KAYSVILLE CITY COUNCIL

Meeting Minutes

May 4, 2017

Meeting minutes of a special City Council meeting on May 4, 2017, at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, Bekki Argyle, Katie Witt, Michael Romero, Amalia Andrews, Gregory Ferguson, Duane B Gerrard, Rustin Jessen, Richard Haag, Lamont Jacobs and Greg Jones.

UDOT PRESENTATION

Mike Romero, UDOT representative gave an overview of the US 89 Highway project. He explained current and future traffic congestion. Currently US-89 is operating at failing conditions. He suggested that by 2040, if no improvements are made, congestion will worsen. The purpose of the study is to address concerns of the increased noise, and to address safety. He explained that there is a high number of crashes occurring in the area. The purpose is to improve regional and local mobility and to increase regional growth and development. The travel demands are increasing through Davis County. He stated that the study team is evaluating three alternatives: 1) No action, 2) Freeway alternative, 3) One-Way Frontage road system concept. He noted that the next Open House is on June 20, 2017 at Layton High School.

Mayor Hiatt asked about the difference between this and previous studies specifically the environmental impact study. The UDOT representative responded by saying that the previous environmental impact study required the federal process. The project will now be funded with state money so the environmental requirements are not as strict. He noted that the public open house will help identify the best alternative method or action to solve the congestion problem. A public hearing will be held in August.

Mike Romero explained that the design would be under construction by summer of 2020 and complete by the fall of 2021.

Craig Edgemend asked about the Crestwood property and traffic projections for that area. He noted that if the City chose to have sound walls, it would have to be warranted.

Lamont Jacobs explained the history of the Crestwood property and how important the property is to his family. He stated that his family donated some of that property to the City for a park.

Greg Ferguson noted the feasibly of the no-action alternative. He suggested that US89 is prime land and should be a connection point. He believes that the trucks should be on the freeway system.

Greg Jones noted that plans to build the road involve bringing traffic closer to his home. He explained that criteria will need to be met. He is in agreement with Mr. Ferguson that a no-action alternative plan makes sense.

Randy Bompost explained that funding was approved for this project.

Council Member Lee made a motion to close the special meeting, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

CITY COUNCIL MEETING

Meeting minutes of a City Council meeting on May 4, 2017, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Sub Bekki Argyle, Katie Witt, Natalie Hopper, Joseph Brown, Debra Brown, Carole Walker, Randi Von Bose, Sara Thatcher, Rustin Jessen, Claron Alldredge, Terrell Rohm, and Wesley Rohm.

BUSINESS SPOTLIGHT

Natalie Hopper with Natalie Jean Photography explained that she began her business by taking pictures of her family. She noted that she and her two girls are purchasing a home in Kaysville, and that this will be her studio. She explained that she has a website and blog. She is excited to grow her business here in Kaysville. Natatlie@najeanphoto.com

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.

Claren Alldredge explained that he is concerned about item 4. He explained that he is a friend of Jim Puffer and does not believe this has been given much notice. He stated that he believes the land is already being utilized commercially, though it is not zoned for that.

Mike Smith stated his concern for bikers and runners across Burton lane. He noted that it is a dangerous area and echoes Claren Alldredge's concerns.

Leslie Rohm explained that she is concerned about the zoning on Appaloosa and in the development in Sunset Equestrian. The commercial development concerns her in regard to the Jim Puffer development.

Sarah Thatcher explained there are safety concerns for the children walking to and from school that attend Centennial Jr. High. She explained that she would like the City to expand Sunset Road and Smith Lane to assure safer routes to the schools.

Gladis Moore explained that Dan Stevenson wants to put in town homes at 30 East 400 North, which would be 1/5 of acre per house. She noted that the structures would be packed in tightly in such a small space.

Randy Van Bose noted that it is important for the Council to improve the roads thus making a safe passage for the children in that same area of 30 E 400 N.

ORDINANCE 17-5-1. REZONE OF 0.96 ACRES OF PROPERTYAT 85 EAST CRESTWOOD ROAD TO INCLUDE THE PRUD OVERLAY ZONE

Andy Thompson, City Engineer, explained that this property had been reviewed and approved for 5 lots. He explained that the initial desire was to put 12 lots on the property, then 8, now 5 lots. It has gone through public hearing and has gone through the final plat and approval. He noted that this is the final step. The plat is in compliance with zoning and meets all the setback requirements. It meets all the same setback requirements as all the homes in the surrounding areas since it includes a private road the PRUD overlay zone is required.

Council Member Page made a motion to approve the PRUD Overlay Zone of 0.96 acres of property at 85 East Crestwood Road, 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.

ORDINANCE 17-5-2. REZONE OF 1.53 ACRES OF PROPERTY

Andy Thompson, City Engineer, explained that this property was originally part of the open space of the Old Mill Village subdivision. As the subdivision built out they ended up with more open space than what is required. This parcel has now been sold and the new owner, Jim Puffer, has been using it as storage for his landscape business. Mr. Puffer would like to expand the use of this property for his business including some small buildings, in order to do this the property would need to be rezoned.

The request is to rezone the property to the L1 (light industrial) zone similar to the property across the street to the east. The Planning Commission has held a public hearing and considered the request and then recommended approval of the rezone for this property; no signs would be allowed; any change in the use of the property would require the City Council to amend the agreement. The Planning Commission also recommended that the L1 zone be extended to include the adjacent portion of the rail trail.

Council Member Adams inquired as to who had been notified regarding this request and was told that only directly abutting property owners had received direct notice. Council Member Adams expressed concern that many people that may be affected by this proposal may not have been aware of the public hearing.

Council Member Adams made a motion to send the rezone of 1.53 acres of property at approximately 1450 South Burton Lane back to the Planning Commission and that letters notifying residents of the new public hearing be sent to all homes within 500 feet of the property, 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.

ORDINANCE 17-5-3. REZONE OF 1.66 ACRES OF PROPERTY

Andy Thompson, City Engineer, explained that the subject property at the corner of Shepard Lane and 350 East is requesting a rezone to the R-1-LD zone in order to subdivide into 3 total lots. The existing home facing Shepard Lane would remain on site and the requested zone would permit an additional 2 lots under the 2 lots per acre formula allowed in that zoning district.

Council Member Snell made a motion to approve the rezone of 1.66 acres of property, 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.

PRELIMINARY PLAT FOR THE ANGLERS COVE SUBDIVISION AT 373 SHEPHARD LANE

Andy Thompson, City Engineer, showed the proposal Plat for the property, and reviewed the lot sizes and configuration.

Council Member Snell made a motion to approve preliminary plat for the Anglers Cove Subdivision at 373 Shephard Lane, 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.

PRELIMINARY PLAT APPROVAL FOR THE CITYSIDE TOWNHOMES SUBDIVISION

Andy Thompson, City Engineer, explained that subject property at the corner of 200 West and 300 North behind the Fresh Market grocery store and the Post Office is requesting a Preliminary Plat approval for a 12 townhome type development. The plat is nearly identical to one that was approved just over a year ago. The units would be accessed from 300 North Street. There would be three buildings which would each include four (4) units. He noted that the Common Open Space Subdivision will require approval of the PRUD overlay zone at a later date.

Council Member Page made a motion to approve the preliminary plat subject to approval of the PRUD overlay zone for the Cityside Townhomes 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.

ACCEPTANCE OF IMPROVEMENTS FOR THE SUNSET EQUESTRIAN ESTATES SUBDIVISION

Andy Thompson, City Engineer, explained that the developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable. He noted that it is recommended that the improvements be accepted and that the standard requirements of a 10 percent warranty amount and a one year warranty period be applied.

Council Member Snell made a motion to accept the improvements for Sunset Equestrian Estates Subdivision based upon the standard requirements of a 10% warranty/1 year warranty period, 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 passes unanimously.

ACCEPTANCE OF IMPROVEMENTS FOR THE COTTAGES AT HYDE PARK SUBDIVISION

Andy Thompson, City Engineer, explained the developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable. He explained that the improvements have been complete for some time, but in an effort to assure that concerns of the Home Owners Association were also adequately addressed, acceptance of the improvements has been delayed. Ovation Homes has requested that the typical one year warranty period be waived since the public improvements have been satisfactorily in place for well over a year.

Council Member Page made a motion to accept improvements for the Cottages at Hyde Park Subdivision with the one year warranty period waived, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passes four in favor and one abstention.

PURCHASE AGREEMENT OF POWER DEPARTMENT UTILITY POLES.

Shayne Scott, City Manager, explained that an RFP went out for Power Department Utility Poles. He explained that the low bid was $25,000 by McFarland Cascade. He recommended the City go with the low bidder.

Council Member Snell made a motion to accept the low bid made by McFarland Cascade, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passes four to one.

ADOPTION OF FY 2018 TENTATIVE BUDGETS AND SCHEDULING OF PUBLIC HEARING

Shayne Scott, City Manager, noted that the Council should adopt the Tentative Budget, and make the budget available for public inspection. He stated that State law requires a Tentative Budget to be adopted in May and explained that there will be further discussion at the Public Hearing.

Council Member Snell made a motion to adopt the Tentative Budget and hold a Public Hearing for June 6, 2017, 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 passes unanimously.

KAYSVILLE SUCCESS FRAMEWORK

Council Member Garn explained that actively measuring processes and utilizing data ensures success in a business. He explained the benefits of helping to improve systems and processes within Kaysville City.

COUNCIL MEMBER REPORTS

Council Member Snell explained that the Pickleball Court Ribbon Cutting will be held on June 1, 2017.

Mayor Hiatt gave an update on military missions and the critical importance of the UVA. He described his recent trip to the Pentagon.

Council Member Adams explained there is quite a bit of congestion on 200 North over the bridge to West Kaysville. He asked that the Council address the problem and conduct a study before the problem becomes worse.

Council Member Lee reported that the Power Commission is meeting several times a month to discuss a myriad of items that relate to the City.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of April 20 2017.

Council Member Snell made a motion to approve the Minutes for April 20, 2017, 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.

CALENDAR ITEMS

The current calendar items are listed on the website.

ADJOURNMENT

Council Member Lee made a motion for adjournment at 9:28 p.m., second by Council Member Page and passed unanimously.

Maria Devereux

Maria T Devereux/City Recorder