KAYSVILLE CITY COUNCIL

Meeting Minutes

July 20, 2017

Meeting minutes of a Kaysville Regular City Council Meeting on July 20, 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, Maria Devereux., Chief Sol Oberg, Katie Witt, Kevin Mauchley, Kristen Baird, Nayeli Smith, Randi Von Bose, Amy Taylor, Sue Tice, Mindy Loyola, Parker Loyola, Zoe Rogich, marcus Murdock, Manjot Kaur, Jill Jones, Brooke Anderson, Brooke Anderson, Dave Helquist, Ron Cowdell, Toni Cowdell, Pete Marshall, Tommy Phillipps, Max Jenkins, Ethan Krotic, Chad LaDow, Aaron Hixson, Andrea Larkin, Lauren Brower, Nate Brower, Jeff Draper, Daniel Hash, David Robinson, auri Cragun, Tifini Cysewski, Paul Cysewski, Britton Austin, David Austin, Rustin Jessen, Terrell Relm, Chris Fabio, Nate Bucnanan, Levi Ducan, Lynn Wright, Craig Caldwell, Stephen Mitchell, Bonnie Jean Witherspoon, Sol Oberg, Mike Brough, Brooke Brough, and Gary Pierce.

YARD OF THE MONTH

Ron Zollinger presented Yard of the Month Awards to Kaysville residents Jeff and Jeannie Bosen and Jeff and Kris Pederson. He expressed his enthusiasm for their unique xeriscape yards and praised their efforts.

Ron Zollinger explained the Healthy Kaysville initiative, and showed the new webpage that can be found at www.kaysvillecity.com.

Council Member Lee praised Ron Zollinger for his hard work and enthusiasm with City events and programs.

CALL TO THE PUBLIC

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

Kristen Baird and Nayeli Smith explained that they work at Trader Joes and suggested instead of driving to Ogden or Salt Lake City, that it would be beneficial to have a Trader Joes located in Kaysville City. They noted that the store promotes non GMO foods. They explained that the store is looking for a northern Utah location. They asked the Council for their support in bringing this store into the community.

Mayor Hiatt noted that the City is always looking for business opportunities.

Aaron Hickson, noted that he appreciates the use of technology at City Council meetings and suggested that having two screens may help the audience see the material for each item.

Sue Tice gave an overview of a previous agenda item in regard to the Whisperwood Subdivision and asked what is being done about the appeal.

Dean Wall thanked the City and Council for a job well done in regard to the parade and the 4th of July activities.

Ryan Bingham noted his opposition of the Burton Road rezone.

Nate Brower noted that there are deficiencies in the development agreement for the rezone, and should be written with more specificity.

Steve Mitchell asked the City Council to be consistent in regard to decisions they make throughout the years.

Jason Jones stated that Mr. Puffer should be able to do business on the current property as long as it doesn't encroach on adjacent neighbors.

Nancy Villamizar noted that she is opposed to the rezoning request and to this agreement. She is in favor of a streetlight to assist with managing additional traffic.

Lauren Brower appreciates the City Council and their hard work. She stated that the Council should adhere to the majority opposing the rezone.

Mayor Hiatt noted that the City or Council will answer Sue Tice in regard to the appeal as quickly as possible.

WEST DAVIS CORRIDOR PRESENTATION

Randy Jeffries, UDOT, explained the preferred alternative of the West Davis Corridor. He explained that after years of careful study, the West Davis Corridor is in the final stages of planning.

Mayor Hiatt noted that the City is interested in the connection being brought in and stated that Kaysville and the surrounding Cities needs should be considered.

POLICE DEPARTMENT REPORT

Chief Oberg explained the overview of the informational pamphlet. He stated that crimes against people are down though property crimes are up, due largely to gang groups. He gave statistics about homicides, and domestic violence within the City.

He explained community outreach programs and noted that the Police have partnered with community groups, established reading projects, and have coordinated school programs, outside of Dare Program. He explained that West Valley and Kaysville cities are pilots for these programs.

Chief Oberg noted that the best deterrent for accidents is a police car with its lights on at the side of the road.

Council Member Adams noted that Kaysville City officers are responsive and polite.

PRELIMINARY AND FINAL PLAT APPROVAL FOR HILL FARMS PHASE 2C AMENDED AT 2002 WEST PHILLIPS STREET AND 554 N HILL FARM LANE – DESTINATION HOMES

Andy Thompson, City Engineer, explained that the property owners of lot 248 and lot 317 in the Hill Farms Subdivision wish to adjust a common property line making lot 317 smaller and lot 248 larger. He noted that the land exchanged is in the rear of each of the lots and does not affect the frontage of either property.

Andy Thompson stated that the proposed adjustment does not create any ordinance violations and is consistent with the subdivision and PRUD zoning previously approved.

Council Member Snell made a motion to accept the approval of the Preliminary and Final Plat for the Hill Farms Phase 2C Amended plat as proposed, 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.

PARKWOOD PHASE 3 SUBDIVISION FINAL PLAT APPROVAL

Andy Thompson, City Manager, noted 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 currently being improved and the developer/applicant desires to have approvals in place in order to move forward with phase 3 improvements as soon as phase 2 is complete.

Andy Thompson explained that the plat is consistent with the preliminary plat and meets all other applicable requirements.

Council Member Lee made a motion to approve the Parkwood Phase 3 Subdivision Final Plat, second by Council Member Garn.

The vote on the motion was as follows:

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

The motion passed with 4 votes and passedand was unanimous. unanimously.

<u>REZONE OF 2.97 ACRES OF PROPERTY FROM THE R-A TO THE R-1-1 ZONING DISTRICT.</u>

Andy Thompson, City Engineer, explained that Ivory homes has submitted a rezone request at the subject property in order to subdivide the land into a 7 lot subdivision on a cul-de-sac. Currently the property is zoned R-A which requires ½ acre lots. He noted that in regards to housing, the General Plan states that West of I-15 to allow zero to two units per acre with some higher density housing along the major streets.

Paul Hansen, land owner, noted that he would rather live on road with cul-de-sac. He noted that Ivory Homes has been good about talking to all the adjacent neighbors. He suggested that the height restriction be lifted to accommodate each owner within the guidelines of the City.

Council Member Page stated that homes should be built consistent with neighborhood values.

Council Member Garn made a motion to approve the rezone the property at 64 S Angel St. with the condition that 6 lots are single story, second by Council Member Snell.

Council Member Adams made a substitute motion to table the item for two weeks, notice the public hearing again and would like the addresses of those that were sent a letter to give the public another chance to discuss single vs. two story, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion fails three to two.

Council Member Garn amended the original motion to table the item for two weeks and contact those that objected to the height of the homes, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passed three to two.

<u>DEVELOPMENT AGREEMENT AND REQUEST TO REZONE 1.53 ACRES OF PROPERTY FROM R-1-20 TO THE LI ZONING DISTRICT.</u>

Andy Thompson, City Manager, explained that the request to rezone the subject property to the LI zoning district is for the purpose of accommodating the desired use of the applicant to store landscaping materials at the subject property. This item has been before the Planning

Commission and City Council on multiple occasions including the most recent discussion with the City Council on July 6, 2017.

Andy Thompson noted that the motion which carried at the previous council meeting was to table consideration of this request with the direction for staff to return to the Council with a more robust development agreement for review. Direction was given to specifically include additional language which: requires a screening fence along the west and south property lines, addresses concerns with the ingress/egress to the property including surface material, provides more detail dealing with dust control, noise mitigation, and enforcement provisions. The council also gave direction to allow input from the general public.

To this end changes have been made to the agreement in an effort to include the items detailed by the City Council. As of the date of this report staff has used the recommendation from the Planning Commission, concerns expressed during meetings and to city staff, a list of recommendations from at least one member of the neighboring community, and the comments of the City Council as a means of creating the proposed Development Agreement. A copy of the agreement as presented to the council has been forwarded to a representative of the neighboring properties for their awareness ahead of this meeting.

Andy Thompson, City Engineer, explained that a copy of the agreement as presented to the council has been forwarded to a representative of the neighboring properties for their awareness ahead of this meeting.

Mayor Hiatt asked if the enforcement within the development agreement is a concern.
He wanted to know if the council thinks this document is valid and enforceable. Effective tool of enforcement.

Council Member Adams suggested utilizing a conditional use permit.

Mayor Hiatt noted that most may need more time to review and explained that this will be the first agenda item at the next meeting.

Council Member Page made a motion to table the item to allow time for the public to review the development agreement, second by Council Member Garn

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 passed four to one.

BURTON LANE STREET IMPROVEMENT PROJECT

Andy Thompson noted that two bids were received for the Burton lane Street Improvement Project and the apparent low bidder was Advanced Paving and Construction in Ogden, UT.

Council Member Snell made a motion to award the bid of the Burton Lane Street Improvement Project and allowing staff to manage the project, second by Council Member Garn.

Council Member Adams offered a substitute motion.

Council Member Adams made a substitute motion to not waste any asphalt. Motion fails for lack of a second.

The vote on the original motion was as follows:

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

The motion passed unanimously.3 to zero. with three votes and was unanimous.

2017 WATERLINE PROJECTS

Andy Thompson noted the bids that were received were high. He suggested not awarding a bid at this time and rebidding at another time in the future.

Council Member Adams made a motion to not to award a bid at this time, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, yYea
Council Member Garn, Yea
Council Member Lee, excusedExcused.

The motion passed unanimously.

QUALTRICS

Chase Winder, Qualtrics representative, explained the constant struggle to communicate effectively is felt by every city. As a City pushes information out to its residents, many times it would be helpful to be able to receive communication and feedback in return. Qualtrics is a company that specializes in gathering and analyzing metrics from customers. This in turn would allow the city to monitor feedback, respond to feedback where appropriate, and improve in the way we deliver city services. There is an application for this type of measurement and feedback in every department in the city.

After evaluation of the presentation by Mr. Winder from Qualtrics, city council may take one of the following actions:

1. A motion to enter into a contract with Qualtrics as proposed
2. A motion to enter into a contract with one or more suggestions of possible alterations to the contract as presented
3. A motion to deny the agreement
4. A motion to table the decision giving time to gather more information

Staff has taken time over the past 3-4 months to evaluate Qualtrics and its software for use in the City. In many places the city is already using surveys to gauge customer interest (this is mostly done in our recreation department using a free service like Survey Monkey). Qualtrics can use existing customer information that we have to create surveys, send out questionnaires, gather data, and analyze that data for City use. Other cities and Universities in Utah are using Qualtrics with great success such as th Ogden, Provo, Heber, and the Utah League of Cities and Towns.
20,000 per year, and is a yearly subscription/renewal…. General fund. Shayne…

Council Member Snell noted that this is a , valuable, and useful tool to gather data.

Shayne noted that he had same concern … that needs to be utilized and make sure it will be used, he noted that this software would be paid for by……. Encouraged

Garn good to implement and move forward.

CCouncil Member Ssnell made a motion to approve the purchase of Qualtrics, second by Council Member Page.

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, eExcused.

The motion passed three to one..

PROCEDURES AND ORDER DISCUSSION

Council Member Garn gave corrections to typos within the document.

Council Member Snell noted that rules within government and rules are formalized and feels this is a necessary step for the Council to have for the meetings.

Shayne Scott, City Manager, noted that at the tMarch 16, the Kaysville City Council gave direction to staff and Mayor Hiatt to consult with David Church about our existing Rules of Procedure and Order and to answer specific questions that arose in this council discussion. The questions asked and answers (in yellow) from Mr. Church are included below….
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Council Member Adams asked how much a fine would be, how would an appeal work and if someone were expelled is it from a meeting or from the council entirely.

Mayor hiatt doesn't know how to answer council member adams questions. He noted that would forward these questions to Attorney David Church.

Mayor hiatt noted that open meeting act t
Mayor Hiatt noted that Attorney, David Church will be at the next Council meeting to answer any additional questions.

Council Member Garn noted that this is simply rules of order for the meetings, similar to Roberts Rules, he noted that most are copied from state code and someone could be

Member can be removed from meeting by 2/3rds of vote…

CCouncil Member Ssnell…. made a motion to made a motion to move forward with Rules of Procedure and Order, second by Council Member page….Page.

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, eExcused

The motion passed unanimously.

AMENDING SECTION 16-1-8, LICENSE TERM, AND CHAPTER 16-8, TEMPORARY MERCHANT, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

Lyle Gibson, zoning Zoning Administrator, ….. noted that food truck licensing - now regulate the location but only license the truck. Instead of per location, etc.noted that the food truck licensing within the City needs to be amended. H. he noted explained that this change that this enables the city to follow the state law.

Council Member Adams…. made a motion to accept the ordinanceamend Section 16-1-8, License Term, and Chapter 16-8, temporary merchant, of the revised ordinances of Kaysville City…., second, 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, Eexcused

The motion passed unanimously.

MEMBER REPORTS

Shayne Scott, City Manager, noted that he and Lyle talked about the 500… and can make an ordinance… what ..I missed this?

Council Member Adams asked for direction. He noted that he has asked the City for reimbursement rules. He noted that with all the issues last year..thought there should know. noted there was a $1200.00 purchase made by Council Member Snell.

Council member snellMember Snell explained that he purchased candy for a total of $1200.00 in candyfor the 4th of July parade floats. He noted that it was an approved, and is a budgeted amount from item.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of July 6, 2017.

Council Member Ssnell…. made a motion to approve the Minutes for July 6, 2017 second by Council Member page….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.

ADJOURNMENT

Council Member Snell made a motion for adjournment 11:43p.m., second by Council Member Lee and passed unanimously. y.

ADJOURNMENT
Council Member Snell made a motion for adjournment 10:17 p.m., second by Council Member Lee and passed unanimously.

Maria Devereux/City Recorder