KAYSVILLE CITY COUNCIL

APPROVED

Meeting Minutes

May 3, 2018

Meeting Minutes of the May 3rd Kaysville City Council Meeting.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, Chief Sol Oberg, Finance Director Dean Storey, City Attorney Nicholas Mills, Rosemary Lindsay, Robert Lindsay, Eric Martz, Ken Sheffield, Jared Tubbs, Power Dept. Resource Manager Bruce Rigby, Power Dept. Manager Gary Hatch, and Dana Griffin.

BLOOD ENDOWMENT COMMITTEE MEETING – 6:30 PM

Joshua Johnson, Deputy Director, Davis County Library gave a presentation about the Blood Endowment and requested funds for the 2018 year. The request was for the amount of $50,000 and would be used for E-materials which would provide more of a choice for patrons.

Committee Member Hansen noted that as a library user, is nice to draw upon the resources of the county.

Dean Storey, Finance Director, explained that the Blood Endowment is a perpetual fund and that the income it generates can be utilized.

Committee Member Page a motion to approve the Blood Endowment Fund request of $50,000, second by Committee Member Garn.

The vote on the motion was as follows:

Committee Member Adams, excused
Committee Member Page, Yea
Committee Member Hansen, Yea
Committee Member Garn, Yea
Committee Member Barber, Yea
Committee Chair Witt, Yea

The motion passed unanimously.

The meeting of the Blood Endowment Board adjourned at 6:55 p.m.

KAYSVILLE CITY COUNCIL MEETING – 7:00 PM

OPENING
An opening prayer was given by Council Member Hansen.

RECOGNITIONS AND PRESENTATIONS
Josh Belnap, Public Works Director gave a Public Works Department Report that focused on plans for streets maintenance, storm water and land drain systems, water meter reading, culinary sales and funding for roads, ie., Class C funds, Road Fees, and regulated funds that would go toward the repair of City roads. He explained that the overall goal of the department is a focus on safety first.

DECLARATION OF ANY CONFLICTS OF INTEREST
No conflicts were disclosed.

CONSENT ITEMS
The Council discussed the Request for Purchase of Transformer Material for Power Department. The purchase of transformer materials are to replace and upgrade inventory.

Council Member Garn made a motion to accept the consent item, Purchase of Transformer Materials for Power Department, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

WASTE CONTRACT
Council Member Adams recommends the City to take another look at this and include other bids.

Shayne Scott, City Manager, noted that Robinson Waste were willing to keep the same rate and are competitive. He noted that he felt that this is a good way to take advantage of the good service we are receiving.

Dean Storey, Finance Director, recommends extending the contract for another two years.

Council Member Garn made a motion to continue the contract with Robinson Waste for two additional years, second by Council Member Barber.

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 passed four to one.

WATER METER PURCHASE ORDER

Council Member Barber inquired about the value of the Customer Portal option for $24,000. She explained that it may not provide much functionality for the cost.

Josh Belnap, Public Works Director, explained that the City can integrate this software option at any time.

Council Member Barber made a motion to approve the water meter purchase order with exception of the $24,000 customer portal software, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

TENTATIVE BUDGET

Shayne Scott, City Manager, recommended adoption of the Tentative Budget for Fiscal Year 2019 and advised that budget changes may happen between now and June 21, 2018.

Council Member Page advised the Council to discuss matters with department heads if they have budgetary questions.

Shayne Scott explained there will be a Public Hearing on June 7th and approval of the budget on June 21st, 2018.

Council Member Page made motion to adopt the tentative budget with a Public Hearing scheduled June 7th, 2018, second by Council Member Barber.

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 passed 4 to 1.

RESOLUTION 18-4-01 - IPA Project Approval of Alternative Repowering.

Bruce Rigby explained that Kaysville City acquired a portion of the capacity and output of the IPA Project. He noted that two Resolutions were needed for execution and delivery and approval of alternative repowering.

Council Member Page made a motion to adopt Resolution 18-4-01, 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, Yea
Council Member Hansen, Yea

The motion passed unanimously.

RESOLUTION 18-4-02 - IPA Project Approval of the Fifth Amendment to IPA.

Council Member Barber made a motion to adopt Resolution 18-4-02, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

REZONE OF APPROXIMATELY 4.0 ACRES OF PROPERTY AT 292 WEST BLOOMING GROVE CIRCLE FROM A-1 (LIGHT AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE.

Andy Thompson, City Engineer, explained that the rezone and plat approval were sought for the same property. He explained that the applicant desires to subdivide their property as Private Street Subdivision. The subdivision as proposed includes 4 lots, including the existing home on lot 1. Each lot is 20,000 sq. ft. in size or larger. The applicant is requesting the R-1-20 zoning district to accommodate the desired lot size. The PRUD overlay is still necessary to accommodate the private street and location of the existing barn. This subdivision includes a private street providing access to each lot with a new turnaround at the north end.

Council Member Garn made a motion to approve the rezone of approximately 4.0 acres of property at 292 west Blooming Grove Circle from A-1 to the R-1-20 zoning district to include the PRUD overlay zone, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR BLOOMING GROVE II FIRST AMENDED AT 292 WEST BLOOMING GROVE CIRCLE.

Andy Thompson explained that the purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

Council Member Barber made a motion to approve the preliminary plat for the Blooming Grove II first amended at 292 West Blooming Grove Circle, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed unanimously.

REQUEST TO REZONE 2.0 ACRES OF PROPERTY AT 427 WEST BURTON LANE FROM R-A (RESIDENTIAL AGRICULTURE) TO THE R-1-LD (SINGLE FAMILY LOW DENSITY) ZONING DISTRICT.

Lyle Gibson explained that the subject property on the southwest corner of Burton Lane and Sunset Drive currently consists of 2 homes on 3 lots. The property owners are requesting a rezone to the R-1-LD zoning district for the purpose of creating one more buildable lot. Currently the zoning requires that each lot have ½ an acre of property and at least 100 feet of frontage along a street. The requested R-1-LD zoning allows for lots to be as small as 12,000 sq. ft. in size while still requiring the overall density remain at 2 units per acre. Lots in the R-1-LD zoning district require a lot frontage of 90 feet rather than 100 feet.

Council Member Garn made a motion to approve the rezone 2.0 acres of property at 427 West Burton Lane from R-A (Residential Agriculture) to the R-1-LD (Single Family Low Density) zoning district, second by Council Member Hansen.

The vote on the motion was as follows:

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

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR LINDSAY SUBDIVISION LOCATED AT 427 WEST BURTON.

Lyle Gibson explained that the proposed preliminary plat reflects a subdivision that meets the requirements of the R-1-LD zone where there are 4 total lots on just over 2 acres and each lot is at least 12,000 sq. ft. in size or larger. 3 of the 4 proposed lots are ½ an acre in size or larger. Lot 4 is configured so as to accommodate the existing barn building and allow for a couple of horses per the city’s farm animal ordinance.

Council Member Barber made a motion to approve Preliminary plat for the Lindsay Subdivision located at 427 West Burton, second by Council Member Adams.

The vote on the motion was as follows:

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

The motion passed unanimously.

RESOLUTION 18-4-03 INTENT TO CONSIDER A BOUNDARY LINE ADJUSTMENT WITH LAYTON CITY AT APPROXIMATELY 166 WEST MUTTON HOLLOW ROAD.

Lyle Gibson explained that the applicant, Mr. Eric Martz, has been working with Layton City to build on the Layton City side of the boundary. During this process it was determined that in order to meet Layton City's required setbacks that additional property is necessary. The adjustment in consideration would take about 218 sq. ft. of property which is a sliver of property less than 3 feet wide along the shared city boundaries. Removing this property from Kaysville City does not create a violation of Kaysville City Ordinances.

Council Member Page made a motion to adopt Resolution 18-4-03 – The intent to consider a Boundary Line Adjustment with Layton City at approximately 166 West Mutton Hollow Road Second Garn.

The vote on the motion was as follows:

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

The motion passed unanimously.

FINAL PLAT APPROVAL FOR THE PRESERVE SUBDIVISION PHASE 1 LOCATED AT 101 SOUTH

Andy Thompson noted that throughout the past few months this property has been rezoned to the R-1-LD zone and received preliminary plat approval. The first phase has now been submitted for final plat approval. Phase 1 consists of 25 lots on the easterly side of the project. When the preliminary plat was approved by the City Council, there was concern expressed regarding construction access. Based on this concern, Symphony Homes has worked out an agreement with the original property owner to provide a temporary construction access of off Angel Street. This access will be available before any homes begin construction.

Council Member Page made a motion to approve the final plat for The Preserve Subdivision Phase 1 Located at 101 south, second by Council Member Hansen.

Andy Thompson noted that this is the last final plat the will be approved by Council.

The vote on the motion was as follows:

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

The motion passed unanimously.

WORK ITEMS

BUDGET DISCUSSION.

Shayne Scott encouraged the Council to ask questions in between meetings and offered to answer questions as needed.

Dean Storey gave an overall budget summary.

Josh Belnap, Public Works Director explained the importance of the purchase of a Salt Shed so the City can be in compliance with storm water regulations.

Mayor Witt encouraged the Council to email her as well with any questions regarding the budget.

CALL TO THE PUBLIC.

No public comments.

COUNCIL MEMBER REPORTS.

Council Member Barber noted that the City has invited High School students to apply for the Youth Council. She also explained that Public Works Week is May 20-21.

Shayne Scott noted that the Power Dept. received an award for safe and reliable practices. He praised their efforts.

Mayor Witt announced that the Planning Commission may have two vacancies and advised that applications are due by May 22, 2018.

Mayor Witt recognized Carolyn Pierson, most well known for her volunteerism and service to the community. She passed away this week.

ADJOURNMENT

Council Member Page made a motion for adjournment at 8:30 pm, second by Council Member Hansen and passed unanimously.

Maria T. Devereux

Maria T Devereux/City Recorder