

KAYSVILLE CITY COUNCIL
AUGUST 18, 2015

Minutes of a special meeting of the Kaysville City Council held August 18, 2015 at 8:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Mark Johnson, Ron Stephens, Jared Taylor and Brett Garlick.

Others present: City Manager John Thacker, Recorder Linda Ross, Zoning Administrator Lyle Gibson, Police Chief Sol Oberg, Parks Superintendent Vance Garfield, Power Superintendent Gary Hatch, Building Official Mike Blackham, Jackie Coombs, Bekki Argyle, Barbara Smith, Beverly Smith, Ed Smith, Kate Bowman, Margaret Brough, Dave Davies, Orwin Draney, Lynn Galbraith, Katie Witt, Lorene Kamalu and Jake Garn.

PRIMARY ELECTION CANVASS

Linda Ross distributed copies of election reports to the Council Members for their review.

The Council Members canvassed the election returns.

Linda Ross certified that votes from the August 11, 2015 Primary Election for City Council seats were:

Larry Page – 2,346
Dave Adams – 2,310
Jake Garn – 2,174
Lorene Kamalu – 1,826
Katie Witt – 1,761
Brett Garlick – 1,354
Gregory A. Frank – 1,325
Bobby Johnston – 909

Declared winners of the Primary Election and the candidates moving onto the General Election are Larry Page, Dave Adams, Jake Garn, Lorene Kamalu, Katie Witt and Brett Garlick.

Council Member Taylor made a motion for adjournment at 8:10 p.m., second by Council Member Stephens and passed unanimously.

KAYSVILLE CITY COUNCIL
AUGUST 18, 2015

Minutes of a regular meeting of the Kaysville City Council held August 18, 2015 at 8:10 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Steve Hiatt, Mark Johnson, Ron Stephens, Jared Taylor, Brett Garlick and Susan Lee.

Others present: City Manager John Thacker, Recorder Linda Ross, Zoning Administrator Lyle Gibson, Police Chief Sol Oberg, Parks Superintendent Vance Garfield, Power Superintendent Gary Hatch, Building Official Mike Blackham, Jackie Coombs, Bekki Argyle, Barbara Smith, Beverly Smith, Ed Smith, Kate Bowman, Margaret Brough, Dave Davies, Orwin Draney, Lynn Galbraith, Katie Witt, Lorene Kamalu and Jake Garn.

VOLUNTEER OF THE MONTH RECOGNITION

Council Member Garlick recognized Ed, Beverly and Barbara Smith as Volunteers of the Month for 12 years of service with the Cold Cones/Cool Cars event. Ed loves antique cars and organizes the event every year. His wife Beverly is instrumental in designing the artwork, and creating registration and identification forms, and her sister Barbara helps with registration.

CALL TO THE PUBLIC

Orwin Draney requested that the figures for the Primary Election that were discussed in a special meeting held prior to this Council meeting be read more slowly.

Linda Ross stated that she has copies of the results available for those in attendance who want them.

REZONE OF 1.59 ACRES OF PROPERTY AT 1111 WEST WEBB LANE FROM R-1-20 (SINGLE FAMILY RESIDENTIAL) TO R-1-LD (SINGLE FAMILY LOW DENSITY)

Lyle Gibson explained that Mike Blackham is requesting to rezone his property from R-1-20 to R-1-LD. The property is located directly adjacent to another property that has recently been rezoned to the R-1-LD. The two properties are very similar in that there is enough acreage in each one to permit three lots. The proposed rezone is consistent with the goals and policies of the General Plan. City staff, as well as the Planning Commission, recommend approval.

Council Member Taylor stated that no comment was made at the public hearing.

Council Member Taylor made a motion adopting Ordinance No. 15-8-2, Rezoning 1.59 Acres of Property at 1111 West Webb Lane from R-1-20 to R-1-LD, second by Council Member Johnson.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea

The motion passed unanimously.

THORN-FIELD PHASE 2 SUBDIVISION PRELIMINARY AND FINAL PLAT

Lyle Gibson explained that this subdivision is located at 810 Windsor Lane and consists of one enlarged lot. Several years ago, the Thorn-Field Subdivision was developed. Subsequently, the property adjacent to the south was acquired by the new owner of Lot 1. John Thorpe would like to build a detached garage on the back portion of his property but the property must be brought into compliance with subdivision ordinances before a building permit can be issued. Mr. Thorpe submitted a plat combining his property into one lot. The newly expanded lot meets all applicable zoning requirements and the Planning Commission recommended approval.

Council Member Johnson made a motion granting preliminary and final plat approval for Thorn-Field Phase 2 Subdivision, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea

The motion passed unanimously.

PETTINGILL ESTATES AMENDED SUBDIVISION FINAL PLAT

Lyle Gibson explained that this subdivision is located at 1593 West Galbraith Lane and consists of four lots, including two flag lots which will share a drive to access their properties. This subdivision recently received preliminary plat approval and positive recommendation for the PRUD overlay zone. The property consists of two acres and is being divided into four half acre lots. After receiving preliminary approval, the applicant made adjustments to the proposed lot lines to ensure that each lot has the minimum 21,780 square feet of area to comply with the R-A zone. The density and general layout have not changed. The Planning Commission recommended approval.

Council Member Stephens wanted to know if there is an existing building on one of the lots.

Lyle Gibson stated that there is a home and an out building on the property. This plat seems to be consistent with what is in the area and no opposition has been expressed by neighbors.

Council Member Stephens made a motion granting final plat approval for Pettingill Estates Amended Subdivision, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea

The motion passed unanimously.

AMENDMENT OF CHAPTER 17-33, SIGN REGULATIONS, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that proposed revisions to the sign ordinance have come from feedback from local businesses, the sign industry, and issues found by staff while administering the ordinance. Multiple discussions have been held with the Planning Commission to arrive at the current proposal. The Planning Commission reviewed, among other things, appropriate sign size, placement, and sign capabilities. Along with minor changes for clarification, there are two major components involved with the proposed revision. One major change is that currently the PB zone only permits businesses to have a low profile sign on site, which is the same restriction that is permitted in the residential districts and applied to home occupations. The new "Monument Sign" will permit a new sign type that can be slightly larger than a low profile sign and can be 18" from the front property line instead of 6'. The other major change is new definitions and rules are being proposed for "Electronic Message Center" type signs. The idea is to be more consistent with the terminology of the sign industry and to more specifically regulate an ever more popular technology. The revisions would permit potentially larger Electronic Message Center signs than previously allowed. The new revisions would allow those signs to be as large as 50% of the maximum sign size. The type of animation that might be allowed was thoroughly reviewed and it was determined to give some general rather than specific restrictions based on understood impact and administrative capacity. The Planning Commission recommended approval of this amendment to Chapter 17-33.

Council Member Stephens wanted to know if the Ordinance could be more objective or specific because the way it is written it becomes a judgment call when there are concerns about an Electronic Message Center sign. Brightness of a sign could be a factor.

Lyle Gibson stated that there is the potential of being too specific. The Planning Commission looked at specifics but felt administratively it was difficult to check on things all the time. Technology now exists that when the sun goes down, the sign will dim. Electronic Message Center signs will be required to have that capability. The City does not have equipment to regularly test Electronic Message Center signs and regulate them.

Council Member Garlick stated that control will be with the Planning Commission as they consider a conditional use. The Planning Commission will have discretion.

Jake Garn, Planning Commission Chair, explained that the Planning Commission looked at specifics, such as how long a sign could be up, transition, and brightness. They also looked to see if there were objective studies that had been done. They could not find studies regarding nuisance or safety or objective criteria. These amendments are deliberately broad. The Planning Commission could not think of any other way to do it and still allow some discretion.

Mayor Hiatt stated that the Legislature has had a lot of discussion regarding billboards and electronic signs. He recommends that the City get feedback from the Utah League of Cities and Towns before adopting this Ordinance.

Council Member Lee arrived at this time.

Council Member Garlick made a motion to table this item for two weeks in order to get input from the Utah League of Cities and Towns, second by Council Member Johnson.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

AUTHORIZATION OF POWER RESOURCE COST OF SERVICE AND RATE DESIGN STUDY

John Thacker explained that the Council Members have received a supplemental engagement letter to the one they previously reviewed. He and the Mayor met with Utah Clean Energy and provided them with a copy of the engagement letter and discussed their concerns. They gave the City a copy of some studies and a letter itemizing things they thought should be included, which the City has reviewed. The following day, the Mayor and City staff, along with members of UAMPS, talked to Utility Financial Solutions via a conference call and discussed those things and forwarded them a copy of Utah Clean Energy's letter and documents associated with that letter for them to review and then modify or supplement their engagement letter to cover the items that were not covered. As the City visited with UAMPS, it was decided UAMPS would do a template study that UAMPS members could use and insert information unique to each member. The engagement letter covers the items Utility Financial Solutions determined were not already adequately covered by the study proposal provided previously. Both the supplemental letter and the original letter are ready for Council approval, the original letter in the amount of \$22,550 and the supplemental study in the amount of \$2,500.

Mayor Hiatt stated that at the last Council meeting, the Council Members asked for this supplemental information based on feedback received from solar entities. He provided a copy of the supplemental letter to Utah Clean Energy. The City would like to put forth their best effort to include specific items the solar industry wants to see covered.

Kate Bowman, representing Utah Clean Energy, stated that she reviewed the supplemental letter of engagement which includes most of a cost categories they recommended and the benefits that solar can provide to the system. The engagement letter was brief and didn't explain methodology or assumptions. She believes that there is time to work with Utility Financial Solutions and address inputs and variables. She recommends that the City take time to consider alternative rate design structures and look at rate designs structures that are working well for other municipalities. Utah Clean Energy suggested a rate impact study that would let the City evaluate what impact solar customers are having on rates for all utility customers. Utah Clean Energy would be happy to work with the City on that.

Mayor Hiatt asked if she feels this supplement engagement letter is a good compromise.

Kate Bowman stated that it is hard to say without knowing more about the background and expertise of Utility Financial Solutions and the cost benefit analysis. She doesn't know whether they have done studies like this before, however, they have included value categories and made a note to look at the value of reduced line losses.

Jackie Coombs, representing UAMPS, stated that UAMPS does all future project investigation for the benefit of all UAMPS members. UAMPS holds a network agreement with Rocky Mountain Power and will be able to analyze the benefits the transmission system receives from that as well as the reserves. UAMPS will look at Kaysville's line losses and apply that to the City's rates and will look at the City's system peak compared to the solar peak and see if there is benefit in reduced peak energy. Utility Financial Solutions is a national firm. American Public Power uses them. They have conducted at least 300 studies in the last year. Four UAMPS members have also used them in the last year.

Mayor Hiatt stated that he believes this modification does a good job of including recommendations from the solar industry.

Council Member Taylor made a motion to enter into a Member Service Agreement with Utility Financial Solutions for \$22,550 for Appendix A and \$2,500 for the supplemental study, second by Council Member Garlick.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Johnson stated that the new Kaysville Branch of the Davis County Library is now open. He was pleased to find out that the Blood Endowment Fund provided for the purchase of 10,000 new books.

Council Member Taylor announced that he will be resigning his Council seat effective September 2, 2015 because he will be moving out of Kaysville City.

Mayor Hiatt stated that it has been a pleasure to work with Council Member Taylor. The process to replace him will not take place until his resignation is effective. The procedure for appointing a person to fill his position will be posted on the City website.

Council Member Lee stated that a few years ago a resident in the Thorn-Field Subdivision requested that a gate be installed at the east end of Windsor Lane. The Council never came to a conclusion about that matter but she sees now that a gate has been installed.

Mayor Hiatt asked City staff to investigate that matter.

MINUTES

Council Member Taylor made a motion approving the August 4, 2015 minutes, second by Council Member Johnson.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

CLAIMS

Council Member Garlick made a motion approving claims in the amount of \$2,258,762.80, second by Council Member Taylor.

The vote on the motion was as follows:

Council Member Johnson, yea
Council Member Stephens, yea
Council Member Taylor, yea
Council Member Garlick, yea
Council Member Lee, yea

The motion passed unanimously.

CALENDAR

The Council Members reviewed a three month calendar.

Council Member Garlick made a motion for adjournment at 9:15 p.m., second by Council Member Stephens and passed unanimously.