



## **KAYSVILLE CITY COUNCIL**

### **Meeting Minutes**

Meeting minutes of a regular City Council meeting on December 21, 2017 at 5:00 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, Council Member Garn, and Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Mayor Elect Katie Witt, Anna Thompson, City Attorney Nic Mills, Doug Farr, Robin Tolman, Perry Oaks, Greg Hill, Jared Shupe, Dean Wall, Julie Wall, Mike Flood, and Michelle Barber

### **CITY COUNCIL MEETING**

Opening provided by Council Member Snell.

### **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.

Attorney Doug Farr explained that he is representing a group of Kaysville residents and stated they filed notice of appeal based on certain findings last Thursday.

Robin Tolman stated her concerns about the through street in the Whisper Creek Hollow Subdivision. She explained the importance of a safe environment.

Perry Oaks stated that he feels the City Council needs to work for the constituents.

Greg Hill mentioned that 100% of residents in the Whisper Creek area, do not want a through street. He urged the Council to listen to the residents.

Jared Shupe noted that he is a future resident on Whisper Creek Drive and echoes the sentiments of his neighbors.

Dean Wall commented on the Jazz basketball game and added that he is concerned about the high cost of parking passes around Davis High School.

Mike Flood thanked the members of the outgoing council and Mayor Hiatt for their service to the community. He asked that strongly consider the last two agenda items and to table them until the items can be adequately addressed in the future.

### **DECLARATION OF CONFLICTS OF INTEREST**

Mayor Hiatt provided Council members the opportunity to disclose potential conflicts of interest in regard to items listed on the agenda.

Council Member Adams declared a conflict of interest in regard to item Whisper Creek Hollow Subdivision, Preliminary and Final Plat.

### **PIONEER PARK PLAYGROUND EQUIPMENT PURCHASE.**

Cole Stephens, Parks and Recreation Director, explained that Blu Line and Big T have been working together on the design and construction of the playground to match the overall design and theme of Pioneer Park. He stated that staff recommends awarding the purchasing and installation of play equipment from Playworld Systems with Big T as the Utah Distributor.

Council Member Snell made a motion to approve the equipment purchase as outlined, 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

### **AN ORDINANCE AMENDING TITLE 2, CHAPTER 5 OF THE KAYSVILLE CITY ORDINANCES TO CLARIFY AND DEFINE THE PROVISIONS RELATING TO THE CITY ATTORNEY AND PROVIDING FOR AN EFFECTIVE DATE**

Shayne Scott, City Manager, explained that this is a positive step for Kaysville and is important to have a full time City Attorney. He noted that this has been a lengthy and solid process to hire the Attorney the City now has.

Council Member Lee made a motion to amend Title 2, Chapter 5 of the Kaysville City Ordinances to clarify and define the provisions relating to the City Attorney, second by Council Member Snell.

Mayor Hiatt noted he is in support of the revisions of the ordinance and has confidence in City Staff.

Council Member Lee noted that she appreciates Nic Mills the new attorney.

Council Member Page noted that he agrees with what has been presented.

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.

**FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASES 16A AND 19 AT APPROXIMATELY 1950 S. ZENYATTA WAY – SYMPHONY HOMES.**

Andy Thompson explained that Symphony Homes has been developing the northern portion of Sunset Equestrian Estates over the last few years. They have recently completed phases 18 and would now like to start on the remaining phases. Phase 16A will complete Zenyatta and connect the newest phase on the north to the existing phases with the road along the eastern side of the property. This phase is part of the original Sunset Equestrian Estates and is consistent with the overall preliminary plat. It consists of 18 lots all exceeding 20,000 sq.ft. These plats comply with the preliminary plats and other applicable requirements.

Council Member Page made a motion to approve the final plat for Sunset Equestrian Estates Phases 16 A and 19 at approximately 1950 S Zenyatta Way, 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, Not present to vote

The motion passed four to zero.

**FINAL PLAT APPROVAL FOR THE BOB MASON SUBVDIVISION.**

Andy Thompson, City Engineer, explained that in October of this year the City approved a preliminary plat and rezone for this property. The Final Plat has now been prepared and is requesting approval. The requested subdivision would accommodate 2 additional home lots.

Andy Thompson noted that all of the street improvements along Roueche Lane are already in place. This subdivision is proposed with a private street. The street is unique in that it runs through the middle of lot 3 as it follows the route of the existing driveway. This access will be improved to meet private street standards and will include a cul-de-sac style turnaround on lot 2. All properties within the subdivision will be able to utilize the drive by means of access easements and there is adequate building area on each lot.

Council Member Adams asked for clarification of turn around radius the City requires. He noted his appreciation for the developer.

Andy Thompson explained that the cul-de-sac can accommodate a turnaround point for accommodate emergency vehicles.

Council Member Lee made a motion to approve the final plat for the Bob Mason 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, Yea  
Council Member Garn, Yea  
Council Member Lee, Yea

The motion passed unanimously.

**FINAL PLAT AND PRUD OVERLAY ZONE FOR THE WHISPER HOLLOW  
SUBDIVISION. (PREVIOUSLY REVIEWED AT WHISPERWOOD SUBDIVISION) at  
650 E 100 N – SPENCER PRINCE**

Andy Thompson, City Engineer, explained that the requested subdivision is located at the east end of 100 North Street and is proposed as a Private Lane subdivision. The proposed development includes 5 new lots ranging in size from 9,491 sq. ft. to 11,260 sq. ft. This project received preliminary plat approval last summer with several conditions (see attached minutes). The proposed final plat is similar to the approved preliminary plat with the exception that the access to the property to the east has been moved one lot to the south. This change is proposed to better accommodate the utilities and the access to the adjacent property.

Council Member Lee made a motion to approve the Final Plat and PRUD 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.

### **WHISPER CREEK HOLLOW SUBDIVISION FINAL PLAT APPROVAL.**

Andy Thompson, City Engineer, explained that this project is located at about 700 South and 550 East, just east of the recently approved assisted living center on south Main Street. At the last City Council meeting the Council approved the preliminary plat for this project with the condition that a public street be shown rather than the gated private road that had been proposed. Staff believes that this plat meets the requirements placed on the preliminary plat and recommends the Council grant Final Plat approval for the Whisper Creek Hollow Subdivision.

Council Member Lee asked if drainage is a concern.

Andy Thompson explained that there is a drain that collects water explained that another catch basin has been designed to collect run off.

Council Member Garn made a motion to approve the final plat for the Whisper Creek Hollow Subdivision, second by Council Member Page.

Mr. Farr, Attorney, stated his objection to this process.

Spencer Prince explained that he is complying with all state statutes and city codes and noted that he has met all the recommendations and requests made by the City.

Council Member Snell noted that he likes how the final plat has been presented and feels the concerns regarding the design has been met.

Council Member Adams read from a letter dated December 4, 2017 and addressed differences in pipe size. He feels the council should take more time to evaluate the letter and this item.

Andy Thompson explained the differences in pipe size as required by City storm drain requirements.

Council Member Adams noted that he is concerned that street will go in and increase traffic, especially effecting those families with ADA issues.

Council Member Garn explained that he is in favor of a road with public access.

Council Member Adams made a substitute motion to table the item and allow the Engineering Department to evaluate this item further. The motion failed 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, Nay  
Council Member Garn, Yea  
Council Member Lee, Yea

The motion passed four to one.

### **MINUTES**

Mayor Hiatt asked for a motion to approve November 16, 2017 Minutes.

Council Member Lee made a motion to approve the Minutes for the November 16, 2017 City Council 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.

### **COUNCIL MEMBER REPORTS**

Council Member Snell thanked the Parks and Recreation Department for their hard work and expressed that it was a privileged to work with them.

### **ADJOURNMENT**

Council Member Adams made a motion to adjourn the meeting at 7:40 pm second by Council Member Snell. The motion passed unanimously.

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Maria Devereux/City Recorder