



KAYSVILLE CITY COUNCIL

Meeting Minutes

October 5, 2017

Meeting minutes of a regular City Council meeting on October 5, 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, Chris Trujillo, Chaleh Trujillo, Matthew Yeates, Paul Hertzberg, Trina Hertzberg, Tanner Hertzberg, Ryleigh Hertzberg, Linsey Thomas, Jana Thomas, Brian Thomas, David Wright, Vicki Wright, Chloe Wright, Lexie Russon, Lauren Rice, Jonah Fergelson, Mason Child, Paige Preece, Abby uinton, Kate Gardiner, Abby Nielsen, Wendy Bennett, Camille Quinton, Becky Preece, Terry Preece, Wade Dorius, Ashlee Dorius, Chase Dorus, Hannah Stevenson, Parker Carroll, Andrew Simonsen, Pat Magrain, Carrie Carroll, Lorene Kamalu, Ramona Porter, Carole Walker, Mike Child, Bryan Benton, Dianna Barton, Randi Von Bose, Katie Witt, Sol Oberg, Greg Drayer, Gordon Kraus, Kim Smith, and Dean Wall.

PUBLIC HEARING AND AMENDMENT TO KAYSVILLE CITY ANNEXATION POLICY PLAN

Lyle Gibson, Zoning Administrator, explained that the Planning Commission recently held a public meeting where input was solicited from 'affected entities' regarding the consideration of modifying the Kaysville City Annexation Policy Plan and Map to include nearly 60 acres or property east of Highway 89.

He explained that the input received from the affected entities has not raised any concerns with the annexation policy plan amendment. Comments received have expressed interest in being kept informed of the actual annexation proposal and future development request. Property owners within the area proposed to be included in the Map of Kaysville City Expansion Area have been

notified and additional comments were heard by the Planning Commission at a public hearing. Additionally, residents in the area have some concerns regarding what type of development may occur on the property if annexed, but there has not been any direct opposition to modifying the map of Kaysville City Expansion areas to possibly consider annexation in the future.

Council Member Adams made a motion to close the Public Hearing, second by Council Member Lee.

The motion passed unanimously.

CITY COUNCIL

Members of the Kaysville City Youth Court were sworn in by Mayor Hiatt.

Mayor Hiatt praised them as being ‘the best of the best’.

Council Member Garn commended the youth and their advisors for the wonderful work they do.

Kim Smith, Youth Court Advisor, explained the history of the Kaysville Youth Court and that it has been in existence for 17 years. She gave overall statistics and noted the benefits of the program.

CALL TO THE PUBLIC

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

Dean Wall asked the City Council to reconsider the parking fee per car around Davis High School.

REZONE OF 1.56 ACRES OF PROPERTY AT APPROXIMATELY 860 SOUTH ROUCHE LANE FROM THE A-1 (LIGHT AGRICULTURE) TO THE R-A (RESIDENTIAL AGRICULTURE) ZONING DISTRICT WITH THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE

Lyle Gibson, Zoning Administrator, explained that the applicant has submitted a request to rezone a portion of his property to accommodate 2 additional home lots. The property currently has a large barn building which would remain in the A-1 zoning district, while the remaining 1.56 acres along the east and up against Rouche Lane would be rezoned to the R-A zoning district where new lots may be platted. He explained that areas within the municipality were characterized primarily as residential districts where farm animals can be kept and raised for family food production and recreation, but which, due to the growth of neighboring populous areas, are denser. The regulations for this zone are designed to provide for keeping of domestic household pets or farm animals and fowl for family use within the limits of reasonable rules of health and sanitation, to stabilize and protect the essential characteristics of the zone and to protect and encourage a suitable environment for healthful and enjoyable family life.

Council Member Snell made a motion to approve the Rezone of 1.56 acres of property at approximately 860 South Roueche Lane from the A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district with the PRUD (Planned Residential Unit Development) Overlay Zone contingent upon subject to approval of a final plat that is acceptable, 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.

PUBLIC HEARING AND AMENDMENT TO KAYSVILLE CITY ANNEXATION POLICY PLAN

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Council Member Page made a motion to amend the Kaysville City Annexation Policy Plan, 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.

REZONE 0.46 ACRES OF PROPERTY AT APPROXIMATELY 560 NORTH MAIN STREET FROM GC (GENERAL COMMERCIAL) TO THE R-2 (RESIDENTIAL SINGLE AND TWO-FAMILY DWELLINGS) ZONING DISTRICT

Andy Thompson, City Engineer, explained that the City received a notice from the applicant that they would like this item withdrawn.

ACCEPTANCE OF IMPROVEMENTS FOR OLD FARM AT KAYS CREEK PHASE 3 AT APPROXIMATELY 750 NORTH KAYS CREEK ROAD

Andy Thompson explained that Old Farm at Kays Creek Phase 3 is located just north of Phillips Street west of the rail trail and was originally approved as Streams Edge Subdivision. He noted that this project consists of 20 lots on two streets. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

Council Member Snell made a motion to accept the improvements for Old Farm at Kays Creek Phase 3 at approximately 750 North Kays Creek Road with the 10 % warranty, 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.

ACCEPTANCE OF IMPROVEMENTS FOR FIELD OF DREAMS SUBDIVISION LOCATED AT 1111 WEST WEBB LANE

Andy Thompson explained that the Field of Dreams Subdivision is located off of Webb Lane west of the rail trail. He explained that this project consists of 6 lots on a private street. The improvements have now been completed and the developer has requested that they be accepted. City staff has inspected the improvements and found them to be acceptable.

Council Member Lee made a motion, to accept the improvements for the Field of Dreams Subdivision located at 1111 West Webb Lane with standard 10% warranty, 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.

GAS LINE CONSIDERATION AND RIGHT-OF-WAY VACATION DISCUSSION ON DESERET DRIVE

Lyle Gibson, Zoning Administrator, explained that Dominion Energy (formerly Questar) is advancing northward with a pipeline project which will replace 2 existing lines that run among other places along Deseret Drive in Kaysville City. For most of the project Questar is staying within its existing easements but has approached Kaysville City about considering relocating their lines on the northern part of Deseret Drive to the east of their current location within the large parkway which runs along the west side of the street. This proposal was previously discussed with the city council showing the new location vs. the old and the impacts it would have on the adjacent residents. At that meeting the council asked that other options be considered including putting the new lines on the east side of the street or in the middle of the street. Upon exploring multiple options from both Dominion Energy's perspective and the City's utility interests it has been determined that the line should either remain within its existing easement or may be moved to the parkway. He explained that Kaysville City staff are open to different solutions.

After Council discussion, Mayor Hiatt explained that it would be very difficult to make a decision so quickly. He advised they may need more time and clarification to come to a decision.

Council Member Lee noted that she is in favor of meeting again and discovering what is in the best interest for the neighbors.

Council Member Adams noted that he is in favor of tabling this item and having discussion of this matter at a later time to encourage further communication.

Council Member Garn made a motion to table the item and discuss it further at the Nov. 2, 2017 Council meeting, 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.

**REQUEST APPROVAL OF APPOINTMENT OF POLL WORKERS FOR THE 2017
GENERAL ELECTION AND AUTHORIZATION FOR
POSSIBLE REPLACEMENTS**

Maria Devereux, City Recorder, explained that Brian Mckenzie, the elections official for the County advised that this item needed to be presented before the 25th of October. She explained that Council approval is needed to approve the appointment of poll workers for the 2017 General Election and authorize possible replacements.

Council Member Snell made a motion to approve list of poll workers and possible replacements, 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.

DISCUSSION AND POTENTIAL ACTION ON RULES OF PROCEDURE CHANGE

Shayne Scott noted that the change would reflect a disclosure of conflict of interest, in which the Council Member would state the conflict and would not participate in the discussion nor vote on the item. He noted that he made changes and amended the rules of procedure.

Council Member Lee noted that this is straightforward. She agreed, she would not participate in a vote if there were a conflict.

Council Member Page noted that many cities ask at the beginning of the meeting if there is something that may be discussed that is a conflict of interest.

Mayor Hiatt noted that department heads work with the City Manager, he often clarifies items, though the Mayor gives final approval of the agenda.

Council Member Snell made a motion to adopt the amended rules of procedure, and will amend the rules of procedure to include an agenda item for conflicts of interest, 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.

MINUTES

Council Member Snell made a motion to approve the attached set of Minutes, 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

Calendar items may be found online.

COUNCIL MEMBER REPORTS

Council Member Lee noted that the Power Commission will be submitting a recommendation to the Council at the next meeting and noted that they are interested in having a public Open House to explain and discuss solar and rates.

ADJOURNMENT

Council Member Lee made a motion to adjourn at 9:15 pm, second by Council Member Adams.

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.

Maria T. Devereux
City Recorder Maria T. Devereux