

KAYSVILLE CITY COUNCIL

Meeting Minutes
October 20, 2016



SPECIAL WORK MEETING

Minutes of a special work meeting of the Kaysville City Council held Thursday, October 20, 2016 at 5:30 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Council Member Lee, Council Member Snell, Council Member Page, Council Member Adams and Council Member Garn.

Others present: City Manager Shayne Scott, City Finance Director, Andy Thompson, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Director Cole Stephens, Police Chief Oberg, Jordan Stephenson, Spencer Luke, Kate Bowman, John Loveless, Rob Humenansky, Katie Witt, Bruce Rigby, Gary Hatch, Elias Bishop, Steve Mecham, Erica Dahl, Eric Isom, Harrison Cooper, Alisha Huntsman, Carole Walker, Flint Barber, Melanie Daw, Caleb Daw, Daniel Hart, Debie Hart, Justin Andersen, Braxton Booth, Dave Griffin, Richard Bell, Kevin McCann, and Shelly Davis.

SOLAR IN KAYSVILLE

Mark Beauchamp discussed the value of solar power. He gave a summary of options, and explained the current policy, different options, subsidies and cap options from \$25,000-\$100,000. He expanded on different considerations for the City Council and explained the alternatives.

Mark Beauchamp discussed the pros and cons of each alternative. He explained that a clean power plant will increase UAMPS cost and noted that costs should be reviewed periodically. Mark summarized the proposals and alternatives.

Mayor Hiatt noted the presentation has been valuable but is interested in the feedback of the Council. He noted that the council should have as much detail as possible to make an educated decision. He stated that their time is better spent beginning with discussion of options instead of getting too in depth with specific data.

Council Member Garn noted that feels strongly about grandfathering. He noted that existing customers shouldn't be affected by new rules, new innovations. He noted that he likes the idea of separating out variable costs vs. fixed costs to determine the subsidy. He suggested the new power board should be involved in the process.

Council Member Snell noted that he would look at the subsidy as more of an investment. He noted that he is interested in the Power Commission being involved. He stated that he is not ready to make a decision tonight.

Council Member Page explained that he embraces solar power and finds it a benefit to the entire community. He noted that he would like to be an example to other communities.

Mark Beauchamp noted that he doesn't think it is a good idea for the rate to grow uncontrollably. He explained that implementing a cap can be measurable. He noted that there is a possibility that all three proposals could be implemented, intertwined.

Council Member Adams noted that he will refrain from commenting at this time.

Mayor Hiatt invited public comment.

Kate Bowman, Utah Clean Energy, explained that administration, billing, and reading meters are all reasons to assess a cost.

John Loveless, noted that he is an electrical engineer by trade. He explained that he is passionate about green energy and currently has solar panels. He explained that solar power is a way that regular consumers can supplement power in their homes. He suggested that a consideration for location (west facing) be implemented.

Spencer Luke explained that, in his opinion, all customers should incur a fee not only solar customers.

Mayor Hiatt noted that specific charges and fees have not been decided yet.

Ryan Evans stated that he appreciated Council Member Garn and the opinion of the City Council wanting to utilize the Power Commission that will be created.

Mike Shay, thanked the City Council and stated that that benefits are real and quantitative.

Mayor Hiatt noted that this matter can be deferred until the Power Commission is on board and able to discuss this item. He noted that Power Commission applications will be accepted until December 23rd, 2016.

The consensus of the City Council is to direct staff to address solar power at Kays Creek Elementary School immediately since they are waiting to move forward.

The meeting adjourned at 7:13 p.m.

CITY COUNCIL MEETING

Minutes of a regular meeting of the Kaysville City Council held Thursday, October 20, 2016 at 7:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Council Member Lee, Council Member Snell, Council Member Page, Council Member Adams and Council Member Garn.

Others present: City Manager Shayne Scott, City Finance Director Dean Storey, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Director Cole Stephens, Police Chief Oberg, Jordan Stephenson, Spencer Luke, Kate Bowman, John Loveless, Rob Humenansky, Katie Witt, Bruce Rigby, Gary Hatch, Elias Bishop, Steve Mecham, Erica Dahl, Eric Isom, Harrison Cooper, Alisha Huntsman, Carole Walker, Flint Barber, Melanie Daw, Caleb Daw, Daniel Hart, Debie Hart, Justin Andersen, Braxton Booth, Dave Griffin, Richard Bell, Kevin McCann, and Shelly Davis.

The regular meeting of the City Council began at 7:22 p.m.

Opening of the regular City Council meeting provided by Council Member Garn.

BUSINESS SPOTLIGHT – EXQUISITE EFFECTS SALON

Shelly Davis, the owner of Exquisite Effects Salon in Kaysville, introduced her new hair salon. She explained that it opened originally in 2008 and stated that she has been in the beauty industry for 28 years. She hopes to open a beauty supply in conjunction to the salon, and is excited to bring new revenue to the community. She explained that her husband works there as well and that he maintains an online store. She stated that they are located in the Kaysville Plaza across the street from Zion's Bank.

Mayor Hiatt expressed his appreciation for their attendance and noted that the City will add their business information to the Marquee and Facebook for the month of November.

CALL TO THE PUBLIC

Mayor Hiatt noted that Call to the Public is the time to address agenda items or other items and asked the audience to keep comments limited to three minutes.

No public comment made.

**PRELIMINARY AND FINAL PLAT APPROVAL FOR KERRYBROOK ESTATES
FIRST AMENDMENT, AMENDING LOT 19 AND LOT 20, AT 106 AND 118 WEST
BAER CREEK DRIVE**

Andy Thompson, City Engineer, noted that Mr. Griffin, the owner of lot 19 in Kerrybrook Estates is acquiring a small portion of lot 20 directly adjacent and to the east of his existing lot. He explained that Lot 19 is taking just over 500 sq. ft. of property from lot 20 to better serve each lot based on topography. The proposed adjustment does not affect existing easements, each lot retains more than the required square footage for the R-1-20 zone, and the proposed shift does not create any illegal setbacks. He stated that no new lots are created in the proposed subdivision plat.

Andy Thompson stated that the Planning Commission voted unanimously to recommend approval of the proposed preliminary and final plat for Kerrybrook Estates as proposed.

Council Member Snell made a motion to approve the Preliminary and Final Plat for Kerrybrook Estates First Amendment, Amending Lot 19 and Lot 20, at 106 and 118 West Baer Creek Drive, Second by Council Member Page.

The vote on the motion was as follows:

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

The Motion passed unanimously.

REBECCA'S GARDENS PHASE 3 AMENDED PRELIMINARY AND FINAL PLAT

Andy Thompson, City Engineer, showed the map of 1787 Sunset Drive. He noted that Mr. Halls owns a three acre lot and would like to sell a quarter of an acre of the property to his neighbor in the back at 1676 S Wilford Drive. Andy explained that since both lots are in existing subdivisions, an amended plat is required. Both of the amended lots meet all zoning and set back requirements for the existing R-1-20 zone and no new building lots are created.

Andy Thompson noted that after the Planning Commission reviewed this proposal, they recommended preliminary and final plat approval for Rebecca's Gardens Phase 3 Amended Subdivision with a unanimous vote.

Council Member Lee made a motion to approve Rebecca's Gardens Phase 3 Amended Subdivision, second by Council Member Garn.

The vote on the motion was as follows:

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

The motion passed unanimously.

REZONE OF 0.44 ACRES OF PROPERTY AT 40 EAST CRESTWOOD ROAD TO INCLUDE THE PRUD (PLANNED RESIDENTIAL USE DEVELOPMENT) OVERLAY ZONE.

Andy Thompson, City Engineer, explained that the applicant desires to develop the property under the PRUD zone in order to create a common open space development allowing individual ownership of dwellings instead of multiple dwellings under one ownership. The proposed overlay zone would accommodate townhome style dwellings with private and common open space overseen through an established Home Owners Association.

Council Member Lee made a motion to approve the Rezone of 0.44 acres of property at 40 East Crestwood Road to include the PRUD (Planned Residential Use Development) Overlay Zone, second by Council Member Snell.

The vote on the motion was as follows:

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

The motion passed unanimously.

CODE OF CONDUCT

Shayne Scott, City Manager, explained that over the past 4-6 months, the idea of a Code of Conduct has been discussed both at official City Council meetings as well as in various work groups among City Council Members. He explained that Mr. Robinson assisted with the first draft. This version was put on the Kaysville City website and comments were accepted for 30 days. He explained that after the comment period, Council Members directed staff to come up with an alternative, simplified version. The current version was posted to the Kaysvillecity.com website and comments were directed to ethics@kaysvillecity.com. He noted that grammatical changes were made and corrected.

Council Member Snell noted that the Code of Conduct has been under review for months, and is appreciative that it is finally complete.

Council Member Snell made a motion to accept the Code of Conduct with amendments, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

QUARTERLY BUDGET PRESENTATION

Dean Storey, Finance Director, presented the quarterly financial report and reviewed the various funds of the City and comparisons to budget.

Mayor Hiatt noted that he met with Shayne Scott and Dean Storey to discuss quarterly budget updates throughout the year. He explained that a quarterly presentation will provide accountability and additional transparency.

COUNCIL MEMBER REPORTS

Council Member Snell noted that a Pioneer Park adhoc committee has been formed to begin the process of establishing amenities and uses of the park. He explained that there are 11 members to include Council Member Snell, Parks Director Cole Stephens, and 8 community members. He noted that he looks forward to reporting on their progress.

Council Member Lee noted that she went to the DATC event and praised their efforts. She noted that they give so much to the community from their resources.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes for October 6, 2016.

Council Member Snell made a motion to approve the Minutes for October 6, 2016, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passed unanimously.

CLAIMS

Mayor Hiatt asked for a motion to approve the October 6, 2016 claims.

Council Member Garn made a motion to approve the current set of claims, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

Council Member Snell made a motion for adjournment at 8:00 p.m., second by Council Member Page and passed unanimously.