



KAYSVILLE CITY COUNCIL

Meeting Minutes

DRAFT

Meeting minutes of a regular City Council meeting on February 15, 2018 at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Attorney Nic Mills, City Engineer Andy Thompson, Acting City Recorder Bekki Argyle, Cheri Webster, Nephi Houmey (?), Lynda Webster, Jeff Webster, Shauna Maynard, Diane Webster, Kevin Jergensen, Mark Monson, John McCleary, Neal Slade, Jonathan George, Maxximus Whitehead, Emerson Minalgon, Eli Batenasiar, James Peters, Richard Wood, Troy Groll, Jeanette Groll, Jared Savage, Ethan Savage, Hans Neelsen, Brad Magnlesan, Traci Pulsiplees, Layton and Patricia Cottrell, David Cook, Troop 954, Ryan Sanders, Chet Sanders, Clint Sanders, Becky Ginos, Bruce Robinson with Symphony Homes,, Russell Wilson, Janae Knighton, Jason Knighton, Zane Larsen, David Saunders, Clay Allen, Kay Allen, Larry Nybo, Dave Ricks, John Sanders, Michael Rouech, Tod B. Jones, Todd Johnson, Justin Tippetis, Emilie Wilding, James Wypijewski, Andrew R. Aguilai, Jann King, Linda Halverson, Carole Walker, Cameron Knighton, Tate Collard, Brady Howe, Kin Collard, R. Neil Van Leellwen, Carter Owens, Heather Owens, Christine Brown, Greg Brown, Amy Jarman, Craig jarman, Ben Senecai, Bean Winward, Dayton Sperree, Stphen Thacker, McKay Brady, James Yerke, Dean Wall, Will Webster, Jeff Durham, Spencer Evans, Jackson Hall, Tyler Stengel, Sam Scott, Cole Durham, Naiin Spears, Braxtan Nelson, Sarah Jane Geckler, Brandon Geckler, Steven Brough, Liz Kennedy, Trina Hentzberg, Joslyn Webster, Bowdrey Webster, Ashtyn Buhler, Tori Webster, Joshua Webster, Kynzi Webster, Randi VonBose

CITY COUNCIL MEETING

Opening provided by Michelle Barber.

DECLARATION OF CONFLICTS OF INTEREST

Mayor Witt provided Council members the opportunity to disclose potential conflicts of interest in regard to items listed on the agenda. None disclosed.

CONSENT ITEMS

None.

ACTION ITEMS

PRELIMINARY PLAT APPROVAL FOR THE PRESERVE SUBDIVISION LOCATED AT 150 S ANGEL ST. SYMPHONY HOMES.

Andy Thompson, City Engineer, 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.

This plat contains 4 cul-de-sacs of which 3 are near the allowed maximum length of 600 feet. While the City does not prohibit this, staff has some concern with this layout in regards to traffic circulation, emergency services and water quality. Kaysville City Ordinance 19-5-1, "Arrangement of Streets" states that "the arrangement of streets shall provide for access to and circulation within the vicinity of the subdivision...as determined by the City" while this layout provides access to the property, it does not create circulation within the subdivision.

Bruce Robinson, Developer apologized for a flyer they circulated days ago about the City's plan and noted that they hadn't fully understood the City's point.

Council Member Garn made a motion to table the item for further discussion, second by Council Member Hansen.

The vote on the motion was as follows:

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

The motion passes four to one.

CONSIDERATION OF A RESOLUTION AUTHORIZING SALE OF A PORTION OF THE CITY'S REAL PROPERTY AT 400 E OAK LANE. (RES. 18-2-5)

Andy Thompson, City Engineer, explained that after discussing this item in closed session last city council meeting, city staff were instructed to pursue a purchase agreement on the approximate one acre parcel referred to as the "Hollow Parcel" as shown on Exhibit A.

He conferred that this parcel was declared surplus last year and is owned by Kaysville City. Two interested parties included bids on the parcel and both city staff and a contracted real estate professional recommend selling this parcel to Owen Fisher. This Resolution gives staff authorization to enter into and execute the sale under the terms offered by the applicant.

Council Member Page made a motion to adopt Resolution 18-2-5 as presented, second by Council Member Garn.

The vote on the motion was as follows;

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

Motion passes three to two.

ORDINANCE AMENDING SECTION 17-1-9, AMENDMENTS, OF CHAPTER 17-1, GENERAL PROVISIONS, OF TITLE 17 PLANNING AND ZONING OF THE REVISED ORDINANCES OF KAYSVILLE CITY PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE (ORD. 18-2-2)

Andy Thompson, City Engineer, explained that the City Council has previously expressed its desire to have better noticing to residents regarding a rezone request. City staff has been honoring this request by sending out notices with each rezone to property owners within 500 feet of the property under consideration. This proposal would make that process an ordinance requirement. Even though these notices have been mailed for all recent applications, once it is in ordinance will no longer be a requirement to publish notice of a rezone hearing in the newspaper.

Council Member Garn made a motion to approve Ordinance 18-2-2 as written, second by Council Member Barber.

The vote on the motion was as follows:

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

The motion passes unanimously.

**REQUEST TO REZONE APPROX. .5 ACRES OF PROPERTY AT APPROXIMATELY
2130 SOUTH PARKWOOD LANE FROM R-A TO THE R-1-20 ZONING DISTRICT –
JANNETTE AND BRETT KING. (ORD. 18-2-3)**

Andy Thompson explained that the applicants own several acres of property along Shepard Lane and Parkwood Lane. They are requesting the rezone to accommodate a desired subdivision for the purpose of building an additional single family home. The property is currently zoned R-A which allows for half acre sized lots, the requested R-1-20 zoning district allows for slightly smaller lots with a smaller frontage requirement.

Council Member Adams made a motion to approve the Rezone of 0.5 acres of property at approximately 2130 South Parkwood Lane from R-A to R-1-20 zoning district, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passes unanimously.

**PRELIMINARY AND FINAL PLAT APPROVAL FOR THE KINGS VIEW ESTATES NO. 7
SUBDIVISION AT APPROX. 2130 SOUTH PARKWOOD LANE – JANNETTE AND BRETT
KING**

Shayne Scott, City Manager, noted that if the Council has approved the rezone to the R-1-20 district, then the preliminary and final plat should be approved as the subdivision complies with the provisions of the R-1-20 zoning district.

Council Member Barber made a motion to approve the Preliminary and Final Plat for Kingsview Estates, second by Council Member Adams.

The vote on the motion was as follows:

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

The motion passes unanimously.

WORK ITEMS

IMPLEMENTATION OF A ROAD UTILITY FEE

Shayne Scott explained that the City Council is exploring options to establish an equitable, sustainable and transparent way to maintain existing roadways. The concept and methodology of a utility road fee has been presented to the Council. The road fee proposal is based on land use and an associated fee.

The City has held an open house and a public hearing and received information from citizens and the business community. Much of the feedback received included an appropriate discount for commercial enterprises due to additional revenue contributed to the City in the form of sales tax and property tax. Feedback was also received regarding the application of the fee to the public use category.

Consensus of the Council is to keep this as a work item with ongoing dialogue.

ADJOURNMENT

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

The motion passed unanimously.

Maria Devereux/City Recorder