbing contest was a 12-hour practical test, during which participants constructed full cast-iron and PVC plumbing systems, including installations for sinks, toilets, and laundry drains, following provided specifications. Winners were selected based on their accuracy and adherence to the plans. He shared that he received a medal, a medallion presented to Davis Technical College, a set of tools, and monetary awards.

Mayor Tran commended Mr. Dickson for his exceptional performance and introduced City Manager Jaysen Christensen, who read a proclamation on behalf of the Mayor and City Council recognizing Mr. Dickson's outstanding achievement. The proclamation honored his dedication, skill, and representation of Kaysville City at the national level. It noted that he had previously won both the Davis Technical College and Utah State SkillsUSA competitions before earning the

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national title, receiving scholarships, professional tools, and the opportunity to represent the United States at the World Championships in Germany. It further acknowledged his academic success, including being named Student of the Month twice in Davis High School's Building Trades Program, and commended his work ethic and leadership.

Mr. Christensen also recognized Tanner Knighton, Mr. Dickson's cousin, for placing 15th nationally in the 2023 SkillsUSA plumbing competition. He commended Robyn Dickson, Beckham's grandmother and an employee of the Kaysville Parks and Recreation Department, for her leadership in managing recreation programs and community events.

Mayor Tran concluded the presentation by expressing pride in Davis Technical College, highlighting her role as Chair of the Board of Trustees, and describing the institution as a valuable educational partner and community asset.

PROCLAMATION RECOGNIZING PUBLIC POWER WEEK, OCTOBER 5–11, 2025

Mayor Tran read a proclamation designating October 5–11, 2025, as Public Power Week in Kaysville City. The proclamation recognized Kaysville Power & Light as a community-owned, not-for-profit utility that provides residents and businesses with reliable, efficient, and safe electric service at cost-based rates. It emphasized the department's long-standing contributions to the community through energy efficiency, exceptional customer service, environmental stewardship, and public safety initiatives. The proclamation also acknowledged that Kaysville Power & Light, established in 1908, has served as a dependable local institution for more than a century, continually supporting the well-being of residents. Mayor Tran reaffirmed the City's commitment to providing safe, sustainable, and affordable electricity and expressed appreciation to the Power & Light employees for their ongoing dedication and service to the community.

MOSQUITO ABATEMENT DISTRICT-DAVIS PROPOSED TAX INCREASE

Council Member Mike Blackham reported that the Mosquito Abatement District–Davis had proposed a property tax increase and explained the reasons behind the request. He stated that the district's 27-year-old pesticide storage building no longer met operational or safety standards, lacking proper spill containment, sufficient space for equipment maneuvering, and the capacity to store larger chemical containers. As mosquito control practices had evolved, the district required a modern facility capable of safely handling increased quantities of pesticides while complying with current containment and environmental standards.

Council Member Mike Blackham reported that the Mosquito Abatement District–Davis had proposed a property tax increase and explained the reasons behind the request. He stated that the district's 27-year-old pesticide storage building no longer met operational or safety standards, lacking proper spill containment, sufficient space for equipment maneuvering, and the capacity to store larger chemical containers. As mosquito control practices had evolved, the district required

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a modern facility capable of safely handling increased quantities of pesticides while complying with current containment and environmental standards.

He further explained that urban growth along the Wasatch Front had made it increasingly difficult to use airplanes for aerial spraying, particularly in developed areas near the Great Salt Lake. The district had therefore adopted drone-based applications to improve efficiency and precision in smaller, more populated zones. However, this change required that larger chemical inventories be stored locally within Davis County rather than at the district's Ogden hangar, reinforcing the need for expanded facilities.

Council Member Blackham also discussed the need for an on-site testing laboratory, noting that the district had previously relied on the state lab for virus testing, which caused delays of one to two weeks. The district's new lab allowed for in-house PCR testing, enabling next-day results and faster responses to virus detections. He stated that early identification allowed the district's field crews to begin treatment immediately, reducing the risk of West Nile virus spread.

He added that the district planned to expand employee facilities to meet the needs of a more diverse seasonal workforce. While crews had once been primarily male, recent years had seen a roughly even number of male and female employees. The current facility lacked sufficient locker and shower space, which was essential for safety, as staff working with pesticides were required to clean up and store contaminated clothing on site.

Council Member Blackham reviewed the financial impact, explaining that for an average Davis County residence valued at $600,000, the annual tax would increase from $30.69 to $38.61, or about $7.92 per year (approximately $0.66 per month). For businesses, the annual amount would rise from $55.80 to $70.20, or roughly $1.20 per month. The tax increase would generate about $1 million annually, funding a $9.2 million project financed through a 15-year bond with annual payments of approximately $855,000, plus an additional $150,000 to address increased costs related to chemicals and inflation.

He concluded by announcing that a public hearing on the proposed tax increase would be held on December 11, 2025, at 7:00 p.m., at 85 North 600 West in Kaysville.

Mayor Tran clarified that the proposed increase did not involve Kaysville City's budget, but rather pertained to a separate taxing entity, and that cities within the district were required by state law to include the matter on their agendas for public awareness.

Council Member Blackham confirmed that each city within the district was obligated to publicly discuss the proposal and stated that additional details were available on the Mosquito Abatement District–Davis website. He added that District Manager Gary Hatch was available to answer any questions from residents.

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DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared by any members of the City Council.

CONSENT ITEMS

Council Member Adams made a motion to approve the following Consent Items:

a) Approval of minutes from the September 18, 2025, Council Meeting.
b) Approval of minutes from the September 18, 2025, Kaysville Business Park Architectural Review Committee Meeting.
c) Agreement with UDOT for Reimbursement of West Davis Corridor Trail Construction and Right-of-Way Costs.

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea

The motion passed unanimously.

WORK ITEMS

DISCUSSION ON UTAH STATE TAX COMMISSION'S DENIAL OF KAYSVILLE'S 2025 PROPERTY TAX RATE

City Manager Jaysen Christensen reported that although the Council had adopted the FY26 budget on August 7, the Utah State Tax Commission denied Kaysville City's 2025 property tax rate increase due to newly enacted state legislation. He explained that two issues prompted the denial. First, the City held its Truth-in-Taxation hearing at 6:30 p.m. and conducted its regular City Council meeting, including budget adoption, at 7:00 p.m. the same evening. Under the new law, taxing entities were now expected to hold a single-purpose meeting solely for the hearing. Second, the City did not present at that hearing a countywide list of all taxing entities that were proposing increases, a new statutory requirement. Mr. Christensen noted that approximately 60 percent of taxing entities statewide initially received denials for similar reasons, though some later demonstrated compliance and were reinstated.

He explained that as a result, Kaysville's 2025 tax collections would remain at the same dollar amount as the prior year. The new certified tax rate would be 0.001455, a slight decrease from the previous year due to rising property valuations. Kaysville would continue to have the third-lowest municipal rate in Davis County, behind South Weber and Layton. Had the increase been approved, the City's rate would have fallen between Fruit Heights (0.001717) and Farmington (0.00166) and

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would have increased the average household's tax by roughly $14 per month.

Mr. Christensen reviewed the historical tax rate trends, noting that an increase occurred around 2013–2014 when the City bonded for the police station and transitioned to a full-time Fire Department. Since that time, the rate had gradually declined. He explained that the FY26 proposed increase was designed to address rising operational and personnel costs for fire, EMS, police, parks and recreation, and cemetery services, as well as to begin allocating funding for the proposed Kaysville Field House near Kaysville Junior High. He added that the Field House project remained on schedule, with bidding expected in January 2026 following value-engineering adjustments.

Regarding fiscal management, Mr. Christensen stated that the City would rely on its general fund balance to cover FY26 expenditures. He reported that this would reduce reserves from approximately $6.5 million to $4.1 million, which still met the Government Finance Officers Association (GFOA) recommendation of maintaining at least two months of operating expenditures as a reserve and remained below the state cap of 35 percent. He advised against future reductions to the reserve beyond this point. Mr. Christensen said that the FY26 capital projects list had been thoroughly prioritized and should remain largely intact. He mentioned the $250,000 for the design of phase one of cremation garden project, currently out to bid, as a potential candidate for deferral if necessary but cautioned that delaying the project could lead to higher future costs. He concluded that the City remained financially stable for the current fiscal year and would continue to closely monitor revenues, inflation, and expenditure trends to guide decisions for the next budget cycle.

Mayor Tran reiterated that the City had responsibly used its fund balance in previous years to offset rising costs without imposing rate increases—specifically $1.1 million in FY25, $949,900 in FY26, and $1.7 million in the current year. She stated that this approach aligned with the purpose of the rainy-day fund and expressed support for continuing with previously approved FY26 projects while maintaining cautious fiscal management.

Council Member Jackson expressed frustration with the new state legislation, particularly the requirement that cities present countywide tax increase lists and restrict other agenda items on the night of their hearings. He stated that Kaysville had followed a transparent, well-documented process and expressed disappointment that a planned legislative special session would not address the issue for affected cities.

Council Member Hunt stated that she had re-examined the budget for possible reductions and found minimal discretionary spending after extensive review. She described the City's decision to use reserves as a strategic and responsible measure to manage an unexpected shortfall.

Mayor Tran added that the City would advocate for legislative reform to prevent similar situations in the future. She observed that while state leaders often emphasized reducing taxes at the state level, those reductions frequently shifted financial burdens to municipalities, which were then responsible for maintaining essential services without equivalent revenue streams. She said the City's efforts were not intended to raise taxes unnecessarily but to promote accountability and transparency in local government. She emphasized that Kaysville had held more public meetings and work sessions than in prior budget cycles to ensure residents understood the process. Mayor

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Tran explained that part of the proposed increase would have helped build reserves to support the future Field House bond, and she stated that City departments had been directed to eliminate nonessential spending, consolidate positions, and enhance efficiency through automation and technology upgrades to preserve long-term stability.

Council Member Adams clarified that residents would actually experience a decrease in the effective city tax rate, explaining that under Utah's certified tax rate system, total city revenues remain flat unless a formal increase is approved. With growth and higher property valuations, the rate naturally adjusts downward. He expressed disappointment that the denied increase—intended to cover essential service costs—could not move forward.

Council Member Blackham expressed confidence in City staff and departments, stating that despite the setback, they would adapt operations as needed and continue to provide high-quality service to residents.

COUNCIL MEMBER REPORTS

Mayor Tran announced several upcoming events. She stated that the Meet the Candidates Night would be held at City Hall on Monday from 6:00 to 8:00 p.m., with an open house from 6:00 to 6:30 p.m., followed by a moderated panel question-and-answer session beginning at 6:30 p.m., hosted by the Utah League of Women Voters. She noted that Politics in the Park would take place on October 13 at Barnes Park Pavilion 1 from 6:00 to 7:30 p.m., featuring state legislators, City Council members, and candidates. Mayor Tran also reminded attendees that the City's Trunk-or-Treat event would be held at the Police Station on October 29, with additional information to be shared on social media.

CITY MANAGER REPORT

City Manager Jaysen Christensen indicated that a Strategic Plan Work Session was scheduled for Wednesday, November 5, from 7:00 to 9:30 p.m., and stated that a calendar invite had been sent. He recognized the Fire Department for hosting a well-attended open house the previous evening and noted that participation from the Police Department and Power & Light contributed to the event's success.

ADJOURNMENT

Council Member Adams made a motion to adjourn the Kaysville City Council meeting at 7:53 p.m. The motion passed unanimously.

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KAYSVILLE CITY COUNCIL
October 16, 2025

Minutes of the regular Kaysville City Council meeting held on October 16, 2025, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Council Members Present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Assistant City Attorney Katie Ellis, City Recorder Annemarie Plaizier, Finance Director Maryn Nelson, City Planner Anne McNamara, Power Department Director Brian Johnson, Information Technology Assistant Jordan Hansen, Lt. Paul Thompson, Paul Toller, Tucker Bartels, H. Lynn Galbraith, Camille Galbraith, Jane Dunford, Bob Dunford, Tucker Hunsaker, Emma West, Madeline West, Mark Trice, Robert Stockdale, Jeana Stockdale, Don Edwards, Rob Dansie, Zann Call, Emilee Call, Mckenzie Randall, Cameron Randall, Ashley Olsen, Tom Olsen, Chase Maxfield, Josh McBride, Maggie McBride, Kaylee White, Joyce Clarkson, Mike Bryant, Erin Heaps, Austin Estep, Scott Woodward, Skip Tippetts, Val Starkey, Laurene Starkey

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OPENING

Mayor Tran called the meeting to order and welcomed all attendees.

Council Member Adams opened with remarks on civility and kindness, encouraging residents to rise above division and maintain respect in all interactions. He referenced current global tensions as a reminder of the importance of peace and unity. He concluded by urging kindness and goodwill within the community.

Following his comments, Council Member Adams offered an opening prayer and led the audience in reciting the Pledge of Allegiance.

CALL TO THE PUBLIC

No members of the public came forward to speak.

PRESENTATIONS AND AWARDS

PROCLAMATION DECLARING OCTOBER 2025 AS PTA MONTH IN CELEBRATION OF 100 YEARS OF SERVICE AND ADVOCACY

Mayor Tran presented a proclamation declaring October 2025 as Parent Teacher Association (PTA) Month in Kaysville City in honor of the Utah PTA's 100th anniversary. She read the proclamation, which recognized the organization's founding in 1925 and its century of advocacy

for children, families, and schools. It highlighted the PTA's efforts in promoting education, protecting school trust lands, and supporting quality learning opportunities. Mayor Tran commended local PTAs for their continued dedication to strengthening family engagement and student success, and encouraged all residents to celebrate the milestone.

ANNUAL FRAUD RISK ASSESSMENT REPORT

Finance Director Maryn Nelson presented the Annual Fraud Risk Assessment Report as required by the Utah State Compliance Audit Guide. She stated that Kaysville City's results reflected a low risk of fraud, citing strong internal controls, separation of duties, and required employee ethics training.

Ms. Nelson noted that the city currently did not have a certified finance professional on staff following recent leadership changes but was working toward compliance. She said she is pursuing a Certified Government Financial Manager (CGFM) credential, and the Deputy Finance Director has completed part of the CPA exam. She anticipated that the city would meet certification requirements by next year.

Mayor Tran thanked Ms. Nelson for her report and commended her ongoing efforts to ensure sound financial practices within the city.

POWER DEPARTMENT ANNUAL REPORT

Power Department Director Brian Johnson presented the department's annual report and began by expressing gratitude for the opportunity to serve Kaysville residents and to work alongside the dedicated Power Department staff. He thanked the Mayor and City Council for their support and explained that his report would cover both operational updates and regional energy developments.

Mr. Johnson reported that Kaysville Power & Light served 11,921 customers across roughly 10.5 square miles with 15 employees. He noted that the city's annual energy usage had reached a record 169,530,463 kilowatt-hours, reflecting continued growth and increased demand from electric vehicles and modern energy systems. He said the department continued to educate residents on time-of-use efficiency to help manage demand and maintain stable rates.

He outlined Kaysville's energy portfolio, explaining that the Nebo Plant in Payson—a natural gas facility supplying about 40% of the city's total power—was offline for major repairs after a mechanical failure caused severe turbine vibration. Repairs were underway, but the outage temporarily affected overall generation capacity.

Mr. Johnson provided an overview of the Extended Day-Ahead Market (EDAM), a regional power program managed by the California Independent System Operator (CAISO) that PacifiCorp—and by extension, Kaysville—would join in May 2026. Under the new system, Kaysville would forecast its next-day power usage each morning and purchase energy through a regional wholesale

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market. This transition would shift operational control of local generation to CAISO while ensuring that local demand was still met.

Council Member Adams asked how the new market would affect Kaysville's ability to sell surplus power. Mr. Johnson explained that under EDAM, Kaysville's resources would be pooled with regional supplies and that any excess energy would be redistributed through the market rather than sold directly by the city. While the program was designed to stabilize costs and improve efficiency, he said smaller municipal utilities might not see the same benefits as large entities such as Rocky Mountain Power.

Council Member Blackham asked whether the new structure would affect Kaysville's control over its generation assets, including resources such as the Intermountain Power Project (IPP) and Glen Canyon Dam. Mr. Johnson confirmed that while the city would retain ownership of its generation assets, CAISO would control when and how those resources were dispatched through PacifiCorp's transmission network. He said he had been gathering additional documentation to share with the council, as many operational details were still being finalized.

Mr. Johnson added that the new structure would also affect how Kaysville accessed power from the municipal Pool Project, as all resources would be managed collectively under CAISO. This would remove the city's ability to independently request additional generation during shortfalls. He expects to bring a revised Pool Project contract to the council in the coming months to reflect these changes.

Council Member Hunt stated that she attended the March UAMPS meeting where the EDAM transition was discussed and that the information presented was concerning. She said she had remained skeptical about the program since then and asked whether Kaysville had any option to withdraw or opt out of participation.

Mayor Tran asked who had approved participation in EDAM and whether entities such as the Intermountain Power Agency (IPA) or PacifiCorp had made the decision. Mr. Johnson explained that PacifiCorp, Kaysville's balancing authority, had made the decision to join EDAM, requiring all connected municipal utilities, including Kaysville through Utah Associated Municipal Power Systems (UAMPS), to participate. He said that while UAMPS was cautiously optimistic about the program's potential for efficiency, many smaller utilities shared Kaysville's concerns about reduced local control and uncertain cost impacts. Because the city relies on PacifiCorp's transmission system, full withdrawal from the program was not feasible.

Mr. Johnson outlined an alternative structure under consideration by UAMPS, known as the All-Requirements Project, which would allow municipal members to coordinate power management within EDAM. While the project could improve purchasing efficiency, it would also centralize decision-making within UAMPS, limiting Kaysville's autonomy. Mr. Johnson said he had submitted a letter expressing concerns about governance and resource control and that UAMPS representatives were expected to present additional details to the City Council later in the year. He

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noted that he and Bruce Rigby would represent Kaysville on the project's governing body, although decisions would ultimately be made by majority vote among participating members.

Council Member Oaks asked how Kaysville's power allocation would be prioritized in emergencies or regional shortages. Mr. Johnson assured the council that Kaysville's forecasted local needs would take priority, with surplus energy distributed regionally. He added that penalties could apply if actual demand exceeded forecasts, though those provisions were still being finalized.

Mr. Johnson said that not all municipal utilities had fully committed to EDAM or the All-Requirements Project. Twenty-three cities, including Kaysville, had agreed only to continue studying participation, and many remained cautious about relinquishing too much control without clear evidence of local benefits.

Returning to the Nebo Plant, Mr. Johnson said a UAMPS engineer was evaluating the turbine failure and would provide an updated report soon. He estimated that repairs would be completed by late November and explained that temporary short-term power purchases might be required to cover the shortfall until the plant returned to full operation.

He then reviewed key Power Department infrastructure projects. The department was rebuilding the electrical loop around the Davis Applied Technology College (DATC), the city's largest power consumer, and had begun a boring and cable replacement project to remove portions of the outdated 2400-volt system that had exceeded its lifespan. The new conduit system would allow future wire replacements without excavation, improving reliability and reducing outages.

In the King Clarion neighborhood, crews had installed more than 40 new poles and rebuilt about 5,500 feet of line since January. Because the area was inaccessible to bucket trucks, linemen had completed the work manually. Mr. Johnson commended the crews for their effort and precision.

He reported that the Schick Substation upgrade was now complete and operational, resolving prior overloading issues and significantly improving reliability. Construction on the Burton Substation was ongoing, with the control house under construction and the new transformer installed.

Mayor Tran asked about the cost and availability of transformers, noting that residents might not realize the extent of current challenges. Mr. Johnson said transformers now cost approximately $1.1 million each, with manufacturing lead times exceeding 72 weeks. New orders were projected to cost up to $1.5 million and take four to five years for delivery.

Mr. Johnson noted that vegetation management and wildlife-related outages continued to be priorities, reporting roughly 40 squirrel-related incidents this year. The department had begun installing deterrent equipment to reduce future occurrences. He also said the city was exploring a Time-of-Use rate program to encourage customers to shift consumption to off-peak hours,

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potentially lowering bills for residents on fixed incomes. Staff were reviewing billing system requirements before bringing a proposal to the council.

Addressing public inquiries, Mr. Johnson clarified that the city was not converting overhead lines to underground systems but replacing deteriorated underground cables. Only limited sections would be moved underground where necessary, as full system burial would be cost-prohibitive. He also described efforts to replace old porcelain insulators with modern polymer types to prevent pole fires, citing a recent near incident near Gailey Park. Crews were also upsizing main feeder wires along Burton Lane and nearby areas to accommodate increased demand and future development, particularly near the Central Davis Sewer District.

Mr. Johnson concluded by emphasizing that the electrical industry was rapidly evolving and that Kaysville's Power Department was adapting to ensure long-term reliability and affordability.

Mayor Tran thanked Mr. Johnson for his comprehensive report and commended the department's proactive management of infrastructure and costs. Council Member Jackson added that unused utility poles around the city, especially on the east side, had become unsightly and suggested coordinating with communication companies to ensure timely removal. Mayor Tran agreed and directed staff to follow up on the issue.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared by any members of the City Council.

CONSENT ITEMS

Council Member Adams made a motion to approve the following Consent Items:

a) Appointment of Jeramy Berkenshaw as Planning Commission Member.

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea

The motion passed unanimously.

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ACTION ITEMS

REQUEST TO REZONE 1.6 ACRES OF PROPERTY AT 80 EAST CENTER STREET FROM A-1 (LIGHT AGRICULTURAL) TO CC (CENTRAL COMMERCIAL), WITH A MIXED-USE OVERLAY FOR JACOB WILLIAMS

City Planner Anne McNamara presented a rezone request for 80 East Center Street, submitted by Jake Williams, to change the zoning from A-1 (Residential Agriculture) to Central Commercial (CC) with a Mixed-Use Overlay. She explained that the Mixed-Use Overlay required a concurrent review of a site plan and a development agreement.

The proposal would convert the on-site historic Presbyterian Church into a single-family residence for the Williams family and construct 23 townhomes, for a total of 24 dwellings. Townhomes fronting Center Street and adjacent to the Zions Bank parcel were designed with ground-floor storefronts; interior units included flexible ground-floor space for commercial or live-work use.

Ms. McNamara stated that the proposal was first considered by the Planning Commission on August 14, during which a public hearing was held and received substantial public comment. The Planning Commission directed the applicant to revise the proposal to reduce the unit count and increase open space. On September 11, the applicant returned with a revised plan that reduced the total from 27 to 24 units, increased open space and amenities, and lowered the interior townhome ground-floor ceiling height from 12 feet to 9 feet. The property is designated for mixed use on the city's Future Land Use Map. In total, 16 individuals spoke at the hearing, and 15 written comments were submitted through the city's online portal. Following review of the revised proposal, the Planning Commission voted 4–0 to recommend approval of the rezone and development agreement.

Ms. McNamara identified considerations for the Council's review. Preserving and repurposing the church created limitations on the site's ideal layout and overall density options. The parcel's location near historic downtown supported mixed-use development intended to contribute to downtown activity and revitalization efforts. The applicant agreed to an owner-occupancy requirement similar to the conditions approved for the RM rezone at 950 North. The proposed density of 15 units per acre aligned closely with the RM zone's allowance of 15.6 units per acre. Based on the Planning Commission's recommendation and staff analysis, the proposal was forwarded to the Council for consideration of approval or denial.

Mayor Tran invited the applicant, Jake Williams, to address the Council.

Applicant Jake Williams explained that the proposal was motivated by preserving the historic church, which his family intended to occupy as a residence. He said he had met with Council members and neighbors and incorporated changes into his plan to respond to feedback while retaining the church and mature trees. The project layout buffered 100 East by placing only a duplex along the frontage, consistent with nearby duplex housing. Townhomes with storefront façades would face Center Street and the Zions Bank parcel. He said that the proposed density was tied to feasibility and the seller's price and that the concept followed the General Plan's mixed-use development and downtown revitalization goals. He noted that, by requirement, the plan before

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the Council matched the Planning Commission–reviewed version, but he remained open to further revisions. He stated that his vision was to contribute to the revitalization of downtown and to create a walkable environment that maintained the city's small-town charm.

Mayor Tran opened the item for public comment.

Emma West, a nearby resident at the corner of 200 South and 200 East, clarified that she did not object to the developer personally and appreciated the intent to provide diverse housing options in Kaysville. However, she said the proposed project was too dense for the area, unlike similar mixed-use developments along Main Street that were more appropriately located. Ms. West expressed concerns about the project's building height, lighting, congestion, parking limitations, and emergency access. She noted that this neighborhood already contained roughly sixty rental units, showing that residents were not opposed to multifamily housing in principle, but she believed this proposal would create an abrupt and incompatible transition from surrounding single-family homes. She concluded by saying that development of the site was inevitable but should be scaled and designed to better complement the existing neighborhood.

Tucker Hunsaker, who lived across from the proposed site, asked whether preservation of the church was guaranteed, noting that during earlier Planning Commission meetings the developer had expressed uncertainty about whether restoration could still occur after reducing the number of proposed units. He expressed concern that construction of the townhomes might endanger the church or that renovation might be abandoned if costs rose. He objected to the timing of the project's traffic study, which was done after schools had recessed for the summer, arguing that it did not account for congestion during the school year. He stated that the parking plan was inadequate because garage spaces would likely be used for storage, pushing overflow parking onto nearby residential streets. He questioned where customers would park if there were multiple small businesses in the space and asked if the yard attached to the church was included in the open space calculations, because, if so, it misrepresented usable community space as it would be inaccessible to residents. The development's single access point on 100 East raised safety and circulation concerns. He argued that project density should not be based on the seller's asking price and that the proposed townhomes—priced over $600,000—would not offer affordable housing. He asked about restrictions on business types, operating hours, lighting, and public restroom access for the commercial units. He stated that residents were not opposed to development but wanted any project on the property to be consistent in scale, design, and character with the surrounding neighborhood.

Skip Tippetts expressed concern that existing congestion in the area due to nearby schools would be intensified by this project, specifically at the intersection serving Davis High School, Kaysville Junior High, and Kaysville Elementary—an area where several students had been struck by vehicles in recent years. He urged the city to consider neighborhood character, suggesting a subdivision of several single-family lots as a better fit for the area.

Bob Dunford, a longtime resident of the area, recalled that the Harvey family had purchased and preserved the historic Presbyterian Church in 1933, expressing appreciation for their family's stewardship of the church but said the proposed density remained excessive. He compared the project's scale to the surrounding neighborhood, explaining that the block east of the site contained twenty-two homes on roughly ten acres, while the proposed development sought nearly the same

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number of dwellings on a single acre. This project's density would significantly alter the character of the neighborhood. He asked whether the project aligned with the city's downtown redevelopment plans, the practicality of requiring commercial space on the ground floor within each of these homes, and operational issues such as safety, delivery access, waste collection, hours of operation, and parking. He provided an example of a home-based accountant requiring several parking spaces per day and said similar small businesses could easily exceed available parking, spilling onto surrounding streets.

Rob Dansie, a Historic Preservation Commission member and nearby resident, said he appreciated the architectural style and design intent of the proposal, noting that he liked the effort to incorporate historic Main Street–inspired elements. However, he said that constructing 23 units on about one developable acre, not including the church area, was too dense. He warned that garages often become areas for storage, particularly when they lack yard space or outbuildings, which could increase on-street parking. He reiterated his support for preserving the church but urged caution against framing the situation as a binary choice between saving the church and allowing higher density. Mr. Dansie noted the Council's role is to determine suitability for the neighborhood and the city's long-term planning vision, not to guarantee profitability of the project. He encouraged continued collaboration among the developer, residents, and city leaders to find a balanced solution.

Maggie McBride, a parent of students at nearby schools, said this project could set a precedent for future mixed-use proposals. She raised fire-code access concerns, questioning if the number of occupancies located in the project required two access points under fire code. She questioned restroom adequacy for commercial patrons and asked whether church restoration was formally guaranteed in the development agreement and if there were specified timelines for the restoration. She asked if the church could be demolished if costs became too prohibitive or if the developer could sell the property after receiving approval for a rezone. Ms. McBride addressed the affordability of the townhomes and noted that higher-density projects do not equal affordability. She reiterated concerns about the traffic study conducted during the summer months when schools were not in session. She also stated that nearby homeowners' insurance rates could increase, as insurers indicate mixed-use areas can increase premiums due to additional traffic and perceived risks.

Val Starkey sought clarity regarding this development in relation to the adjacent Zions Bank parcel. He said that the spacing and connection between the two parcels had not been clearly defined, making it difficult to understand how commercial units could function effectively on that side of the property without knowing how pedestrian access, parking arrangements, and traffic flow would operate between the two sites. Mr. Starkey also questioned the viability of the proposed storefronts if they were vacant. He questioned whether the development could realistically sustain successful businesses within the units and what the long-term outcome might be if the commercial component failed.

Mike Bryant said the traffic study timing did not reflect school-year conditions and therefore should be redone before the city considered approval of the development. He also commented on development trends in Kaysville and acknowledged the appeal of creating walkable communities with mixed-use elements. Single-family neighborhoods have long defined Kaysville's character.

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He stated that he favored preserving Kaysville's single-family neighborhood opportunities while acknowledging growth and diversification were inevitable.

Mayor Tran thanked all who had provided input and formally closed public comment.

Council Member Adams stated that the clear and recurring concern among residents was the proposed density of the project. While the developer's intent to preserve the historic Presbyterian Church was commendable and widely supported, Council Member Adams said the overall scale of the proposal remained incompatible. He expressed appreciation to the applicant for the constructive discussions that had occurred. He also referenced an idea shared by Public Works Director Josh Belnap regarding the possible extension of 50 West through the Zions Bank parking lot, which could improve traffic circulation and access for the area. He said this concept, though preliminary, could eventually help support viable commercial uses on that side of the property. He questioned the viability of the small ground-floor commercial spaces, which would likely function as offices rather than revenue-generating storefronts, contrary to the Mixed-Use Overlay's intent to create developments that generated commercial revenue in addition to housing. Council Member Adams suggested a proposal with fewer townhome units and larger viable commercial space and noted that any redesign might require the property owner to reconsider their asking price to make a lower-density plan feasible. While the effort to preserve the church was valued by the entire community, the project would need substantial modification to achieve a balance between preservation, scale, and neighborhood compatibility.

Council Member Blackham said that when developing the city's General Plan, residents consistently expressed two priorities: to revitalize downtown by expanding commercial activity while maintaining the city's established single-family residential character. To help accomplish this goal, the city had established the Mixed-Use Overlay and intentionally required that at least 30 percent of the total square footage be dedicated to commercial use. This typically would mean that the main floor of a multi-story building would serve a commercial function, with residential above. These mixed-use projects were intended to contribute meaningfully to the city's economic base rather than functioning primarily as residential developments with limited storefronts. Council Member Blackham expressed doubt that the proposed small commercial spaces would function as true retail or service establishments that could generate meaningful sales tax revenue. He noted that the city's reputation as one of Utah's most desirable communities was due largely to its single-family neighborhoods and the city's careful approach to growth. He also noted the city's long-standing practice of requiring gradual transitions between established neighborhoods and higher-density developments. In this case, placing 24 units on roughly an acre of property that is surrounded by single-family homes was too much of a contrast.

Council Member Blackham expressed concern about the proposed access and parking design, especially if residents use garages for storage or if vehicles block the shared road, preventing others from exiting. He reiterated that the project as currently proposed does not meet the commercial purpose of the Mixed-Use Overlay, and the high density was not suitable for the location.

Council Member Oaks acknowledged that he liked the architectural design and appearance of the proposed townhomes. He shared concerns about the absence of an enforceable requirement for active commercial use in the townhomes. As currently written, buyers could use the ground level

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as a personal office or extension of the home rather than an active, revenue-generating business. Without that commercial requirement, this project is effectively a residential development under the guise of mixed use, which is not the intent of the Mixed-Use Overlay. He also expressed concern with the tight driveway spacing, making maneuvering in and out of garages difficult. This would be especially difficult for the units facing Center Street and in the winter months when snow removal would further restrict available space. The overall density on roughly 1.1 developable acres exceeds the city's highest density limit in the RM zone of about 15 units per acre. Although the project shows some green space, it is not enough to balance the project's intensity or provide meaningful open areas for residents. He listed operational issues, including the logistics of garbage collection, snow removal, and signage visibility, especially for those interior townhomes. He stated that he did not feel the proposed building height was an issue, as the existing trees would likely mitigate much of the visual impact on neighboring homes.

Council Member Oaks stated that he felt the developer's intentions to preserve the historic Presbyterian Church were sincere and not merely a marketing tool. However, major revisions to the project were needed to address the larger concerns about density, parking, and the absence of enforceable commercial requirements. He also noted that the property's high asking price appeared to drive the project's intensity and made it difficult to design a feasible plan that met both financial and community expectations.

Council Member Jackson commended the applicant's engagement with the residents and city and willingness to collaborate throughout the process. He added that while the Council strongly supported efforts to create a more walkable, vibrant downtown, it also had an obligation to prioritize safety, traffic management, and the protection of cultural and historic resources.

Council Member Jackson expressed support for mixed use in concept but said that the overall plan needed to demonstrate long-term functionality and sustainability. The plan needed more substantial commercial components, particularly along Center Street where there could be more traditional storefronts that could contribute to the city's downtown vitality. The proposed ground floor of the townhomes for commercial uses would likely result in limited or nonexistent commercial activity. Council Member Jackson said that he would like to see the number of residential units reduced and suggested that interior areas remain residential units, while those street-facing units served as true commercial storefronts with residential units above the ground floor. He said this approach would provide a more balanced blend of uses. He expressed a preference for tabling the item or it being withdrawn to allow time for revision and additional collaboration. Council Member Jackson also noted that the Fire Department had reviewed the proposal and confirmed that a single access met current code, though a second access would improve functionality and safety.

Council Member Hunt said she valued meeting with residents, speaking directly with the developer, and personally walking the property and touring the historic Presbyterian Church, which she described as a memorable and meaningful experience. She explained that she had previously served on the Planning Commission when the Mixed-Use Overlay was created and recalled that the intent behind the designation was to encourage developments that genuinely combined residential and commercial uses in a contiguous and inclusive manner. Council Member Hunt said she appreciated the design quality of the proposed project and agreed that it could

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potentially serve as an attractive visual transition into the surrounding neighborhood. However, she agreed that the proposed density was too high for the location. She favored exploring the idea of a potential road connection through the Zions Bank parcel, which could improve circulation and address some of the safety issues raised. She also expressed concern with the timing of the traffic study and requested that a new or supplemental study be performed to accurately reflect typical school-year conditions. She urged that enforceable sequencing be included in the development agreement to ensure that church restoration occurs before or concurrently with residential construction. If the residential units are built first and the church restoration is delayed and becomes financially or logistically infeasible, the city might have little recourse. Council Member Hunt supported continued collaboration with the developer to refine the proposal to reduce density, address traffic and parking concerns, and create additional green space.

Council Member Adams asked City Attorney Nic Mills to outline resubmittal procedures. Mr. Mills said a substantially similar application may not be resubmitted within one year after denial. Determining whether a new application qualified as substantially different would be determined on a case-by-case basis and generally requires major modifications to the original application. Mayor Tran summarized that the Council could approve, deny, table, or the applicant could withdraw the application voluntarily. Mayor Tran noted that a major reduction in density, a revised design concept, or the addition of meaningful commercial or retail space would likely qualify as a sufficient change to allow the applicant to reapply before the one-year waiting period expired.

Mr. Williams reiterated that his reason for requesting the Central Commercial (CC) zoning was based on its alignment with the adjacent bank zoning and that the CC zone with a Mixed-Use Overlay does not establish a fixed density cap but rather relies on parking requirements to determine the maximum allowable occupancy. He said the plan provided approximately 2.57 stalls per unit (above the two-stall minimum required in the city's RM zone) and incorporated a small commercial component consistent with the city's intent for mixed-use development. He noted that any major revisions would require negotiation with the seller, the Parrish family, because the sale price was contingent on the development's approved scope. Mr. Williams indicated that the Parrish family was eager to finalize the sale and asked for clear parameters on what changes would make the project more acceptable, such as unit count and commercial expectations. He indicated that he was comfortable with either tabling the item to allow more time for modification or withdrawing voluntarily, depending on Council preference.

Mayor Tran said that the Council's feedback had been consistent, indicating that the density was too high as proposed and would likely need to be reduced by roughly half to gain serious consideration. She reiterated the Mixed-Use Overlay's intent to create functional, street-activating storefronts and said the proposed 300- to 400-square-foot spaces were unlikely to support viable retail. She encouraged a redesign with larger Center Street storefronts and fewer residential units. She also noted that parking would remain a significant consideration, particularly since on-street parking was restricted during snow events, and future designs would need to ensure adequate off-street capacity.

Mayor Tran said that recent city experiences had shown the importance of including clear, enforceable provisions rather than general statements of intent within development agreements. She said that while the draft agreement referenced preservation of the historic church, it lacked

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specific requirements or timelines to ensure that restoration would occur before or concurrently with residential construction. She recommended that future versions of the agreement establish explicit milestones to guarantee that the church restoration would be completed as part of the project's first phase. She also preferred that future material modifications return to the Council rather than be delegated solely to city staff. She said the Council's intent was not to discourage the project but to provide clear guidance for refining it.

Council Member Blackham said only a substantially changed plan should return. Mayor Tran confirmed that withdrawal was an option for the applicant. Mr. Williams asked if withdrawal would require restarting the process with the Planning Commission. Mr. Mills clarified that it would. Mr. Williams asked whether tabling the item, with Council direction on what revisions he should make, would allow a revised plan to return directly to the Council. Council Member Adams opposed tabling the item, citing that the neighbors who had participated in multiple meetings deserved a resolution rather than delay. Any future plan should reduce the density by at least half. Council Member Jackson indicated that he preferred tabling the item, citing that tabling would allow the Council to evaluate a revised plan without triggering the one-year resubmittal bar. Mr. Mills noted that the Council could choose to remand an item back to the Planning Commission if they chose. Council Member Hunt confirmed that a tabled item could also be modified and returned before the Council for further consideration.

Council Member Adams reiterated his opposition to tabling, citing that delaying a decision would be a disservice to residents who have attended multiple meetings regarding this item. He added that minor adjustments to this proposed project would not change his position on it. Council Member Blackham agreed, noting that this item had already had extensive review at two Planning Commission meetings and through significant neighborhood involvement. Mr. Williams expressed willingness to make substantial changes but preferred tabling to avoid additional delays. Mayor Tran suggested that, if tabled, the Council could specify a minimum 50 percent density reduction. Council Member Blackham added that functional commercial space would also be necessary. Council Member Adams said that he would like to see a completely new proposal, citing issues related to density and traffic in the current proposal, and the potential roadway connection with the bank parcel. Mr. Williams noted that neither he nor the property owners control the bank property and felt it would be unreasonable to delay a decision based on a road connection on something they did not own. He said that he could design the site to accommodate a future road connection. He emphasized the Parrish family's century-long stewardship of the church, his own investments to date, and his willingness to host neighborhood meetings, meet with the Council on site, and present multiple revised layouts.

Council Member Adams responded that broader planning issues, including potential roadway connections, were relevant in a legislative rezoning decision and that he would not support rezoning until the Council was confident that future needs, including access, were addressed. Council Member Hunt said that, from an operational standpoint, tabling or withdrawal would have a similar effect for the neighborhood because engaged residents would likely return when a revised proposal was presented. She viewed tabling as a transparent way to continue the conversation while signaling that the city wished to refine the proposal with public input. Council Member Jackson agreed, adding that a denial would force the applicant to pay additional fees, and favored tabling to allow ongoing engagement as plans evolved.

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Council Member Blackham disagreed, stating that a denial would send any revised plan back through the Planning Commission, ensuring another public hearing and formal opportunity for comment. Council Member Adams agreed, adding that tabling the item could seem like undermining the Planning Commission's role, given that it had recommended approval of a version of this proposal that the Council could not support. Council Member Hunt noted the Council should not direct the Planning Commission. Council Member Adams clarified that he only intended to communicate expectations so future recommendations better reflected the city's priorities.

Mayor Tran asked how the body wished to proceed.

Council Member Blackham made a motion to deny the request to rezone 1.6 acres of property at 80 East Center Street from A-1 (Light Agricultural) to CC (Central Commercial), with a Mixed-Use Overlay for Jake Williams. Council Member Adams seconded the motion.

The vote on the motion was as follows:

Council Member Jackson, Nay
Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea

The motion passed with a vote of four to one.

Council Member Hunt stated that although she preferred a different procedural path, she could not vote no on the motion without implying support for the project at its current density.

The City Council recessed at 9:24 p.m. for a break and reconvened at 9:30 p.m.

WORK ITEMS

DISCUSSION OF ELECTRIC VEHICLE CHARGING STATIONS AND RATES

Power Department Director Brian Johnson explained that the City's electric vehicle (EV) charging stations, originally installed and maintained through a grant, had recently begun generating costs for the city. Until now, all electricity and service expenses had been covered under the grant program, but Kaysville had recently received its first bill from ChargePoint, the company managing the stations. Mr. Johnson noted that because the grant period had ended, the city was now subsidizing free charging for all users, and he recommended instituting a user fee to recover those costs.

Mr. Johnson proposed instituting a rate of $0.20 per kilowatt-hour, with a $1.30 minimum session charge. He explained that the minimum would serve as a connection fee to ensure that users who only charged briefly still contributed to the City's fixed operating costs. The proposed rate, he

noted, was slightly below the statewide average for Level 2 charging stations, which typically ranged between $0.22 and $0.27 per kilowatt-hour.

In calculating the rate, Mr. Johnson said he considered several factors: the City's wholesale power purchasing costs, ChargePoint's annual software and transaction fees, and the company's percentage deduction from each payment. He also included estimated electricity use by Police Department vehicles, reasoning that their usage should be proportionally accounted for as part of public service operations.

Mr. Johnson said that because charging had been free, the City did not yet have usage data to project revenue accurately. Based on other municipalities' experiences, he estimated that paid usage would likely remain at approximately 70 percent of current levels, particularly at park locations where charging demand was already strong.

He further recommended that the City disable park-based charging stations between 11:00 p.m. and 6:00 a.m., matching City park closure hours to deter after-hours activity. He noted that many cities throughout Utah employed similar policies. Mr. Johnson identified one potential exception, the chargers near the splash pad and library, because of their proximity to apartments and businesses that might benefit from overnight access. However, he said he would follow whichever approach the Council preferred to maintain consistency across all locations.

Mr. Johnson concluded by clarifying that any fee implementation would require Council approval through a formal resolution amending the City's consolidated fee schedule.

Council Member Adams asked whether the City's ChargePoint stations were already equipped to process credit card payments. Mr. Johnson confirmed that they were. Council Member Adams expressed support for implementing user fees and agreed that park-based charging stations should be turned off during overnight hours. However, he recommended maintaining 24-hour access for stations located at City Hall and near the library to accommodate residents and travelers who might need to charge their vehicles late at night.

Council Member Blackham stated that while he supported the proposed rate structure, his long-term goal was for the City's charging program to become self-sustaining and capable of funding future expansion. He noted that as electric vehicle use continued to grow, the City would likely face increasing demand for additional public charging infrastructure. He pointed out that few private businesses had yet invested in chargers, placing the responsibility largely on the City. Council Member Blackham said that existing utility customers should not bear those costs and that the rates should be structured to generate modest profits that could be reinvested into new installations.

He also observed that the proposed rate of $0.20 per kilowatt-hour was about seven cents lower than what many other Utah cities charged. He encouraged the Council to consider a slightly higher rate to ensure financial sustainability. He noted the growing importance of accessible charging infrastructure and added that the City should encourage daytime charging to help reduce future overnight peak demand on the power grid.

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Mr. Johnson agreed and said the first year would serve as a learning period to assess usage, costs, and revenue trends. He stated that to generate sufficient funds for expansion, the rate would need to exceed $0.20 per kilowatt-hour. Mr. Johnson also proposed instituting an additional $2 per hour "idle fee" for vehicles that remained plugged in after their batteries were fully charged for more than an hour. This charge, he explained, would encourage users to move their vehicles promptly, ensuring fair access for others. He said he had initially proposed a $5 fee but adjusted it after comparing policies in other Utah cities, which charge $2 per hour for idle time.

Council Member Adams expressed support for the idle fee and suggested setting the charging rate closer to $0.27 per kilowatt-hour. He said that a $5 hourly idle charge might better motivate users to vacate charging spaces once their vehicles were charged.

Mayor Tran agreed, noting from her own experience as an electric vehicle owner that many drivers left their vehicles plugged in to occupy convenient parking spots rather than actively charging. She supported applying the idle charge consistently across all city-owned charging stations, including those in parks, to encourage turnover and improve access.

Council Member Jackson asked whether any of the charging stations at Barnes Park could be relocated to City Hall to allow 24-hour use. Mr. Johnson replied that the existing stations could not be physically moved due to their fixed wiring and infrastructure, but additional chargers could potentially be installed at City Hall in the future if demand justified it.

Mr. Johnson added that once users were required to pay, overall usage would likely decline because residents could charge at home for roughly $0.10 per kilowatt-hour. He said public chargers would continue to serve commuters, visitors, and residents without home charging access, ensuring that the system remained accessible but financially responsible.

Council Member Jackson noted that restricting park charging stations overnight might limit convenience and potential revenue. He suggested the City consider adding more 24-hour-accessible stations at other locations, such as the Operations Center. Mr. Johnson explained that the Operations Center already had two chargers, but they were designed for fleet and employee use rather than public access. While the infrastructure differed from the public ChargePoint network, he said future expansion at that site could be explored.

Council Member Adams asked if the City could implement a time-of-use rate structure, with lower daytime rates and higher rates during evening peak hours. He suggested a model of $0.20 per kilowatt-hour during business hours and $0.27 after 5:00 p.m. Mr. Johnson confirmed that the ChargePoint system could accommodate variable pricing schedules and said such an approach would align well with Kaysville Power's existing time-of-use program, particularly during the summer peak season from June through September.

Council Member Oaks made a motion to move this item to an Action Item. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

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Council Member Oaks, Yea
Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Yea

The motion passed unanimously.

DISCUSSION OF MASSAGE ESTABLISHMENT ORDINANCE

City Attorney Nic Mills introduced Assistant City Attorney Katie Ellis, expressing appreciation to the Council for approving her position earlier in the year and highlighting the significant contributions she had already made to the city. He praised her legal writing skills, professionalism, and prior municipal experience, noting that she had quickly become a valuable resource to multiple city departments. Ms. Ellis earned her law degree from Brigham Young University's J. Reuben Clark Law School and her undergraduate degree from Weber State University. Before law school, she worked as a newspaper reporter, which Mr. Mills said contributed to her clarity and precision in drafting ordinances and legal documents. She had since served as a BYU Public Interest Law Fellow and later worked for Salt Lake City and Ogden City, gaining substantial experience in land use, licensing, and code enforcement matters. Mr. Mills emphasized that Ms. Ellis's recent work drafting a similar massage establishment ordinance for Ogden directly benefited Kaysville, allowing her to tailor an effective, evidence-based version for the city.

Ms. Ellis thanked the Mayor and Council and said she was excited to serve the community where she and her family live. She explained that the proposed massage establishment ordinance was designed to strengthen local business licensing requirements and provide effective tools for law enforcement to deter illicit massage operations, while continuing to support legitimate businesses and licensed practitioners.

She stated that Assistant Police Chief Ellington had approached her about addressing enforcement challenges, and that her prior experience with similar ordinances and training with other municipalities had proven valuable in developing Kaysville's approach. Research and interagency collaboration had shown that requiring stricter licensing standards discourages illegal operations—often linked to human trafficking—because unlicensed entities tend to move to cities with weaker regulations. In contrast, legitimate businesses are generally willing to meet reasonable compliance measures.

Ms. Ellis explained that the proposed ordinance complements recent changes to Utah's Massage Practice Act, which requires every massage establishment to register with the Utah Division of Professional Licensing (DOPL) and mandates that all massage therapists be licensed and undergo background checks. The Kaysville ordinance would expand upon those state requirements by mandating that all businesses provide proof of current DOPL registration and active therapist licenses; that licenses and certifications be visibly displayed on-site at all times; that business owners notify the city immediately of any staffing or ownership changes; that establishments comply with new operational standards, including defined hours of operation and dress code

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requirements; and that property owners sign an affidavit acknowledging awareness of the massage business on their property and accepting potential liability for illegal activity occurring there.

She added that one of the ordinance's key enforcement tools is the authority to revoke a business license for violations. To ensure due process, the appeals process had been updated to refer cases to an administrative law judge, aligning with other sections of the municipal code that handle similar hearings.

Ms. Ellis noted that the ordinance was not expected to affect many businesses. The city's Business Licensing Administrator estimated that only about five establishments within Kaysville would fall under the new rules. Sole practitioners and massage therapists operating within licensed medical or chiropractic offices would remain exempt, consistent with state law

To cover the city's additional administrative and enforcement responsibilities, Ms. Ellis proposed adjusting fees associated with massage establishment licensing. The new fee schedule would include a $150 license fee for each massage establishment and a $10 identification card fee per therapist employed. These fees were based on cost-recovery principles and were not intended to generate excess revenue.

Ms. Ellis concluded by inviting questions from the Council and noted that Lieutenant Paul Thompson was present to provide additional context on enforcement practices and public safety concerns associated with unlicensed massage establishments.

Mayor Tran asked whether enforcement of the proposed massage establishment ordinance would extend to property owners as well as business operators.

Ms. Ellis confirmed that it would. She explained that property owners would be required to sign an affidavit acknowledging that a massage business operates on their property and accepting accountability for any illegal activity that might occur there. This provision, she said, ensures both business and property owners are aware of their responsibilities and remain engaged in maintaining lawful operations. While property owners would face potential criminal liability, civil enforcement actions such as license suspension or revocation would apply to the business operator.

Mayor Tran asked whether the ordinance prohibited individuals from living within massage establishments. Ms. Ellis explained that the draft explicitly bans any indication of on-site residency, such as bedding or sleeping quarters, within licensed massage businesses. This provision was included to prevent commercial spaces from being used as housing, a condition often linked to illicit operations.

Council Member Adams asked why illicit massage businesses sometimes continue operating despite being under investigation. He said he had previously spoken with Assistant Police Chief Ellington, who mentioned that some establishments in Kaysville were being monitored for suspicious activity. Council Member Adams questioned why they were not yet shut down and how the city could strengthen enforcement efforts.

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Ms. Ellis explained that enforcement is complex because many individuals working in illicit establishments are victims of human trafficking rather than perpetrators. Traditional prostitution statutes are often ineffective because prosecuting the victims does not address the larger criminal network behind their exploitation. She said that cities therefore rely heavily on business licensing enforcement to close such establishments. By tightening licensing requirements, mandating background checks, and providing clear grounds for license revocation, the city can effectively shut down operations without directly prosecuting the trafficked individuals. She also noted that many cases fall under federal jurisdiction, which often delays enforcement due to the broader scope of investigations.

Council Member Blackham asked whether massage therapy would be permitted as a home occupation under city code.

Council Member Adams clarified that the ordinance under discussion applied only to commercial establishments.

Mayor Tran added that several in-home practitioners already operate within Kaysville.

Ms. Ellis explained that single practitioners working from their homes would still be required to hold active licenses with DOPL and obtain a home occupation license from the city but would not be subject to the new ordinance's more rigorous standards. Those enhanced requirements would apply only to multi-employee or commercial operations.

Nic Mills elaborated that home-based, single-therapist operations are not where the city has encountered problems. The illicit activity concerns typically involve organized criminal groups that establish seemingly legitimate commercial massage parlors in municipalities with weak or ambiguous regulations. These groups then traffic workers between locations, often confiscating their passports and relocating them overnight when law enforcement intervenes. This practice makes prosecution extremely difficult.

Mr. Mills said that state prostitution laws require proof that property owners knowingly participated in or profited from illegal acts, a standard rarely met because the true operators remain hidden. As a result, citations or arrests frequently target only the trafficked workers, who often disappear before cases can proceed. He emphasized that strengthening business licensing laws—requiring property owner affidavits, verification of therapist licenses, and defined operational standards—is one of the most effective tools available to prevent such businesses from establishing in the city.

Lieutenant Paul Thompson provided a law enforcement perspective, stating that the proposed ordinance would significantly enhance the Police Department's ability to take action against illegal establishments. It would give officers stronger enforcement authority by enabling license revocation and establishing a mandatory three-year waiting period before a revoked property could host another massage business. This restriction would discourage landlords from leasing to questionable tenants and prevent recurring violations at the same location.

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Lt. Thompson emphasized that the city's intent was not to penalize legitimate massage therapy businesses but to protect them by clearly distinguishing professional, licensed practitioners from illegal operations. He said the ordinance would provide officers with clearer authority to address suspicious businesses quickly, reducing the opportunity for illicit operators to exploit gaps in existing law.

Council Member Adams made a motion to move this item to an Action Item. The motion was seconded by Council Member Hunt.

The vote on the motion was as follows:

Council Member Blackham, Yea
Council Member Adams, Yea
Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea

The motion passed unanimously.

Mayor Tran thanked city staff for their efforts, noting that the ordinance had been a long-standing request—nearly two years in the making—and commended staff for their extensive work and research in developing it.

COUNCIL MEMBER REPORTS

Council Member Hunt reported on recent activities of the Communities That Care (CTC) Drug Prevention Coalition, drawing attention to the growing public concern regarding the substance kratom. She explained that kratom is often marketed as a harmless herbal supplement and sold in convenience stores and gas stations, but it can be dangerous and addictive. She urged residents to remain vigilant and informed about the substances their family members may encounter. Council Member Hunt also reminded the public that the Kaysville Police Department would host its annual Trunk-or-Treat event on October 29 at the Police Station.

Council Member Jackson shared details of a recent visit to the Utah State Capitol, where city representatives participated in a ceremony honoring the late Officer Jared Jensen. He said the Utah House of Representatives and State Senate jointly recognized Officer Jensen's wife, children, and extended family in a heartfelt tribute. Council Member Jackson described the experience as deeply meaningful and noted that members of the Kaysville City Council, City Manager Jaysen Christensen, and the Kaysville Police Department were also in attendance.

Mayor Tran expressed appreciation to Representatives Ariel Defay and Karen Peterson for organizing the ceremony. She said the event was a touching and memorable occasion for the Jensen family and a reminder of Officer Jensen's lasting impact on the Kaysville community.

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CITY MANAGER REPORT

City Manager Jaysen Christensen revisited the status of the City's FY 2025 budget. He noted that although the Council's earlier Truth in Taxation proposal was denied, the current fund balance is sufficient to complete the fiscal year. However, he projected that reserves would decline to approximately $4.1–$4.2 million by year-end, placing Kaysville at the Government Finance Officers Association's recommended minimum threshold.

Mr. Christensen reviewed the City's recent reliance on one-time reserves to fund ongoing operations, including a $1.1 million draw last year, a budgeted $950,000 draw this year, and an additional $1.4 million draw following the tax proposal's denial. He emphasized that most affected costs are ongoing in nature, primarily personnel and inflationary operating expenses. He asked the Council to clarify whether it intends to pursue a Truth in Taxation process next year at a level sufficient to sustain current commitments; otherwise, reductions will be necessary, potentially affecting the proposed gymnasium partnership and certain recreation programs. He recommended holding a special budget work session for a deeper review.

Council Member Hunt made a motion to extend the meeting past 10:00 p.m. The motion was seconded by Council Member Oaks and passed unanimously.

Mayor Tran agreed that a dedicated work session was warranted. Council Member Blackham supported scheduling the session, stating that he preferred a phased strategy. Council Member Oaks concurred and observed that the City's revised plan effectively establishes a new baseline for the next fiscal year, with potential for further adjustments depending on cost trends. Council Member Blackham added that departmental adherence to approved budgets would be critical given limited reserves.

The Council reached consensus to convene a special budget work session to review projections, evaluate departmental spending, and discuss options to sustain operations without depleting reserves.

Council Member Oaks suggested adding a brief budget segment to the November 5 Council meeting. Mr. Christensen advised that earlier action was preferable due to ongoing capital expenditures requiring near-term direction. He cited the gymnasium partnership with Davis School District, various park improvements, and the cemetery cremation garden as projects needing budget clarity. He reiterated that even with no inflation or cost-of-living adjustments next year, the City must still address an estimated $2.4 million gap—the current reliance on fund balance to support operations.

Following schedule coordination, the Council set a special budget work session for Monday, October 20, at 6:45 p.m. Mr. Christensen confirmed this meeting and noted it will precede the previously scheduled Strategic Planning Work Session on November 5 from 7:00 to 9:30 p.m.

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ADJOURNMENT

Council Member Adams made a motion to adjourn the meeting at 10:07 p.m. The motion passed unanimously.

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KAYSVILLE CITY COUNCIL
WORK SESSION
OCTOBER 20, 2025

Minutes of a special Kaysville City Council work session held on Monday, October 20, 2025, at 6:45 p.m. in Kaysville City Hall at 23 East Center Street, Kaysville, Utah.

Council Members present: Mayor Tamara Tran, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, Council Member Perry Oaks

Excused: Council Member John Adams

Staff Present: City Manager Jaysen Christensen, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Laurene Starkey, Jill Dredge, Josh McBride

OPENING

Mayor Tran opened the work session by welcoming participants.

REVIEW AND DISCUSSION OF THE GENERAL FUND BUDGET

City Manager Jaysen Christensen provided an overview of Kaysville City's property tax history, stating that the last major increase occurred around 2014 to help fund the police station and that rates had remained relatively stable since. He explained that for Fiscal Year (FY) 2025, which ended June 30, 2025, the rate had trended downward and, because the Truth in Taxation (TNT) proposal for FY 2026 was not approved, Kaysville's rate remained among the lowest in Davis County, ranking third lowest of fifteen cities. He added that the city had operated efficiently while maintaining low taxes.

Council Member Oaks asked whether increases in the taxable percentage of property valuations in Davis County had affected the city's position. Mr. Christensen clarified that valuation changes occurred at the county level and were not city decisions. He also noted national trends, explaining that Utah currently taxes primary residences at 45 percent of assessed value. He added that the Utah Legislature continues to consider additional changes to property tax policy, which could move in different directions.

Finance Director Maryn Nelson clarified that property tax collections were tracked by calendar year, with payments due November 1. Council Member Oaks asked how many Davis County cities succeeded in adopting Truth in Taxation increases, and Mr. Christensen reported that none were approved, although several, including Clearfield, West Point, Clinton, and South Weber, had attempted. Council members discussed TNT notice requirements, noting that the law had been changed a few years ago, but enforcement on those changes had not occurred until recently when the State Tax Commission began requiring strict compliance with notice and posting procedures. Mr. Christensen stated that Kaysville had followed the spirit of the law by providing public notice, holding hearings, and soliciting feedback, but that staff would ensure full compliance going forward.

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Mr. Christensen then reported that the city had recently received positive preliminary results from the city's auditors. Although the FY 2025 budget had anticipated using approximately $1.1 million from reserves, early figures indicated the city's fund balance increased by about $130,000, from $7.7 million to roughly $7.8 million, by June 30, 2025. He attributed the improvement partly to timing, such as the delayed delivery of a new ambulance, which had been budgeted but not delivered and therefore not expensed in FY 2025, and to conservative budgeting practices that overestimated costs for certain items, particularly budgeting most eligible employees at family-plan rates, while actual enrollments were lower-cost tiers. He stated staff would refine future projections to align more closely with historical enrollment patterns. A departmental review showed most divisions finished under budget, with capital outlay $253,000 below projections. He added that department heads continued to demonstrate responsible spending habits and would return unneeded funds rather than spending their budget.

Mayor Tran asked whether the additional funds saved from the prior fiscal year could be placed into a designated capital savings account for future projects. Mr. Christensen agreed, suggesting that if reserves remain strong, the City should allocate funds toward known capital needs—such as the new fire station, Operations Center improvements, and street construction priorities anticipated in the upcoming master streets plan—to help reduce the financial burden on residents.

Ms. Nelson noted that minor budgeting gaps, such as council vehicle allowances and telecommunication expenses that were not correctly budgeted in the prior year, had been corrected and reiterated that employee benefits finished roughly $350,000 under budget due to overestimating family health insurance participation. She explained that the Fire Department's apparent overage was offset by reimbursements and addressed through a budget amendment.

Mr. Christensen summarized that the City remained well positioned for the current fiscal year (FY 2026) due to a strong reserve balance; however, reliance on fund balance to offset the unsuccessful TNT proposal would likely reduce reserves by June 2026. He stated that the projected fund balance would remain slightly above $5 million, still exceeding the state-mandated minimum of approximately $4.1 million.

Council and staff discussed revisiting TNT during the FY 2027 budget process to restore sustainable funding levels. Mr. Christensen explained that approximately $1.79 million in ongoing operating costs, such as wages, benefits, and materials affected by inflation, had been covered by fund balance for FY 2026. Inflation estimates were based on current-year actuals and departmental input, including higher costs for firefighter turnout gear and fuel.

The group agreed that operating costs were unlikely to decrease and that the FY 2026 TNT property tax proposal should serve as a baseline for a future adjustment in FY 2027, subject to variables such as health insurance rates, sales tax trends, and inflation. They emphasized that any tax adjustment should ensure the budget can maintain core services and fund ongoing obligations, including the gymnasium partnership, staffing added in FY 2026, and general inflationary pressures.

Council members debated the merits of pursuing Truth in Taxation annually to provide predictability versus the potential for legislative pushback against routine increases. They also expressed concern about state-imposed costs, referencing a proposed statewide water-fee concept

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from a recent survey and discussing the fairness of the property tax system. Staff and council noted significant cost escalation in public-safety and infrastructure projects.

Mayor Tran on the joint gymnasium project with the school district. Council members and staff confirmed that the council committed to the partnership, with only ancillary items, such as an agreement or memorandum of understanding for scheduling and use of the gymnasium, remaining. Mr. Christensen stated the district had already spent several hundred thousand dollars on design and engineering of the gymnasium, and intended to bid for the project within months, confirming the City's commitment.

Council members discussed continuing planned and budgeted capital items, noting that Phase 1 of the cemetery cremation garden design came in lower than expected, while acknowledging that if reserves weakened materially, deferrals could be reconsidered.

Council Member Blackham clarified that his prior dissent on the proposed FY 2026 budget stemmed from concerns about increasing costs for residents through both property taxes and utility rate adjustments. He reiterated previous desires to phase increases, such as implementing utility rate changes in FY 2026, and property tax adjustments in FY 2027, to help ease the impact on residents. He urged departments to remain at or under budget, refrain from adding positions not previously authorized, and factor inflation and new growth into next year's baseline. Mr. Christensen agreed and described ongoing line-by-line evaluation of unplanned needs, including resolving reoccurring audio and visual issues in the council chambers, and a shift towards budgeting from actuals rather than conservative maximums where appropriate.

Mayor Tran concluded by emphasizing the importance of consistency in tax planning to prevent large, one-time increases for residents.

Mayor Tran informally adjourned the meeting at 7:30 p.m.

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CITY COUNCIL STAFF REPORT

MEETING DATE: November 6, 2025

TYPE OF ITEM: Action Item

PRESENTED BY: Brian Johnson - Power Director, Cole Stephens - Parks and Recreation Director

SUBJECT/AGENDA TITLE: A Resolution Amending the FY26 Consolidated Fee Schedule related to Electric Vehicle Charging Station Fees

EXECUTIVE SUMMARY:

Kaysville City has 16 Level 2 electric vehicle (EV) charging stations open to the public: 4 at Barnes Park, 4 at Heritage Park and 8 at City Hall. These charging stations were originally installed with the funds of a grant. Up until August 2025, the costs were covered by the grant. The City of Kaysville is now responsible for the cost of the charging stations, along with the Charge Point subscription cost for the monitoring software.

The state average for a level 2 charging station is $0.22 — $0.27 per kwh. Staff is proposing that we have a minimum per session charge of $1.30 and a rate of $0.25/kwh. As an incentive to remove your vehicle from the charging station once the vehicle is at full charge, staff is also proposing an additional $5 per hour charge that will begin one hour after the EV has registered a full charge.

Staff is seeking the Council's approval of a rate schedule for the EV charging stations that will cover the costs of the software, Charge Point fees, required maintenance, as well as the public and city usage. The resolution also establishes that EV charging stations at parks will be unavailable when the park is closed and that the parks department will own and manage EV charging stations.

City Council Options:
1) Approve 2) Table

Staff Recommendation:
Approve

Fiscal Impact:
N/A

ATTACHMENTS:
1. Resolution - EV Charging Station Fee Schedule
2. Exhibit A - Fee Schedule Amendment

RESOLUTION __-__-__

A RESOLUTION RELATED TO THE OPERATION OF EV CHARGING STATIONS AND AMENDING THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE FOR FISCAL YEAR 2026 RELATED TO EV CHARGING STATION FEES

WHEREAS, Kaysville City operates 16 electric vehicle (EV) charging stations that are open to the public; and

WHEREAS, the City's Power Department has managed the EV charging stations since their installation; and

WHEREAS, these charging stations were originally installed using grant funds that also covered the associated operating and subscription costs through August 2025, and

WHEREAS, the City is now responsible for all ongoing costs related to the operation and maintenance of the EV charging stations, including utility expenses, subscription fees for monitoring software, and any necessary maintenance; and

WHEREAS, the Kaysville City Council finds it appropriate to establish user fees for EV charging that will recover the City's costs associated with providing this service, while maintaining public accessibility and encouraging the continued adoption of electric vehicles; and

WHEREAS, City staff has determined that the majority of these stations are located in City Parks and thus, the Parks Department is better situated to coordinate and administer the maintenance of these stations; and

WHEREAS, the Kaysville City Council finds it in the best interest of the City that charging stations located within city parks be unavailable when the park is closed for public use; and

WHEREAS, staff has prepared a recommended rate schedule that reflects the estimated costs of electricity, software subscriptions, and maintenance for both public and City use of the charging stations; and

WHEREAS, the Kaysville City Council determines that it is advisable to amend the fee schedule to include the EV charging station rates proposed by staff.

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby amends the Consolidated Fee Schedule for Fiscal Year 2026.

2. The amendment to the Schedule is attached hereto as Exhibit A and incorporated herein by this reference.

3. Ownership and management of all EV charging stations is transferred from the power department to the parks department.

4. Charging stations located within city parks shall be unavailable for use during the hours of 11:00 P.M. to 6:00 A.M.

5. This resolution shall be effective December 1, 2025.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20___.

_____
Tamara Tran
Mayor

ATTEST:

_____
Annemarie Plaizier
City Recorder

Parks and Recreation	
Rate Description	
Basketball - Men's League	$550.00
Three on Three	$150.00
Baseball: Pre K - 12th Grade	$40 - $120.00
Softball Leagues Adult (Spring) Team	$500.00
Softball Leagues Adult (Fall) Team	$460.00
Fast Pitch Tournament	$650.00 - $850.00
Camp Champ	$55.00
Fitness Class	$10.00
Karate (per class)	$8.00
Skiing / Snowboarding	$350.00
EV Charging Stations	
Minimum Fee	$1.30
Charging rate - Each kwh	$0.25
Disconnect charge (vehicles connected more than one hour after full charge) - Each hour	$5.00

CITY COUNCIL STAFF REPORT

MEETING DATE: November 6, 2025

TYPE OF ITEM: Action Item

PRESENTED BY: Katie Ellis - Assistant City Attorney

SUBJECT/AGENDA TITLE: An Ordinance Adopting Chapter 16-15, "Massage Establishments," of the Kaysville City Code, and Amending the FY26 Consolidated Fee Schedule related to Massage Establishment Fees

EXECUTIVE SUMMARY:

Kaysville City currently licenses various businesses under Title 16 of the City Code. However, the existing code does not comprehensively regulate massage establishments, and its provisions regarding business license revocation appeals is inconsistent with other city appeals.

The proposed ordinance amends Section 16-1-18 to update business license revocation appeal procedures and creates a new Chapter 15, Massage Establishments, to establish consistent licensing, operation, and inspection standards for massage businesses within the City.

The purpose of this amendment is to promote public health, safety, and welfare by preventing misuse of massage therapy businesses as fronts for illegal activity such as prostitution or human trafficking, while continuing to facilitate legitimate therapeutic massage services.

The ordinance does not apply to sole practitioners. There are approximately five massage establishments in the city that would be required to comply with this ordinance. Key provisions include:

- Requiring massage practitioners to hold valid state licenses from the Utah Division of Occupational and Professional Licensing (DOPL) and all establishments to be registered with DOPL.
- Requiring a city business license specific to massage establishments.
- Requiring property owners to sign an affidavit accepting responsibility for illegal activity.
- Setting operational and facility standards (e.g., hours of operation, display of licenses, draping and conduct requirements).
- Establishing procedures for inspections, license denial, suspension, and revocation.
- Establishing due process and appeal rights for licensees.

This ordinance aligns local regulation with the *Utah Massage Therapy Practice Act (UCA 58-47b)* and enhances the City's ability to prevent unlawful conduct while protecting legitimate practitioners and patrons.

Adoption of this ordinance will also require an amendment to the fee schedule to create a new fee for massage establishment business licenses, which will require more administrative review time.

City Council Options:

1) Approve as presented 2) Amend ordinance 3) Table the item for further discussion or review 4) Take no action

Staff Recommendation:

The Community Development, Police, and Legal Departments recommend approval.

Fiscal Impact:

Adoption of this ordinance is not expected to have a significant fiscal impact. Any administrative costs associated with licensing or inspection will be covered by the existing business license fee structure (with expected amendments specific to massage licenses). Adoption of this ordinance may reduce future law enforcement costs by preventing illicit massage establishments within the city.

ATTACHMENTS:

1. Ordinance - Massage Establishments
2. Resolution - Massage Establishment License Fee

ORDINANCE 25-__-__

AN ORDINANCE AMENDING TITLE 16, CHAPTER 1, SECTION 18 REGARDING BUSINESS LICENSE REVOCATION APPEALS; ADOPTING A NEW CHAPTER 15 INTO TITLE 16; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City desires to allow hearings for business license revocations to meet all constitutional due process requirements; and

WHEREAS, Kaysville City also desires to provide for the orderly regulation of certain businesses providing massage therapy services, and

WHEREAS, Kaysville City also desires to prevent and discourage the misuse of massage therapy as a front for human trafficking, prostitution, and related activities in violation of law by establishing operation standards for such businesses and application review procedures with minimum qualifications for operators and practitioners; and

WHEREAS, the Kaysville City Council finds that enacting the ordinance outlined below will promote public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Amendment. Title 16, Chapter 1, Section 18 shall be amended to read as follows:

16-1-18 Appeal.

A Licensee whose license has been revoked shall have the right to appeal to the ~~City Council or its designee (Appeals Authority)~~ city appeals authority. Any appeal must be submitted by either the Licensee or legal counsel. The following procedures and requirements shall apply:

1. Any appeal must be submitted in writing to the City Recorder with a copy to the License Officer within ten ~~(10)~~ business days of the decision from which the appeal is taken. Such appeal shall describe in detail the nature of the appeal, the action complained of, and the grounds for appeal.

2. Upon the request of the Licensee, within ~~1~~ three business days, the City will make available any information upon which it relied in making the determination to revoke the license~~.~~

3. The Appeals Authority shall ~~review, de novo, all written information submitted by the Licensee to the License Officer, any additional information relied upon by the License Officer as the basis for revocation, and any additional information supplied by the Licensee. Any additional information submitted by any party to the appeal to the Appeals Authority shall be simultaneously submitted to the opposing party. If desired, any party shall have three (3) business days to submit rebuttal documentation to the Appeals Authority regarding the additional information submitted by the opposing party~~ conduct a de novo hearing on the appeal in accordance with KCC 2-8-4.

~~4. The Appeals Authority will render a decision no later than thirty (30) calendar days from the date the appeal was heard, unless an extension of time is agreed upon by the parties. In the event that any party to the appeal submits rebuttal information, the thirty (30) calendar days shall be extended to include the additional three (3) days for rebuttal.~~

~~a. The revocation of the license shall be reversed by the Appeals Authority if upon review of the written appeal and information submitted, the Appeals Authority finds that the License Officer made a material mistake of law or fact.~~

~~b. If the written appeal and information submitted indicates that the License Officer acted properly, the revocation of the license shall be affirmed and constitute a determination that the license is revoked.~~

~~5~~4. After the ruling of the Appeals Authority, the Licensee is deemed to have exhausted all administrative remedies with the City.

~~6. Nothing herein shall impede or interfere with the Licensee's or City's right to seek relief in a court of competent jurisdiction.~~

SECTION III: Enactment. Title 16, Chapter 15 shall be enacted to read as follows:

Chapter 15 – Massage Establishments

16-15-1: Findings and Purpose.

In enacting this chapter, the city recognizes that massage therapy is a professional pursuit which can offer the public valuable health and therapeutic services, but that unless properly regulated, the practice of massage therapy and the operation of massage businesses may be associated with unlawful activity and pose a threat to the quality of life in the local community. It is the purpose and intent of this chapter to provide for the orderly regulation of massage establishments and to prevent and discourage the misuse of massage therapy as a front for human trafficking, prostitution, and related activities in violation of law, all in the interests of the public health, safety, and welfare, by providing certain minimum building, sanitation, and operation standards for such businesses, and by requiring certain minimum qualifications for operators and practitioners. It is the further intent of this chapter to streamline massage business license procedures, while still facilitating and advancing the ethical practice of massage therapy, by relying upon the uniform statewide regulations in the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended, and by restricting the commercial practice of massage in the city to those persons duly licensed to practice by DOPL pursuant to that act.

16-15-2: Definitions.

The following definitions apply in this chapter:

Authorized Massage Professional -- A DOPL-licensed massage professional who is identified in a license issued pursuant to this chapter as a person employed or retained by a massage establishment to practice massage.

Compensation -- The payment, loan, advance, donation, contribution, deposit, exchange, or gift of money or anything of value.

DOPL -- The Utah Division of Occupational and Professional Licensing, which is included within the Utah Department of Commerce and is legislatively charged to administer and enforce specific laws and regulations related to the licensing of certain occupations and professions, including massage.

DOPL-Licensed Massage Professional -- Any person currently licensed by DOPL as a massage therapist, massage apprentice, massage assistant, or massage assistant-in-training pursuant to the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended.

Inspector – Any law enforcement officer or city employee responsible for conducting business license inspections.

License Officer – The employee within the Department of Community Development that is responsible for processing business license applications.

Massage – Has the same definition as both "massage therapy" and "bodywork" as defined in the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended.

Massage Establishment -- Has the same definition as found in the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended.

Establishment Owner -- any of the following persons:

1. Any general partner of a general or limited partnership that owns a massage establishment.

2. Any person who has a ten percent or greater ownership interest in a corporation that owns a massage establishment.

3. Any person who is a member of a limited liability company that owns a massage establishment.

Operator or Massage Establishment Operator -- Any person who is an owner or manager of a massage establishment.

Patron -- An individual on the premises of a massage establishment for the purpose of receiving massage therapy.

Property Owner -- The person or entity holding legal title to the real property on which a massage establishment is located. This includes individuals, partnerships, corporations, trusts, or other entities listed as the owner in the official records of the county recorder's office.

Reception and Waiting Area -- An area immediately inside the main entry door of the massage establishment dedicated to the reception and waiting of patrons or visitors of the massage establishment and which is not a massage therapy room or otherwise used for the provision of massage therapy services.

Visitor -- Any individual not retained or employed by the massage establishment and not receiving or waiting to receive massage therapy services, excluding law enforcement personnel or governmental officials performing governmental business.

16-15-3: Other Permits and Authorizations Required.

The requirements of this chapter are in addition to any permits or authorizations that may be required under other applicable laws including building, fire, zoning, and health regulations.

16-15-4: Exemptions.

1. Any individuals exempted from licensing under the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended, shall also be exempt from the licensing requirements of this chapter.

2. Any massage establishment exempted from registering under the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended, shall also be exempt from the licensing requirements of this chapter.

16-15-5: DOPL License and Registration Required.

It is unlawful for any individual to practice massage therapy for compensation within the city unless that individual is a DOPL-licensed massage professional. It is unlawful for any massage establishment to operate within the city unless that massage establishment has registered as a massage establishment with DOPL.

16-15-6: Massage Business License Required—Prohibited Conduct.

1. It shall be unlawful for any establishment owner to operate that massage establishment at any location in the city without first obtaining a massage business license. It is unlawful for a massage establishment operator to employ or retain any person to practice massage for compensation, or to allow any person to perform massage for compensation on the premises of a massage establishment, unless that person is a DOPL-licensed massage professional and is identified as an authorized massage professional on the business license application or through the notice described in Section 16-15-10.

2. It is unlawful for a massage establishment to operate under any name or conduct business under any designation not specified in the massage business license issued pursuant to this chapter.

3. It is unlawful for a massage establishment to continue to operate following the sale or transfer of any interest in the massage establishment to a person who was not identified as an establishment owner in the massage business license application.

16-15-7: Business License Application.

The establishment owners shall file an application for a business license on a form provided by the license officer. The application shall be accompanied by a fee established by the city's fee schedule. The application shall include the following information:

1. The name, address, and telephone number of the massage establishment.

2. The name, residence address, and telephone number of each establishment operator.

3. The form of business under which the applicant will be conducting the massage establishment, i.e., corporation, general or limited partnership, limited liability company, or other form. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation, together with the names and residence addresses of each of its officers, directors, and each shareholders holding more than ten percent of the stock of the corporation. If the applicant is a general or limited partnership, the application shall set forth the name and residence address of each of the partners, including limited partners. If one or more of the

partners is a corporation, the provisions of this section pertaining to a corporate applicant shall apply. If the applicant is a limited liability company, the application shall set forth the name and residence address of each of the members. If one or more of the members is a partnership, limited liability company, or corporation, the provisions of this section pertaining to a partnership, limited liability company, or corporate applicant shall apply, as applicable.

4. The name, address, and telephone number of the property owner.

5. A notarized acknowledgment, on a form provided by the license officer, signed by the property owner stating that:

    a. The owner is aware a massage business is applying for a massage establishment license on the property;

    b. The owner has a duty to exercise reasonable oversight to prevent criminal activity on the property; and

    c. The owner may be subject to civil or criminal penalties, including a prohibition on operating massage establishments at the property, if criminal activity occurs there.

6. A business plan for the proposed massage establishment, including the type of treatments to be administered.

7. A copy of the client intake sheet template that will be used at the business that includes, at a minimum, client contact information, relevant medical history, and the client's consent and acknowledgement.

8. The name of each individual who the massage establishment employs or retains to perform massage therapy for compensation.

9. The name of each individual who is regularly employed or retained by the massage establishment to perform services on the premises other than massage therapy, and the nature of their services.

10. For each individual who the massage establishment does or will employ or retain to perform massage, a copy of that individual's current license from DOPL as a massage therapist, massage apprentice, massage assistant, or massage assistant-in-training.

11. For each establishment operator who is a DOPL-licensed massage professional, a copy of a current license from DOPL.

12. Such other information as may be required by the license officer to determine compliance with any other eligibility requirements for issuance of the massage business license as specified by federal, state, or local law.

16-15-8: License Issuance.

1. The license officer shall issue a massage business license if the applicant meets the requirements of this chapter and no grounds for denial exist under Section 16-15-9. The license officer may

impose conditions on the massage business license consistent with this chapter and applicable law.

2. A massage business license issued pursuant to the terms of this chapter shall be issued for a term not to exceed one calendar year and shall expire at midnight on the 31st day of December in the year issued.

16-15-9: License Denial.

The license officer may deny an application for a massage business license on any of the following grounds:

1. The massage establishment, as proposed by the applicant, would not comply with the requirements of this chapter.

2. The massage establishment, as proposed by the applicant, would not comply with any applicable law, including building, fire, zoning, and health regulations.

3. The applicant has knowingly made any false, misleading or fraudulent statement of material fact in the massage business license application.

4. Any establishment owner, within five years immediately preceding the date of filing of the application, has had a permit or license to practice massage or to own and/or operate a massage establishment revoked or denied in any jurisdiction.

5. Any establishment owner who currently owns or operates a massage establishment in the city that is not in good standing due to the existence of uncorrected violations or unpaid fines or fees related to the property.

16-15-10: Amendments to Massage Business License.

1. Licensees must notify the license officer of new DOPL-licensed massage professionals that are not listed on the business license application or renewal within 10 business days of the new DOPL-licensed massage professional’s start date along with proof of the professional’s current DOPL license.

2. Except as provided in Subsection 16-15-10.1, whenever the information provided in the application for a massage business license on file with the city changes, the operator shall file an application to amend the massage business license to reflect such change on a form provided by the license officer. The application shall be accompanied by the fee established by the city's fee schedule.

3. The application shall not be approved unless the license officer determines that the terms of the amended massage business license comply with all requirements of this chapter and all other local, state, and federal laws, and the massage establishment has no outstanding violations or unpaid citations or fees. Inspection of the massage establishment may be required prior to approval of the amendment.

4. An amendment shall not be used to change the location or establishment owner. A new massage business license application is required for a change in location or establishment owner.

16-15-11: Referral of Massage Establishment to other Departments; Police Department Notification.

1. Code Review: The license officer shall refer a massage establishment business license application to the building inspection, planning, police, and fire departments within 14 calendar days of receiving the application for review.

2. Law Enforcement: The license officer shall notify the Police Department of all approved and denied massage business license applications.

16-16-12: Requirements for all Massage Establishment Facilities and Operations.

1. Except as otherwise specifically provided in this chapter, the following operational requirements shall be applicable to all massage establishments located within the city:

    a. No massage establishment shall be kept open for business between the hours of 10 p.m. of one day and 8 a.m. of the following day. A massage begun any time before 10 p.m. must nevertheless terminate at 10 p.m.

    b. The hours of operation of the massage establishment shall be displayed in a front window clearly visible from outside of the massage establishment.

    c. Patrons and visitors shall only be permitted in the massage establishment during the hours of operation.

    d. During the posted hours of operation, patrons shall be permitted in massage therapy rooms only if at least one authorized massage professional is present on the premises of the massage establishment. Patrons shall not be permitted in any employee break room on the premises.

    e. During the hours of operation, visitors shall not be permitted in massage therapy rooms except as follows:

        i. The parents or guardian of a patron who is a minor child may be present in the massage therapy room with that minor child;

        ii. The minor child of a patron may be present in the massage therapy room with the patron when necessary for the supervision of the child; or

        iii. The conservator, aid, or other caretaker of a patron who is elderly or disabled may be present in the massage therapy room with that elderly or disabled person.

    f. During the hours of operation, except as otherwise provided herein, no visitors shall be permitted in massage therapy rooms, break rooms, dressing rooms, showers, or any other room or part of the massage establishment premises other than the reception and waiting area or toilet rooms.

    g. A list of services available and the cost of such services shall be posted in an open and conspicuous public place on the premises. The services shall be described in English and may also be described in such other languages as may be convenient. No massage establishment

operator shall permit, and no person employed or retained by the massage establishment shall offer to perform any services or request or demand fees other than those posted.

h. The massage establishment shall keep on the premises a complete and current roster of all establishment operators, all authorized massage professionals, and other persons employed or retained by the massage establishment. The roster shall include the name, residence address, and phone number of each individual. The roster shall be available for inspection by city officials charged with the enforcement of this chapter.

i. Patrons' genitals and female patrons' breasts must be fully draped at all times while any individual employed or retained by the massage establishment is in the massage room or cubicle with the patron. No massage shall be provided to a patron that results in intentional contact, or occasional and repetitive contact, with the genitals or anal region of a patron, or of a female patron's breasts without the written consent of the person receiving the massage and a referral from a licensed health care provider.

j. No alcoholic beverages shall be sold, served, or furnished to any patron; nor shall any alcoholic beverages be kept or possessed on the premises of a massage establishment.

k. Except for a patron who is inside a massage therapy room for the purpose of receiving a massage, massage practitioners and massage establishment employees shall remain fully clothed. Attire shall not include lingerie, swim attire, or any attire that is transparent, see-through or substantially exposes the individual's undergarments, breasts, buttocks, or genitals:

l. The DOPL issued massage establishment registration and the city issued massage business license shall be displayed in an open and conspicuous place on the premises visible from the reception and waiting area of the massage establishment.

m. Each authorized massage professional shall display a valid current photograph-bearing identification card issued to that employee by the license officer. A copy of each identification card and the person's original DOPL license shall also be displayed in an open and conspicuous place visible from the reception and waiting area of the massage establishment. The home address of any employee need not be displayed.

n. Human Trafficking Information Notices: Massage establishments must post in a conspicuous place near the public entrance of the massage establishment or in another conspicuous location in clear view of the public and employees, the following notice provided by the city:

"If you or someone you know is being forced to engage in any activity and cannot leave-whether it is commercial sex, housework, farm work, construction, factory, retail, or restaurant work, or any other activity-text 233733 (Be Free) or call the National Human Trafficking Hotline at 1-888-373-7888 or the Utah Human Trafficking Tipline at 801-200-3443 to access help and services."

2. Except as otherwise specifically provided in this chapter, the following physical facility and building code requirements shall be applicable to all massage establishments located within the city:

a. Main entry door and reception and waiting area required. One main entry door shall be provided for patron entry to the massage establishment, which shall open to an interior patron reception and waiting area immediately. Except in emergencies, all patrons and any persons other than individuals employed or retained by the massage establishment shall be required to

enter and exit through the main entry door. The main entry door shall be unlocked at all times during business hours.

b. All interior doors, including massage therapy rooms or cubicles, but excluding individual dressing rooms, showers, and toilet rooms, shall be incapable of being locked and shall not be blocked to prevent opening. Draw drapes, curtain enclosures, or accordion-pleated closures in lieu of doors are acceptable on all inner massage therapy rooms or cubicles.

c. A massage table or professional massage chair specifically designed for seated massage shall be used for all massage, with the exception of "Thai," "Shiatsu," and similar forms of massage, which may be provided on a padded mat on the floor, provided the patron is fully attired in loose clothing, pajamas, scrubs, or similar style of garment.

d. Beds, mattresses, and camping mats are not permitted on the premises of the massage establishment, and no massage establishment shall be used for residential or sleeping purposes, which may be shown by circumstantial evidence such as the presence of bedding, pillows, sleeping bags, suitcases, clothing, toiletries or other personal belongings, cooking appliances, utensils or food in excess of a business establishment's normal requirements.

e. The massage establishment shall comply with all applicable state and local building and fire codes.

16-15-13: Massage Establishment Inspections.

1. An inspector shall have the right to enter any massage establishment during regular business hours, without a search or inspection warrant, to make reasonable inspection to ascertain whether there is compliance with the provisions of this chapter or for the purpose of providing educational materials to employees of the massage establishment in culturally and linguistically appropriate languages regarding employee rights and information on a variety of resources, including linkage to health care services, victim services, and emergency numbers and hotlines to call for information and assistance.

2. The massage establishment operator shall take immediate action to correct each violation noted by the inspector. The inspector shall perform a reinspection to ensure that each violation has been corrected.

16-15-14: Violations.

1. For the purpose of enforcing the requirements of this chapter, all establishment operators shall be jointly and severally responsible for the conduct of all massage establishment employees, agents, independent contractors, or other representatives while such persons are on the premises of the massage establishment.

2. Any person violating any of the provisions of this chapter shall be guilty of a class B misdemeanor, unless a different penalty is provided under state law. Each day’s violation shall be deemed a separate offense.

3. In addition to any other remedy available to the city under applicable law, a massage business license may be revoked as provided in KCC 16-1-17. Upon revocation, the massage establishment shall immediately cease operation, and no other massage establishment shall be permitted to operate at that location by any person for three years ("the moratorium period"). If

the operator is not also the property owner, notice of such revocation and the three-year prohibition shall be provided by the license officer to the property owner, and the prohibition shall apply to all property owned by that property owner at that location.

4. In addition to any other remedy available to the city under applicable law, a massage business license may not be renewed or amended unless and until all due and unpaid citations issued pursuant to this chapter are paid in full, and all outstanding violations have been corrected.

5. Notwithstanding any other provision of this chapter, where a business license has been revoked pursuant to KCC 16-1-17, the license officer shall not process or grant an application for a massage business license for a new massage establishment at the same premises unless and until a final determination is made pursuant to that chapter that the current operator's massage business license is not or should not be revoked; or any moratorium period imposed pursuant to this chapter has expired.

16-15-15: Revocation Or Suspension.

All massage establishment operators shall be deemed to know and understand the requirements and prohibitions of this chapter. Any massage business license issued pursuant to this chapter may be revoked pursuant to KCC 16-1-17 where the license officer finds that any of the following have occurred on even a single occasion:

1. The licensee or any person employed or retained by the massage establishment has violated any provision of this chapter including refusal to permit an inspection authorized by Section 16-15-13 or interfering with an inspector by threatening them, touching them, or intentionally delaying their entry into the massage establishment.

2. The licensee has engaged in unlawful conduct or unprofessional conduct as defined in the Massage Therapy Practice Act in Utah Code Annotated Title 58, Chapter 47b, as amended.

3. The licensee has been subject to a permanent injunction against the conducting or maintaining of a nuisance pursuant to this code.

4. The licensee or any person employed or retained by the massage establishment has engaged in fraud or misrepresentation or has knowingly made a misstatement of material fact while working in or for the massage establishment.

5. The licensee has continued to operate the massage establishment after the massage business license has been revoked.

6. Massage has been performed on the premises of the massage establishment, with or without the licensee’s actual knowledge, by any person who is not an authorized massage professional.

7. The licensee or any person employed or retained by the massage establishment or any other person on the premises of the massage establishment has engaged in conduct or committed acts that a reasonable person in the patron's position would understand as an offer to perform or engage in acts that are sexual in nature or that involve touching of genitals, the anal region, or female breasts.

8. The use or possession of adult-oriented merchandise is found at the massage establishment.

9. The licensee or any person employed or retained by the massage establishment has engaged in sexually suggestive advertising related to massage services on the premises of the massage establishment, including displaying photographs of individuals clothed in lingerie, swim attire, or any attire that is transparent, see-through or substantially exposes the individual's undergarments, breasts, buttocks, or genitals; describing the massage services as "erotic," "sensual" or similarly sexual in nature; being listed in adult media or a sexually oriented website; or describing the appearance or age of massage providers.

10. If the licensee has failed to comply with a final court order or administrative action of an investigatory agency finding a violation of applicable federal, state, and local wage and hour laws, including, the Federal Fair Labor Standards Act. For purposes of this subsection, a final court order or administrative action is one in which there is no pending appeal and the time for filing an appeal has passed.

16-15-16: Appeals.

If the license is denied or revoked, the applicant or licensee may file an appeal. The appeal shall be processed in accordance with the procedures set forth in KCC 16-1-18, as amended.

16-15-17: Undertaking for the General Welfare.

In regulating massage establishments and massage services as provided in this chapter, the city is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

16-15-18: Severability.

If any of the provisions of this chapter or the application thereof to any person or circumstance is held invalid, the remainder of this chapter, including the application of such part or provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this chapter are severable.

16-15-19: No Conflict with State or Federal Law.

Nothing in this chapter shall be interpreted or applied to create any requirement, power, or duty in conflict with any federal or state law.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: Effective Date. This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20___.

_____

_

Tamara Tran, Mayor

ATTEST:

_____

Annemarie Plaizier, City Recorder

RESOLUTION __-__-__

A RESOLUTION AMENDING THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE FOR FISCAL YEA 2026 RELATED TO MASSAGE ESTABLISHMENT BUSINESS LICENSE FEES

WHEREAS, the Kaysville City Council, passed an ordinance related to business licenses for massage establishments; and

WHEREAS, massage establishment business licenses will require more processing than other commercial business licenses; and

WHEREAS, the Kaysville City Council has adopted a FY 26 Consolidated Fee Schedule with fees for business licenses; and

WHEREAS, the Kaysville City Council feels that it is advisable to amend the fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KAYSVILE, UTAH:

1. **AMENDMENT**. The "Business License Fees" section of the consolidated fee schedule is amended as follows:

BUSINESS LICENSE FEES

Account reopening fee - Failure to renew	$150.00
Agricultural Home Occupation	$65.00
Amusement device (Class A) (per machine)	$25.00
Amusement device (Class B)	$75.00
Carnival/circus	Bond $300.00 First Day $80.00 Each additional day $15.00
Commercial	$80.00
Delinquent fee	First month - $50.00 Second Month - $100.00
Food Truck/Trailer	$100.00
Instructional Home Occupation	$65.00
Fireworks stand	$350.00 Plus Bond $300.00
Identification badge	$10
Internal Accessory Dwelling Unit	$65.00
Mailing labels	$9.00
Major home occupation	$65.00

Massage establishment	$150.00
Minor home occupation	$30.00
Off premise beer	$75.00
On premise beer/alcohol	$200.00
Residential Child Care	$65.00
SOB Application & Investigation Fee	$500.00
SOB License Fee	year $500.00
Secondary license	$45.00
Set up fee (charged once for initial business license application)	$15.00
Solicitors Application & Certificate	$100.00
Special Event Permit - Profitable Event	$65.00
Special Event Permit - Non-Profitable Event	$25.00
Temporary Merchant	Bond $100.00
Transfer/modify fee	$10.00
Vending machine	per machine $15.00
Vending kiosk	per machine $45.00

2. **EFFECTIVE DATE**. The resolution shall become effective upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this _____ day of _____, 20___.

_____

Tamara Tran, Mayor

_

ATTEST:

_____

Annemarie Plaizier, City Recorder

APPROVED AS TO FORM:

_____
Nicholas C. Mills, City Attorney

CITY COUNCIL STAFF REPORT

MEETING DATE: November 6, 2025

TYPE OF ITEM: Work Items

PRESENTED BY: Josh Belnap - Public Works Director

SUBJECT/AGENDA TITLE: Discussion of Updates and Amendments to Various Public Works Ordinances

EXECUTIVE SUMMARY:

Staff has identified several ordinance changes that could be made to help address current and future issues. They are:

6-2b-4: The Police Department frequently receives complaints about street parking in and around commercial areas that impact people's driveways and mailboxes. This would establish clear parameters to help support enforcement and public education.

8-3-3: This amendment aims to better safeguard sight distances where roads intersect arterial, collector or significant local streets. The standard 30-foot clear-view triangle is not always sufficient for these scenarios, so at these busier roads, the City will adopt AASHTO (American Association of State Highway and Transportation Officials) sight distance guidelines.

9-2-9: In June, the City reduced the moratorium on cutting new asphalt from 4 years to 3 when the excavation permit was updated. However, this section of the code was inadvertently missed and now needs to be modified to align with the updated permit.

9-6-1: This amendment seeks to eliminate loopholes that could allow a developer to construe the code as giving them the ability to use drinking water for irrigation if they run into challenges with getting secondary water service.

City Council Options:
1) Move to action with input, 2) Table

Staff Recommendation:
Move to action with input

Fiscal Impact:
N/A

ATTACHMENTS:

1. Combined resolution Ord_25-11-XX

KAYSVILLE CITY
ORDINANCE 25-11-XX

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 6, TITLE 8, AND TITLE 9

WHEREAS, City staff have completed a review of City Ordinances; and

WHEREAS, Staff are recommending various changes and updates to better safeguard current and future infrastructure.

NOW THEREFORE, be it ordained by the Council of the Kaysville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "6-2b-4 Unlawful Parking" of the Kaysville City Code is hereby *amended* as follows:

AMENDMENT

6-2b-4 Unlawful Parking

1. At Roadside.
   a. No motor vehicle, except authorized emergency vehicles, shall be parked with the left side of the vehicle next to the curb, except on One Way streets. It shall be a civil violation to stand or park any motor vehicle in a street other than parallel with the curb and with the two (2) right wheels of the vehicle, except authorized emergency vehicles, within twelve inches (12") of the regularly established curb line except on those streets which have been marked for angle parking; then vehicles shall be parked at the angle to the curb indicated by such marks.
   b. It shall be a civil violation to park any vehicle on or store items in the roadway when:
      i. Within eight (8) feet of a mailbox, driveway or access; AND
      ii. When inside of or within two hundred (200) feet of a Mixed Use, Professional Business, General Commercial, Central Commercial or Light Industrial Zone.

2. Vehicles for Sale. It shall be a civil violation to park any vehicle on any public street for the primary purpose of displaying it for sale, or to park any vehicle on a public street from which merchandise is peddled. It shall be prima facie evidence of parking a vehicle principally for the purpose of offering it for sale if:
   a. The vehicle is left unattended for four (4) hours or more,
   b. There are signs in, on or near the vehicle offering it for sale, and
   c. The vehicle is not parked on a street adjacent to property where the owner resides. Nothing in this subsection shall preclude or prevent the owner of a vehicle from legally parking a vehicle for sale in front of the property where the owner resides.
3. Loading Zones. When so posted, it shall be a civil violation for the driver of a passenger vehicle, except authorized emergency vehicles, to stand or park such vehicle for a period of time longer than is permitted by the posted sign for the loading or unloading of passengers, or for the driver to stand or park any freight carrying motor vehicle, except authorized emergency vehicles, for a period of time longer than is necessary to load, unload and deliver materials in any place designated as a Loading Zone and marked as such.

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4. Posted Restrictions. It shall be a civil violation for any person to park any motor vehicle, except authorized emergency vehicles, on any street in violation of the posted restrictions. It shall be a civil violation to park any vehicle, except authorized emergency vehicles, or otherwise cause any obstruction to any fire station or other place where fire apparatus is stored, or within fifteen feet (15') of any fire hydrant or cistern.

5. Alleys. No person shall park a motor vehicle, except authorized emergency vehicles, within an alley in such manner or under such conditions as to leave less than ten feet (10') of the width of the roadway available for the free movement of vehicular traffic. No person shall stop, stand, or park a vehicle, except authorized emergency vehicles, within an alley in such a position as to block the driveway entrance to any abutting property.

6. Cab Stands - Bus Stands. No motor vehicle other than a licensed taxicab or authorized emergency vehicle shall be parked in any area designated by ordinance as a taxicab stand and no vehicle other than a bus or authorized emergency vehicle shall be parked in a place so designated as a Bus Loading Zone.

7. Over 48 Hours. It shall be a civil violation for any person to park or leave standing on any public road, street, alley, park-and-ride lot, or municipal property any vehicle or inoperative vehicle, except authorized emergency vehicles and City owned vehicles, for forty-eight (48) or more consecutive hours, and any vehicle so parked or left standing may be impounded or removed by the Chief of Police or the Chief's designee. For purposes of impoundment and removal, the Chief of Police or the Chief's designee may, after making a reasonable effort to locate the owner, impound and remove any motor vehicle which has been unmoved for forty-eight (48) consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle.

8. During Winter. No person shall park a vehicle, except authorized emergency vehicles, on any street between 12:00 midnight and 6:00 a.m. of any day from the first day of November of each year to the last day of February of the following year.

9. Heavy Duty Vehicles.

    a. The driver of a motor vehicle, except authorized emergency vehicles, having a total gross weight, loaded or unloaded, in excess of fifty thousand (50,000) lbs. or having a total length in excess of twenty-four (24) feet from the most forward point of the vehicle or its load to the most rear point of said vehicle or its load, shall not park said vehicle or allow it to stand upon the City streets for longer than two (2) hours.

    b. In determining the total gross weight or total length as provided in subparagraph (a) above, the length or weight of the trailer connected or attached to or in tandem with the motor vehicle, shall also be included in making such determination.

10. Approach to Parking Space.

    a. No person shall move a vehicle, except authorized emergency vehicles, in any manner or leave a parking space and then re-enter it to avoid the intent of this Chapter.

    b. Every driver about to enter a parking space being vacated shall stop and wait to the rear of the vehicle in the actual process of vacating the parking space and having so waited shall have prior right to the parking space over all other drivers.

    c. No driver shall stop a vehicle, except authorized emergency vehicles, ahead of a parking space being vacated and attempt to interfere with a driver who has waited properly to the rear of a parking space being vacated.

11. Not to Obstruct Traffic. No person shall park any vehicle, except authorized emergency vehicles, upon a street in such a manner or under such conditions as to leave available less than ten feet (10') of the width of the roadway for free movement of vehicular traffic.

12. Electronic Vehicle Stalls.

a. As used in this Section:

i. Electric Motor Vehicle means a motor vehicle that is powered solely by an electric motor drawing current from a rechargeable energy storage system.

ii. Plug-In Hybrid Electric Motor Vehicle means a hybrid electric motor vehicle that has the capability to charge the battery or batteries used for vehicle propulsion from an off-vehicle electric source, such that the off-vehicle source cannot be connected to the vehicle while the vehicle is in motion.

iii. Electric Vehicle Charging Station means a public parking space that is:

(1) Served by charging equipment that has its primary purpose the transfer of electric energy to a battery of other energy storage device in an electric motor vehicle or plug-in electric motor vehicle; and

(2) Clearly marked with either:

(A) Conspicuous green pavement markings; or

(B) Clearly marked signage indicating that the stalls are electric vehicle charging station stalls.

b. It is a civil infraction for any person to stop, stand, or park any vehicle in a City-owned electric vehicle charging station unless the vehicle is an electric motor vehicle or plug-in hybrid electric motor vehicle connected to the charging station and actively being charged.

c. It is a defense to a civil charge under this subsection that the offending vehicle owner produces in person at the Kaysville City Hall proof that the offending vehicle was an electric motor vehicle or plug-in hybrid electric motor vehicle.

SECTION 2: **AMENDMENT** "8-3-3 Effect of Designation as Arterial, Collector, or Significant Local Streets" of the Kaysville City Code is hereby *amended* as follows:

AMENDMENT

8-3-3 Effect of Designation as Arterial, Collector, or Significant Local Streets

1. The streets designated shall be developed and maintained as arterial, collector, or significant local streets, and shall be used as through streets for movement of concentrated flows of traffic. Access to these streets may be restricted.
2. The streets designated shall have minimum rights-of-way as listed in KCC 8-3-2.
3. Any street intersection constructed after the passage of this ordinance intersecting an arterial, collector, or significant local street shall be designed and constructed to meet the current AASHTO requirements for sight distance.
4. Intersections that pre-exist the effective date of this ordinance that do not meet current AASHTO sight distance standards may be evaluated and improved as part of scheduled maintenance, capital improvements, or as determined necessary by the City Engineer to protect public safety.

SECTION 3: **AMENDMENT** "9-2-9 Excavations" of the Kaysville City Code is hereby *amended* as follows:

AMENDMENT

9-2-9 Excavations

1. Any work impacting City owned rights-of-way, infrastructure, or other properties shall require prior written approval (permit) Work includes, but is not limited to, excavations, potholes, bores, paving, constructing or modifying pipelines or conduits, or otherwise altering pavements, curbs, gutters, surfaces or underground utilities. In accordance with all requirements, including (but not limited to) the provisions stated in the permit and Division 5b of the Kaysville Technical Specifications, the applicant shall also:
   a. Proceed in accordance with City standards and specifications;
   b. Indemnify and hold the City harmless from any and all claims or damages arising out of or occasioned by their work;
   c. Restore, at their own expense, any impacts in accordance with the permit said City standards and specifications, unless otherwise directed by the City;
   d. Not unreasonably interfere with the access and use of the City streets or sidewalks by the traveling public, or the rights of those having existing easements adjacent to or therein. Access must be properly maintained, including (but not limited to) being free of depressions, bumps, obstacles, debris, or any other impediment to safe access or travel. For accesses not properly maintained, a fee shall be assessed;
   e. Provide a cash or escrow bond, based on the extents or dimensions of the work or its impact, as determined by the City;
   f. Pay the necessary fees, based on the extents or dimensions of the work or its impact, as determined by the City. Failure to comply with the requirements of the permit shall result in additional fees, as stated in the provisions therein, and may be deducted from the bond, as determined by the City;
   g. All other requirements deemed necessary by the City.
2. Upon receipt of said application and plan, the City shall make any necessary inquiries or inspections of the site and then approve or disapprove the same.
3. Following the approval of the permit and during performance of work and any restoration, the City shall inspect, as often as necessary, the site detailed within the permit application. Where it is determined that the site is not in compliance with these provisions or those stated within the permit, non-compliant work may require removal and replacement, forfeiture of bond, voluntary additional warranty periods or other remedies as deemed necessary in the sole discretion of the City.
4. A moratorium of three (3) years shall be applied to all new public streets, public streets that have been reconstructed or that have been overlaid, prohibiting cutting into, altering or excavating within that public street. If cutting into, altering or excavating within a public street right-of-way is unavoidable, as determined by the Public Works Superintendent, the Special Restoration Standard shall apply to all work done that occurs during this moratorium, or for the specified period of time after the moratorium ends. This Standard exists to protect the integrity and prolong the service life of public streets. Applicable public streets must be restored to the following Special Restoration Standard:
   a. New public streets, reconstructed public streets, or overlaid public streets: During the moratorium, and for a period of an additional three (3) years after its conclusion, once an excavation has been backfilled but prior to paving, the asphalt shall then be cut full depth and removed for three feet (3') in each direction from the edge of the original cut. Special care shall be taken to minimize impacting the base and subgrade during this removal. Substantial disturbance, as determined by the Public Works Inspector, may require additional compaction or earthwork. After paving, all edges or cold joints must be crack sealed.

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b. Public streets with preventative maintenance treatments: For a period of three (3) years after the placement of a treatment, an area not less than one foot (1') in all directions, from the edge of the repaved surface shall have the same type of treatment reapplied, or another treatment as approved by the City. Prior to reapplication of the treatment, all edges must first be crack sealed. In cases where the amount of reapplied treatment required is less than two hundred (200) square feet, the applicant may request to provide funds to the City in lieu of treatment, with the amount to be approved by the City Engineer and based on the average of at least two (2) bids for such a treatment, plus fifteen percent (15%). These funds would be used at a later date, at the City's discretion and availability, to reapply a treatment. If funds are provided to the City, all edges must still be crack sealed by the applicant.

c. Requirements under the Permit: The Special Restoration Standard requirements, as detailed above, are a minimum, and are in addition to any other requirements set forth in the Excavation Permit or the Technical Specifications and Drawings.

5. The City may reject or delay the approval of a permit based on various factors, including (but not limited to) precipitation, temperatures, impact to the public or other utilities because of the timing, or other specific factors applicable. Double bond rates shall apply for any cuts or excavations made in public streets between October 15th and April 15th.

SECTION 4: **AMENDMENT** "9-6-1 Connection Required" of the Kaysville City Code is hereby *amended* as follows:

AMENDMENT

9-6-1 Connection Required

The record owners, or their duly authorized agents, of all residential sites that are west of US-89 shall connect their properties to a pressure irrigation system (non-culinary) and pay the applicable fees and charges. Residential sites located east of the US-89 corridor will not be required to connect their properties to pressure irrigation systems, unless the City Engineer deems that a connection to a pressure irrigation system is feasible.

Deleted: where pressure irrigation is available

SECTION 5: **REPEALER CLAUSE** If any provisions of the City's Code previously adopted are inconsistent herewith, they are hereby repealed.

SECTION 6: **SEVERABILITY CLAUSE** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 7: **EFFECTIVE DATE** This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE KAYSVILLE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Adams	_____	_____	_____	_____
Council Member Blackham	_____	_____	_____	_____
Council Member Hunt	_____	_____	_____	_____
Council Member Jackson	_____	_____	_____	_____
Council Member Oaks	_____	_____	_____	_____

Presiding Officer

_____
Tamara Tran, Mayor, Kaysville City

Attest

_____
Annemarie Plaizier, City Recorder, Kaysville City

KAYSVILLE PARKS AND RECREATION

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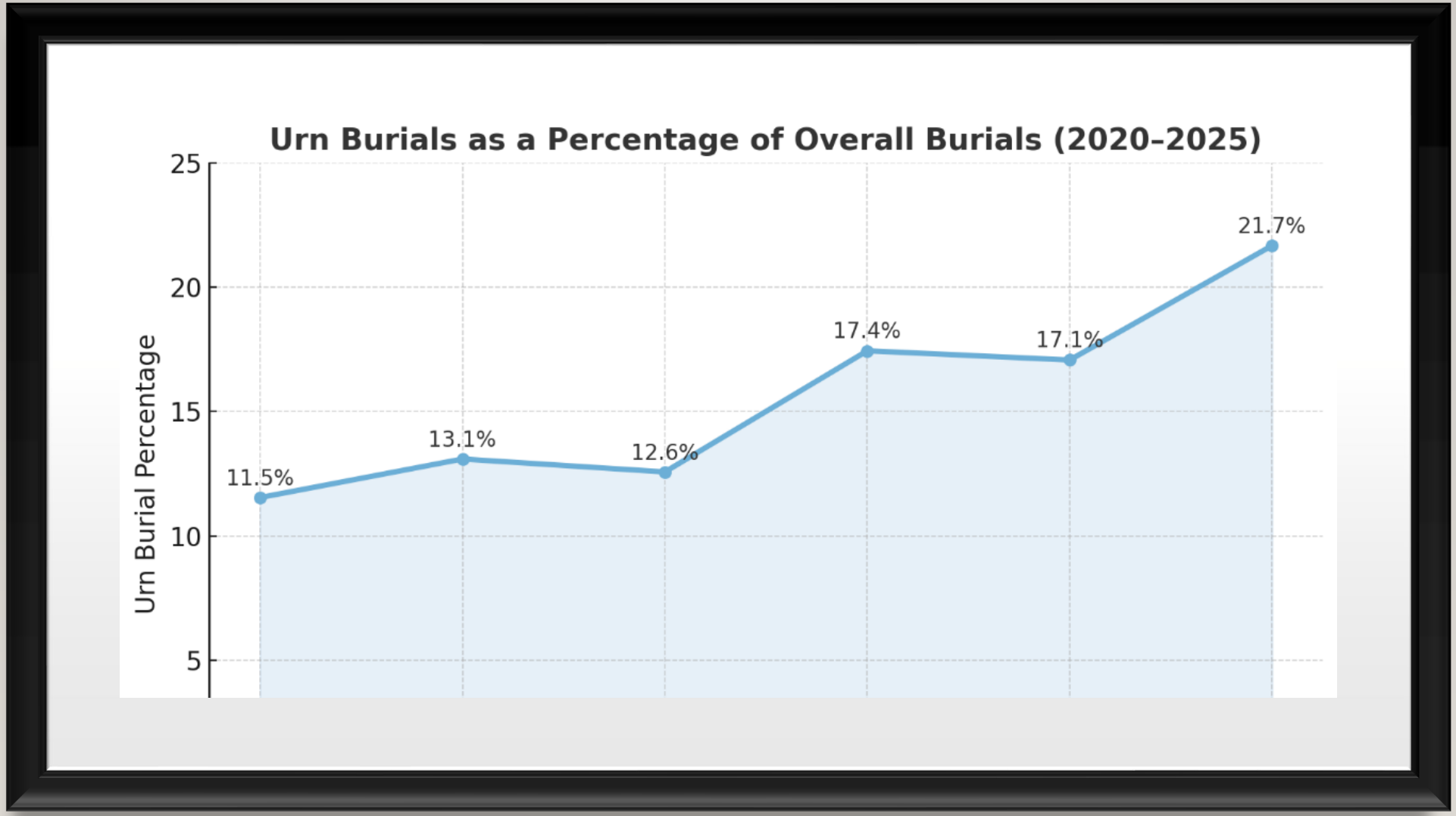
DEPARTMENT REPORT NOVEMBER 6, 2025

DEPARTMENT RESPONSIBILITIES

- Parks and Trails
- Recreation
- Cemetery
- City Facilities
- Community Events
- Other Public Properties (ROW, etc)

- Citizen Boards
  - Parks and Recreation Advisory Board
  - RAMP Advisory Board
  - Historic Preservation Commission

KAYSVILLE CITY
CEMETERY
1865


Urn Burials as a Percentage of Overall Burials (2020–2025)
Urn Burial Percentage
25
20
15
10
5
11.5%
13.1%
12.6%
17.4%
17.1%
21.7%

Resident vs Non-resident Interment		
	Number	Percentage
2025		
Resident	64	54%
Non-resident	54	46%
2024		
Resident	81	49%
Non-resident	82	50%
2023		
Resident	73	42%
Non-resident	99	58%
2022		
Resident	98	54%
Non-resident	85	46%
2021		
Resident	96	50%
Non-resident	95	50%

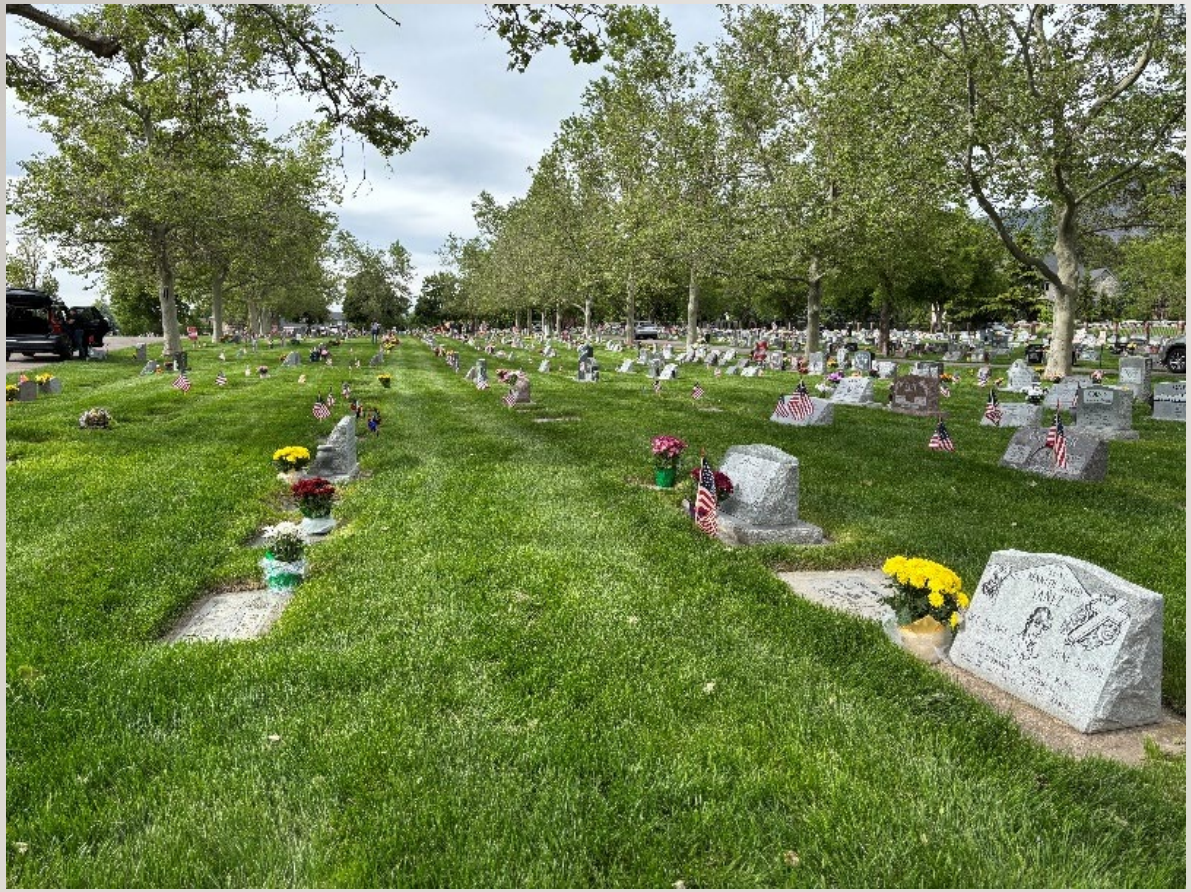
INTERMENT NUMBERS OVERALL

	2025 ytd	2024	2023	2022
Adult	90	130	139	156
Urn	26	28	30	23
Infant	2	5	3	4
Disinterment	2	1	0	0
TOTAL	**120**	**164**	**172**	**183**
Resident	64	81	73	98
Resident at need plots	37	39	24	48
Non-resident	54	82	99	85
Non-resident at need plots	7	38	23	42

Facts

We install approximately 100 new headstones each year.

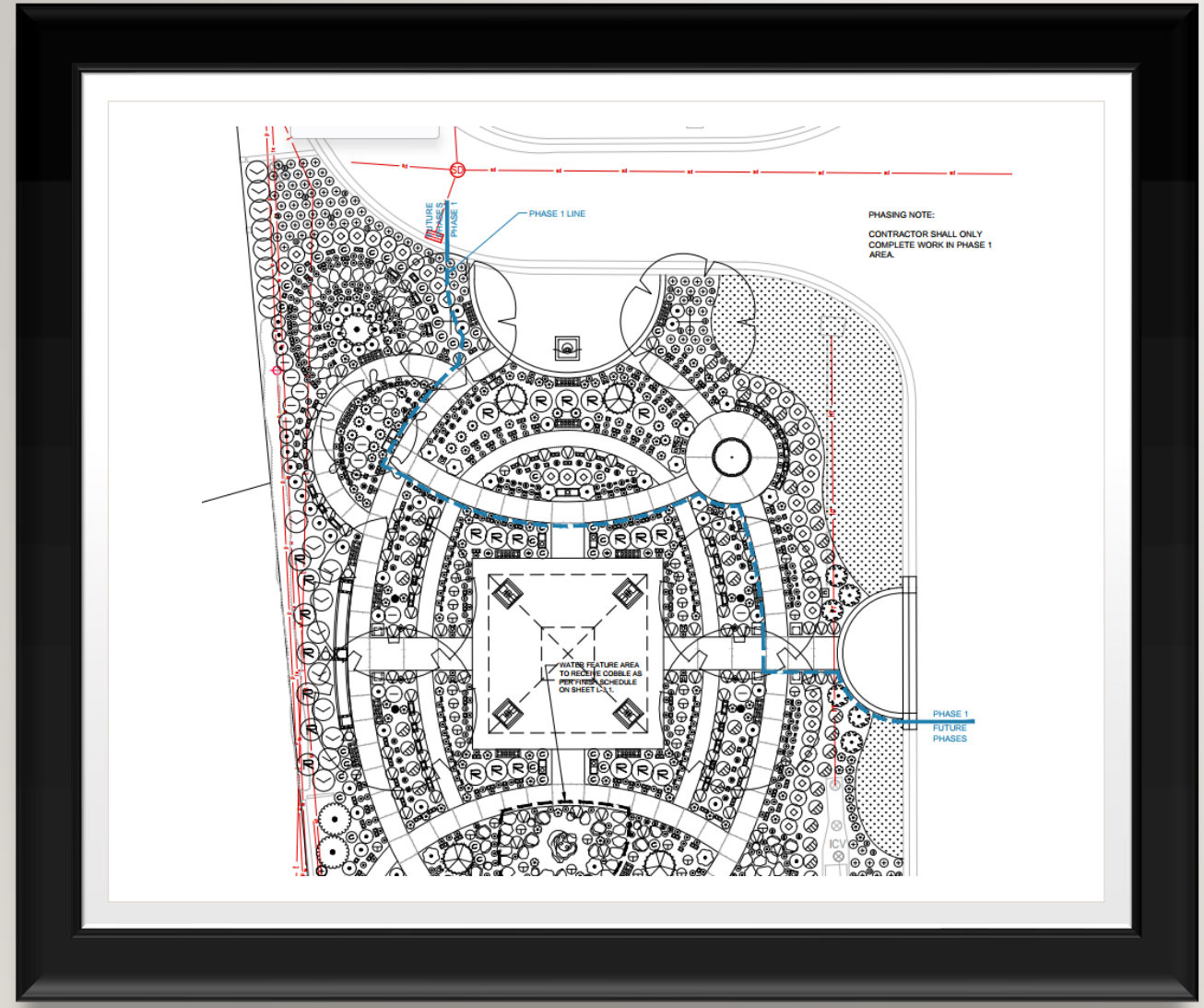
We had our first burial in our last full lawn June of 2025



Completed projects

2025 Irrigation Project

Replaced about 80% of the brick columns that needed to be replaced



- Cremation and Memorial Garden Phase 1

PARKS

- **163.35** acres developed Parks and Public Properties maintained
- **204.95** acres undeveloped Parks and Public Properties maintained
- Completed Projects:
  - Rail Trail Trailhead (Webb and Flint St) – RAMP project
  - EMC and New Park Sign at Barnes Park – RAMP project
  - Replacement of Angel Street Soccer Complex Playground
  - Pickleball Court re-surfacing
  - Tennis courts at Gailey Park re-surfacing
  - Upgraded sand volleyball courts to LED lighting at Barnes Park – RAMP project
- Current Projects FY 26:
  - Barnes Park tower restroom remodel – RAMP Project
  - Ponds Park pavilion lighting and roofing
  - Landscape Design Consultant for 950 North/Sunset Dr and Quail Crossing Park – Blu Line Design
  - WDC consultant for landscape enhancements – Winter of 2025
- Future Projects:
  - Trappers Field north side of 200 North, design is completed
  - 950 North/Sunset street scape, currently under design
- Water conservation projects
  - City Hall north grass area
  - Barnes Park south of Purdy field along 200 N
  - Fire Station park strip and flag pole area

Pocket Parks

Pocket Parks are the smallest park type. With a typical size of 3 acres or less, this type of park usually has minimal amenities, such as open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available.

Hess Farms Park – Hods Hollow Park

Neighborhood Parks

Kaysville's three Neighborhood Parks comprise a total of 15.4 acres in extent. This type of park typically ranges from 3 to 10 acres in size, providing amenities to meet the needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a sometimes a restroom.

Gailey Park – Heritage Park – Quail Crossing Park

Community Parks

Community Parks typically serve the City at-large, providing a specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Community Parks in Kaysville are typically 10 to 20 acres in size.

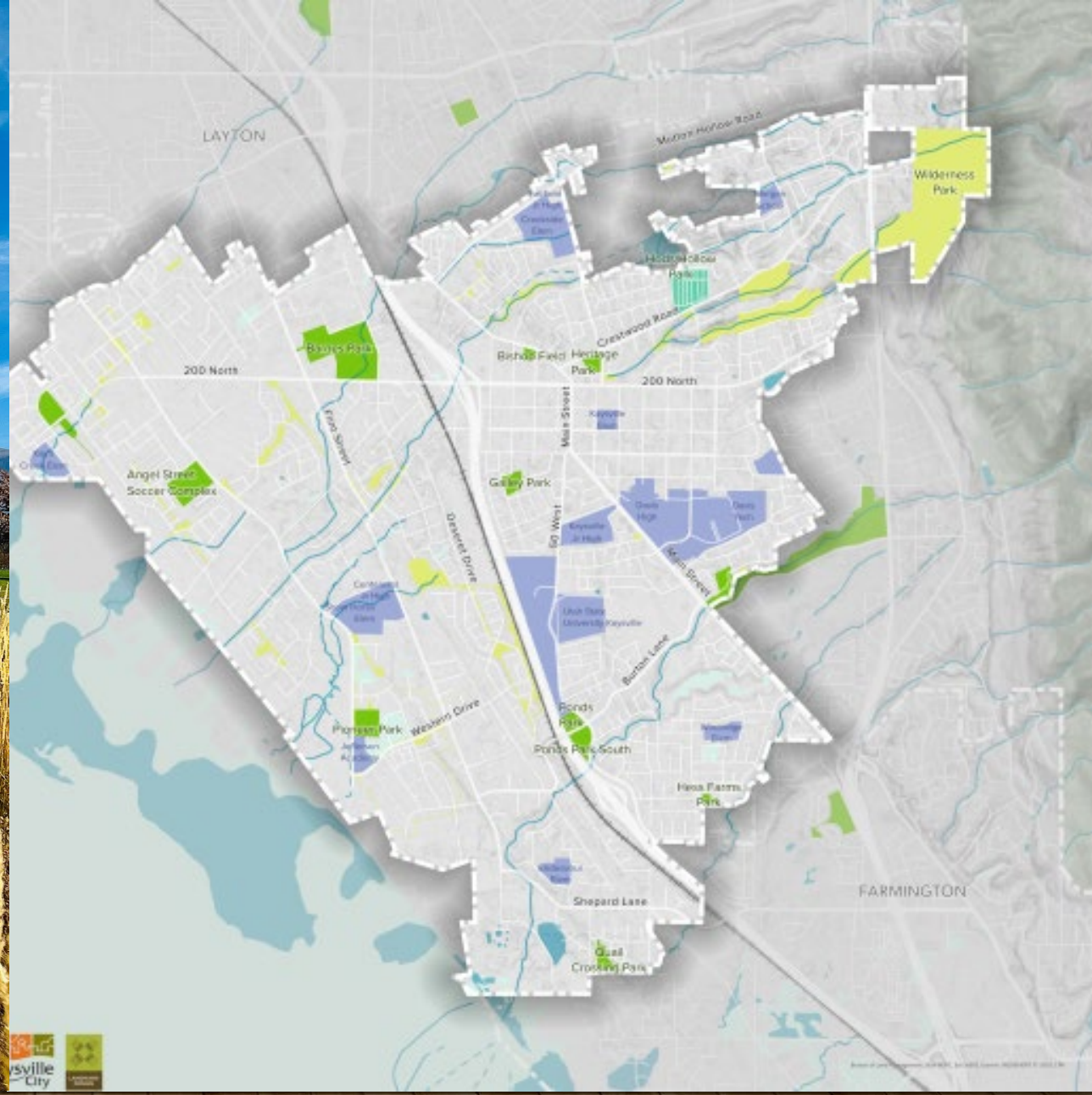
Angel Street Soccer Complex – Pioneer Park – Ponds Park –
Trappers Field (incomplete)

Regional Parks

The largest park type is the Regional Park, which serves the City and region with special features and amenities. These park types are typically 20+ acres in size and/or include multiple specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of park also typically includes sports fields and courts, playgrounds, pavilions, perimeter walking trails, multiple restrooms, trees, large open grassy areas, picnic areas and seating.

Kaysville currently has one Regional Park - Barnes Park, which is 45.7 acres in size.

PIONEER
PARK


LAYTON
Wilderness Park
Bishop Field Heritage Park
200 North
Main Street
Gailey Park
Angel Street Soccer Complex
Pioneer Park
Ponds Park
Ponds Park South
Shepard Lane
FARMINGTON

RECREATION

CITIZEN BOARDS

Historic Preservation Commission

Meet at least quarterly

Parks and Recreation Advisory Board

Quarterly meetings

Involved in Community Events

RAMP Advisory Board

Meet in the early spring prior to budget year to recommend funding requests.

Meet once in the fall to set upcoming schedules for grant applications

COMMUNITY EVENTS

Daddy Daughter Dance	Easter Egg Hunt	Arbor Day Program	Memorial Day Observance Program	Movie in the Park
July 4th Celebration – Freedom Week introduced in 2025	July 24th Scholarship Breakfast sponsored by Bowmans	Veteran's Day Lunch in partnership with Orlando's and Russon Bros Mortuary	Holiday Lighting	Kaysville Gives and Fill the Fire Truck

FACILITIES

- Old Library building – 1944
- Recreation Building – 1968
- Municipal Center – 1986 with major remodel/addition 2020
- Operation Center – 1992
- Fire Station – 2000
- Police Station – 2014
- Total of 80,100 sq ft of maintained facilities
  - Custodial Services, HVAC systems, general maintenance and improvements, etc

”

I THINK THERE IS A PERCEPTION IN THE CITY THAT WEST KAYSVILLE PARKS ARE BIGGER AND BETTER THAN ANYTHING EAST OF I-15. I WISH MORE OF OUR EAST SIDE PARKS HAD THE NICE AMENITIES AND FACILITIES THAT WEST SIDE PARKS HAVE.

SURVEY RESPONDENT

”

KAYSVILLE NEEDS TO ACQUIRE AND PRESERVE OPEN SPACES, ESPECIALLY NATURE PARKS, AND ESTABLISH INTERCONNECTEDNESS BETWEEN THOSE NEW SPACES AND EXISTING SPACES IN KAYSVILLE AND SURROUNDING COMMUNITIES.

SURVEY RESPONDENT

Kaysville City
PARKS & RECREATION

”

I REALLY THINK TRAILS AND BIKE PATHS BENEFIT EVERYONE. I ALWAYS SEE PEOPLE OUT ON THE TRAILS!

SURVEY RESPONDENT