

KAYSVILLE CITY COUNCIL



Meeting Minutes

March 30, 2017

Meeting minutes of a regular City Council meeting on March 30, 2017, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Excused: Council Member Adams

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Superintendent Cole Stephens, Chief Sol Oberg, Katie Witt, John Proggess, Barb Proggess, Corey Nelson, Jerry Preston, Bonnie Baker, Robert Donigan, Cory Shupe, Kristen Montierth, Polly Brown, Jennifer Waite, Lindsay Crowton, Dean Wall, Macaulay Vance, Noah Warde, Brad Wardle, Wyatt Wardle, Craig Rees, John Wheatley, Matt Steed, Brock Loomis, Kimberly Shapiro, Kaydon Shapiro, Jordan Toone, Jeffrey (last name illegible), Marci Preece, and Lorene Kamalu.

CALL TO THE PUBLIC

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

Dean Wall asked to speak with a representative from the City in regard to an electrical issue at the house of his neighbor.

REQUEST TO REZONE 5.7 ACRES OF PROPERTY AT 1191 AND 1223 WEST WEBB LANE FROM A-1 (LIGHT AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT AND PRELIMINARY PLAT APPROVAL FOR THE MEADOWS AT WEBB LANE SUBDIVISION.

Andy Thompson, City Engineer explained that there are currently two homes on property and the applicants desire is to create eight new lots on a cul-de-sac street. The requested zone requires lots to be at least 20,000 square feet in size with 90 feet of frontage. The preliminary plat demonstrates that each lot would meet the minimum requirements of a standard subdivision for the R-1-20 zone. He explained that there is still agricultural zoning to the north and east of the subject property, but it is surrounded to the west and south by the requested R-1-20 zoning.

Andy Thompson explained that the recommendation was based in the commission's findings of the proposal meeting the intent of the City's General Plan and being consistent with surrounding development.

Council Member Lee made a motion to adopt both the rezone 5.7 acres of property at 1191 and 1223 West Webb Lane from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district and Preliminary plat approval for the Meadows at Webb Lane Subdivision, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

REQUEST TO REZONE 3.99 ACRES OF PROPERTY AT 1120 WEST WEBB LANE FROM A-5 (HEAVY AGRICULTURE) TO THE R-A (RESIDENTIAL AGRICULTURE) ZONING DISTRICT, AND TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE AND PRELIMINARY PLAT APPROVAL FOR WRAY SUBDIVISION AT 1120 WEST WEBB LANE.

Andy Thompson, City Engineer, explained that the applicant is requesting that the subject property be rezoned in order to subdivide the property and create two additional lots. The existing home and accessory buildings would remain on a 1.6 acre lot. A 1.0 acre lot would be created fronting Webb Lane, and a 1.2 acre flag lot would be created to the north, behind the other two lots. The property is adjacent to the D&RGW rail trail to the east, agricultural zoned land to the west still used for cattle grazing, and the Mountain Vistas R-1-20 Subdivision to the north. He noted that the proposed zoning requires half-acre lots as a minimum, with at least 100 feet of frontage on a standard lot.

Council Member Snell made a motion to rezone 3.99 acres of property at 1120 West Webb Lane from A-5 (heavy agriculture) to the R-A (Residential Agriculture) zoning district to include the PRUD overlay zone and preliminary plat approval for Wray Subdivision subject to and contingent upon the driveway for the flag lot, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passed unanimously.

PRELIMINARY AND FINAL PLAT APPROVAL FOR CHARLY'S ACRES #2 THIRD AMENDED SUBDIVISION AT APPROXIMATELY 2050 WEST 200 NORTH

Andy Thompson, City Engineer, explained that in September of 2015 Charly's Acres #2 was approved creating Lot 203, which includes the total area of the subject property and Charly's Acres #2 Third Amended Subdivision. The 7.63 acres of property is proposed to be divided into Lot 303 which is half an acre in size, and Lot 304 which is 7.12 acres.

Council Member Lee made a motion to approve the preliminary and final plat for Charley's Acres #2 Third Amended Subdivision at approximately 2050 West 200 North, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

**FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 17B
SUBDIVISION AT APPROXIMATELY 950 SOUTH ANGEL STREET**

Andy Thompson, City Engineer, explained that Symphony Homes is moving forward with another phase of the Sunset Equestrian Estates Subdivision. Phase 17B is on the far north end of the development and includes 19 lots, measuring at 16,200 square feet or larger, as well as multiple parcels for open space. There is also a trail connecting to the nearby schools.

Andy Thompson noted that they recommend final plat approval for Sunset Equestrian Estates Phase 17B subdivision finding that the plat is consistent with the preliminary plat and meets all other applicable requirements.

Council Member Garn made a motion to approve the final plat for Sunset Equestrian Estates Phase 17B Subdivision at approximately 950 South Angel Street, second by Council Member Snell.

The vote on the motion was as follows:

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

The motion passed unanimously.

**FINAL PLAT APPROVAL FOR PARKWOOD SUBDIVISION PHASE 2 AT
APPROXIMATELY 35 WEST SHEPARD LANE**

Andy Thompson, City Engineer, explained that the preliminary plat for this project has previously been approved with the first phase already developed and several homes under construction. Phase 2 is located on the southwest portion of the development and consists of 25 new lots ranging from 12,000 square feet to 29,000 square feet in size.

Council Member Page made a motion to approve the final plat for Parkwood Subdivision Phase 2 at approximately 35 West Shepard Lane, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passed unanimously.

PIONEER PARK REPORT

Cole Stephens, Parks and Recreation Superintendent explained that meetings began in October 2016 and the committee met monthly. He noted that volunteers live within the City and have the community's best interest at heart. He noted that the City asked the public to respond and assist in formulating the design process. He noted that they are grateful for public comment and ideas.

Rob Donagan, Blu Line Designs, gave a presentation on the preliminary Master Plan for Pioneer Park. He commended the Kaysville City community for their support of the Pioneer Park project. He noted that most comments were in regard to adding tennis courts in the park and explained they decided to add courts on the south end of the park.

He noted that Blu Line Design has created a Final Master Plan that encourages greater functionality of the area. He showed a video of the Pioneer Park Design.

Council Member Snell thanked Blu Line Design for their good work, he thanked the committee members and those who attended the open house and gave feedback. He thanked all those that contributed to this project and noted that it has been a pleasure to be a part of it.

Cole Stephens noted that he has enough direction to move forward with the project in conjunction with Blu Line Designs.

BARNES PARK RESTROOM BID

Cole Stephens, Parks and Recreation Superintendent explained that after thorough review of the bids opened on March 16, 2017, they find the bid submission from Stout Building Contractors to be complete and recommends Stout Building Contractors to be contracted with Kaysville City to complete the work as identified in the drawings and bid documents for the Barnes Park Restroom & Storage Project.

Council Member Snell made a motion to award the contract to Stout Building Contractors for construction of the Barnes Park Restroom, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Snell noted that past employee Vance Garfield was awarded the lifetime achievement award for 33 years of service in the City Parks and Recreation Department.

Mayor Hiatt explained that the final environmental impact study will soon be released for the West Davis Corridor. He explained that a final record of decision with next phase was announced and that work will begin in 2020. He explained they are currently working on property acquisition.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of March 16 2017.

Council Member Lee made a motion to approve the Minutes for March 16, 2017, second by Council Member Snell.

The vote on the motion was as follows:

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

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

Mayor Hiatt noted that the April 6th City Council meeting has been cancelled.

He noted that Saturday, April 22nd is the Budget Session beginning at 8:00 a.m.

ADJOURNMENT

Council Member Snell made a motion for adjournment at 8:38 p.m., second by Council Member Garn and passed unanimously.