



KAYSVILLE CITY COUNCIL

Meeting Minutes

DRAFT

Meeting minutes of a regular City Council meeting on March 1, 2018 at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Witt, Council Member Barber, Council Member Page, Council Member Adams, Council Member Garn.

Excused: Council Member Hansen.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, City Attorney Nic Mills, Parks and Recreation Director Cole Stephens, Brock Peterson, Cameron Eggertz, Carter Thai, Alex Harris, Ty Harris, Heather Harris, Jennifer Whitear, Daniel Jorgensen, Robert Jorgensen, Sarah Jorgensen, Reecca Jorgensen, and Dean Wall.

CITY COUNCIL MEETING

ARCHITECTURAL REVIEW MEETING

CAMPING WORLD SITE MODIFICATION

Andy Thompson noted that Camping World is looking to modify their parking/product storage area for the purpose of keeping additional camping trailers on site. Camping World (formerly Blaine Jensen RV), was among the very first businesses to locate in the Kaysville Business Park. At the time of its development Flint Meadow Drive and most of Sportsplex Drive did not exist. Because of this the City required that an access to Phillips Street be provided which was accounted for on the northwest end. This access was needed because there was no other access

into or out of the Business Park at the time. Now that Flint Meadow Drive and Sportsplex Drive are in place, the original access on Camping World's property is no longer critical for City services to the Business Park or Camping World. The proposed modification would remove some of the landscaped areas within the site to be replaced with pavement. The additional access will remain with the locked gate, but the pavement will now be used for parking inventory rather than maintaining a clear drive. The site still retains the required amount of landscaping per City Ordinances and Section 5.5 of the Kaysville Business Park covenants.

Committee Member Page made a motion to approve the modification to the Camping World site, second by Community Member Barber.

The vote on the motion was as follows:

Committee Member Barber, Yea
Committee Member Page, Yea
Committee Member Adams, Excused
Committee Member Garn, Yea
Committee Member Hansen, Excused

The motion passed unanimously with three votes.

CONSIDERATION OF POWERSPORTS DEALERSHIP AND ANCILLIARY USES.
MOTO UNITED.

Andy Thompson, City Engineer, explained that recently KSG Distribution, Inc. has ceased operations at the subject property. The 4 acre site which is fully developed is now unoccupied and on the market. Mr. Eggertz has the property under contract and is interested in using the site primarily as a powersports dealership. Mr. Eggertz company currently operates in multiple locations. His ideas for the use of the property vary enough from the previous use that he is looking for some level of comfort from the Architectural Review Committee regarding his intended use of the site before further pursuing the property. Staff has been in contact with Mr. Eggertz and his real estate agent and believes that the desired use of the property is all possible, but has been unable to give full assurance as so much of the approval is subject to the Architectural Review Committee and its findings of compatibility within the Business Park.

Committee Member Page made a motion to support and approve this Kaysville business, second by Council Member Garn.

The vote on the motion was as follows:

Committee Member Barber, Yea

Committee Member Page, Yea

Committee Member Adams, Excused

Committee Member Garn, Yea

Committee Member Hansen, Excused

The motion passed unanimously with three votes.

Committee Member Page made a motion to close the Architectural Review Meeting, second by Committee Member Garn. The motion passed unanimously.

CONSENT ITEMS

Mayor Witt called for a vote on the Consent Items.

Council Member Garn asked to remove item 4.c.

Council Member Adams asked to remove item 4.d.

Council Member Garn made a motion to approve the consent items, second by Council Member Page and passed unanimously.

Council Member Page asked if the company awarded the bid is reputable and easy to work with.

Officer Thompson noted that yes the out of state company is the preferred company, and stated that he feels comfortable using this product.

Council Member Garn made a motion to approve Police Radio Cellular Booster purchase request, second by Council Member Barber and passed unanimously.

Council Member Barber made a motion to approve the award of bids for both projects, the 2018 Mill and Overlay Project and the 2018 Street Seal Project, second by Council Member Page and passed unanimously.

ACTION ITEMS

PRELIMINARY PLAT APPROVAL FOR THE PRESERVE SUBDIVISION LOCATED AT APPROXIMATELY 150 SOUTH ANGEL STREET.

Andy Thompson explained that this property was recently rezoned to the R-1-LD zone and now a preliminary plat has been submitted. The plat consists of 82 lots, including two existing homes, on 41.35 acres with lot sizes ranging from 13,000 square feet to over a half an acre. These lots

all meet the requirements of the R-1-LD zone for frontage and lot size. The plat also includes an area of open space, parcel A, which is intended as a community pool and an area of open space, parcel B, which will be a landscaped detention basin.

Council Member Page made a motion to approve the Preliminary Plat for the Preserve Subdivision, second by Council Member Barber.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Nay
Council Member Hansen, Excused

The motion passes three to one.

DECLARATIONS OF ANY CONFLICTS OF INTEREST

There were no conflicts disclosed by the Council.

WORK ITEMS

IMPLEMENTATION OF A ROAD UTILITY FEE.

The City Council discussed options of sun-setting, fees based per unit or by following a model based upon use, consistent review of fees annually, as well as timeframe, proposals and cost.

Shayne Scott, City Manager, offered to compile a presentation with more details.

PUBLIC COMMENT.

Caleb Stroh explained that he would like to see this project come to fruition he explained that he feels as if Kaysville City didn't have the authorization to work on this parcel of property initially.

COUNCIL MEMBER REPORTS

Council Member Barber and Mayor Witt invited the public to the March 15th Sesquicentennial.

CLOSED MEETING

Council Member Garn made a motion to adjourn to closed session with a 10 minute break, second by Council Member Page.

Council Member Page made a motion to adjourn the closed session, second by Council Member Garn.

ADJOURNMENT

Council Member Garn made a motion to adjourn the meeting at 9:17 pm, second by Council Member Page. The motion passed unanimously.

Maria Devereux/City Recorder