

KAYSVILLE CITY COUNCIL
DECEMBER 1, 2015

Minutes of a regular meeting of the Kaysville City Council held December 1, 2015 at 7:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

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

Others present: Finance Director Dean Storey, Recorder Linda Ross, Police Chief Sol Oberg, Parks and Recreation Supervisor Vance Garfield, Louise Shaw-Clipper, Jamie Alvarez, Haylee Cacciacarne, Madi Carter, Mandy Carter, Ireland Dunn, Riley Jacobs, Megan Rowe, Mia Stoddard, McCall Tingey, Regyn Youngberg, Mikayla Colohan, Lindsay DiReda, Susie Eames, Annika Jacox, Ally Megill, Kylee Morgan, Abbie O'Brien, Ally Olcott, Ellie Robinson, Hannah Sanders, Taylor Woods, Hailee Atwater, Kendyl Baker, Sami Bates, Cassidy Bauco, Olivia Griffin, Tabitha Howard, Alexa Maple, Kate McMaster, Maddie McLeod, Halle Moffat, Abby Nielsen, Kami Ober, Olivia Wade, Kassidy Webb, Riley Whitesides, Gabi Uboldi, Kailee Anderson, Zoe Jacobs, Preslie Rigby, Courage Cottrell, Kade Kasperian, Will Vandemerwe, Soulivanh Phongsavath, Derek Amano, Colette Smith, Josh Hernandez, Carrie Bezzant, Mylei Zachman, Richard Swanson, Colette Smith, Crystal Isaacson, Alexa Maple, Abby Nielsen, Ryan Comer, Devin Healey, Dave Healey, Alan Thatcher, Brigg Lewis, Carole Walker, Julie Sanders, Marty Sanders, Seth Kealamakia, Will Webster, Jordan Shaw, Lorene Kamalu, Ricky Haynie, Clint Cacciacarne, Jackie Fraughton, Skyler Isaacson, Olivia Griffin, Meredith Smith, Kristen Healey, George Eames, Jake Garn, Richard Ensign, Lee Wells, Brian Allen, Chris Barton, Hannah Larsen, Hawkeye Alpers, Ray Wright, Jesse Shaw, Jenelle Haynie, Gary Fraughton, Stephanie Gonzales, Tabitha Howard, Bobby Smith, Ryan Healey, Cooper Thatcher, Dan Bennett, Blake Bennett, Sidney Pack, Brittany Olney, Adam Johnson, Kache Allen, Luke Johnson, Adam Senecal, Issaac Hess, Curtis Stoddard and Chad Bessinger.

VOLUNTEER OF THE MONTH RECOGNITION

Council Member Garlick recognized Meredith Smith as Volunteer of the Month. For the last ten years Meredith has directed the Pedal Away Parkinson's Bike Rally. This 10-mile event draws up to 350 riders and Meredith has raised more than \$130,000 over ten years.

PRESENTATION OF KEY TO THE CITY TO HAYLEE CACCIACARNE, MS. SOCCER, AND RECOGNITION OF DAVIS HIGH SCHOOL GIRLS SOCCER TEAM FOR OUTSTANDING ACHIEVEMENTS

Mayor Hiatt explained that the Davis High School girls soccer team is nationally ranked, ended their 2015 season undefeated, and earned the title of 5-A State Champions. He also explained that Haylee Cacciacarne, center back of the team, is the 2015 Standard Examiner Girls Soccer All-Area Most Valuable Player. He proclaimed the week of December 1-8, 2015 Davis High School Girls Soccer Team Week, presented a Key to the City to Haylee Cacciacarne, and presented a plaque to the team.

Coach Souli thanked Kaysville City, the Kaysville community, and Davis High School administration and student body for their support. They appreciate this recognition. He explained that these girls took the time to put on a soccer clinic and hold a fundraiser, in which they raised \$5,000 in one day for Operation Underground Railroad. He stated that these girls are fantastic soccer players that have done a lot for the community.

PRESENTATION ON THE DAVIS COUNTY CITIZENS POLICE ACADEMY

Stephanie Gonzales, Davis County Citizens Police Academy Administrator, explained that they combine with the police departments of Kaysville, Farmington, Bountiful, Centerville, North Salt Lake, South Davis Metro Fire, Davis County Sheriff's Office and the Davis County Attorney's Office and conduct this academy which is designed to build a bond of mutual trust and respect between the police and their communities. The Academy highlights citizen participation and public safety and helping communities remain free from crime. She explained that they received the recognition of Agency of the Year from the National Citizen Police Academy and also won the bid to host the national conference in 2016. They also received a \$20,000 donation to start an alumni organization. The next class will start on March 2, 2016 and is held on Wednesday nights for 13 weeks. She invited citizens and elected officials to attend this academy.

Crystal Isaacson stated that she works in records and dispatch at the Kaysville Police Department. She took this class recently and believes this has helped with her job. During the academy, they were put in real life situations, which was an eye opening experience. It was interesting to see perception of law enforcement change during the course of the class. Police officers are men and women put in tough situations.

Chief Oberg stated that this is one of the Kaysville Police Department's community outreach programs. It is open to any citizen in Davis County. They have found value in having elected officials and critics of the Police Department attend. This gives police officers a chance to talk to citizens about misperceptions. This academy is taught by officers from all the agencies in Davis County from Kaysville south. He has not heard one person say they regretted the time they put into it. It has been a positive experience and is a good program. He encouraged citizens to participate.

Council Member Garlick stated that with the conflict going on throughout the nation, it is important to become educated and understand what police are going through and provide feedback to them. This academy was awarded a national award because of the work and impact that it is having on citizens and police departments. He recently graduated from the Davis County Citizens Police Academy. This course covers every aspect of the County judicial system. He spent a lot of time with the Police Chief and Kaysville police officers over the last five years but the academy provided insight into things he hadn't thought of. He encouraged all citizens, the Council Members, and the newly elected officials to take this course in order to understand the justice system.

CALL TO THE PUBLIC

Brigg Lewis stated that he attended the November 10, 2015 City Council meeting where the Hill Farms Subdivision was discussed and comments were made by Gary Rigby. He believes that the City accepted Destination Homes proposal for this development without looking into it. He also believes that homebuyers will not do their due diligence before purchasing a home and that Mr. Rigby will not be able to keep his animals when new homeowners move in. He also stated that JRCA recently presented a Municipal Facilities Master Plan and he wanted to know who authorized expenditure of funds for this study, how much was spent on this plan, why the last statement in the presentation indicated that JRCA was ready to move forward, and who gave notice to Tri City Nursery to vacate the property they are leasing from the City.

BURTON LANE SAFETY CONCERNS

This item was cancelled.

MILLER SUBDIVISION PRELIMINARY PLAT

Andy Thompson explained that this subdivision is located at 1766 West Phillips Street and consists of two flag lots. One lot would be for an existing home and the other for a new home. The property sits on the outside of a nearly 90 degree bend, leaving limited frontage for the parcel. In order to meet City frontage requirements for two lots, the new lot is configured as a flag lot. Lot 1 meets the lot width requirement at the 30' setback. Flag lots are only permitted with the application of the PRUD overlay zone. Consideration of the PRUD overlay zone by the City Council is done with the final plat. He explained that lot lines may be adjusted slightly from what is shown on the preliminary plat but the concept would be the same. If there are lot adjustments, they will be reflected on the final plat. The Planning Commission held a public hearing and the only comment made at that time was from the next door neighbor, Mr. Robins, who was concerned about trees on the property line. The City does not regulate trees. The intent is to leave the trees there and place the driveway behind the trees. The Planning Commission reviewed the issues and then recommended approval of the preliminary plat and PRUD overlay zone.

Council Member Lee wanted to know if concern has been expressed about the home being too close to the front lot line.

Andy Thompson stated that no concern regarding that was expressed. The survey shows the home is 30' from the property line.

Council Member Johnson made a motion granting preliminary plat approval for Miller Subdivision, second by Council Member Garlick.

The vote on the motion was as follows:

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

The motion passed unanimously.

THORN-FIELD PHASE 2 SUBDIVISION PRELIMINARY AND FINAL PLAT

Andy Thompson explained that this subdivision is located at 810 East Windsor Lane and consists of one lot. Several years ago, the Thorn-Field Subdivision was developed. Subsequently, the property to the south was acquired by the adjacent lot owners. The owner of Lot 1 would like to build a detached garage on the back portion of his property. The property must be brought into compliance with subdivision ordinances before a building permit can be issued. This same property was reviewed by the City earlier this summer, combining the existing lot and the adjacent parcel into one lot. The plat was approved but when the plans for the building were being created, it was discovered that it was very difficult to get utility services from the existing home to the new building. It is much more feasible to run an entirely new set of services to the new building. This is only allowed if it is on a separate lot. The Planning Commission held a public hearing and no comments were received. They then recommended approval.

Council Member Snell wanted to know if access to this garage would be off Thornfield Road.

Andy Thompson stated that it would be.

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

The vote on the motion was as follows:

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

The motion passed unanimously.

CITYSIDE TOWNHOMES SUBDIVISION PRELIMINARY PLAT

Andy Thompson stated that this subdivision is located at 265 North 200 West and 209 West 300 North and consists of 12 townhomes with common area amenities. This property is zoned R-M. Currently, this site consists of two separate lots with a single family home. The proposal is to redevelop both properties as one project. Multiple dwellings are a permitted use in the existing zone. The developer wishes to create a for sale townhome product which requires the PRUD overlay zone for a common open space subdivision. Consideration of the PRUD overlay zone will be considered when this project returns for final plat consideration. The R-M zone is the most dense zone in the City and allows density of up to 15.5 units per acre. The overall density of the development is 15.15 units per acre and is within the maximum number of units allowed per the PRUD overlay at 2,800 square feet of land per dwelling unit. The requirements of the PRUD for common open space in this subdivision are 0.25 acres. Currently, 0.31 acres of open space are being provided. The proposed townhomes each include a two car garage and six additional parking stalls have been provided for guest parking. Homes include a courtyard and office option that will create variation in detail along the façade of the structures. The maximum height allowed in the zone is 30' and these homes would be 30' high to the top of the structure. The Planning Commission recommended approval for both the preliminary plat and the PRUD overlay zone.

Council Member Stephens wanted to know the approximate size of each unit.

Chad Bessinger stated that the units will be about 1,600 to 1,900 square feet and will be owner-occupied. The common open space would be managed by a homeowners association.

Council Member Johnson made a motion granting preliminary plat approval for Cityside Townhomes Subdivision, second by Council Member Garlick.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACCEPTANCE OF IMPROVEMENTS IN HILL FARMS SUBDIVISION PHASE 2B

Andy Thompson explained that this subdivision is located at 200 North and Angel Street. Required improvements have been completed and inspected and meet City standards.

Council Member Garlick made a motion accepting the improvements in Hill Farms Subdivision Phase 2B with a 10% surety and one year warranty, second by Council Member Snell.

The vote on the motion was as follows:

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

The motion passed unanimously.

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR JUSTICE COURT SERVICES

Dean Storey explained that this agreement provides for continued justice court services with Davis County. This agreement has the same terms the City is currently operating under.

Council Member Garlick made a motion adopting Resolution No. 15-12-1, Approving an Interlocal Cooperation Agreement Between Kaysville City and Davis County Entered into for the Purpose of Continuing Kaysville City Access to Court Services in the Davis County Justice Court, second by Council Member Johnson.

The vote on the motion was as follows:

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

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Garlick thanked the Parks and Recreation Department for the electric light parade and Christmas lighting event held last night. The New Year's Eve celebration will be held on December 31st from 6:00 to 10:00 p.m. at Davis High School.

Council Member Lee stated that she recently attended the school boundary open house. A new elementary school is being built in west Kaysville. There is a lot of area around that school that won't have sidewalk. Parents are concerned about that. She recommended that the City review that situation.

Mayor Hiatt stated that the standard procedure is for the school's Community Council to identify safe routes and then report to the City where they think improvements are needed. If a Principal for this school has been named and boundaries are solidified, the Community Council should start meeting before school opens so the City can get feedback. The City will work with the school to help them understand that.

Council Member Stephens stated that he believes it is not wise for the City to give false expectations. Sidewalk building is very expensive and presents concerns with property owners. He believes that the City should communicate with the school that the City's role is coordinating and supporting. He believes the City should be careful not to get in the sidewalk business.

MINUTES

Council Member Johnson made a motion approving the November 10, 2015 minutes, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passed unanimously.

CLAIMS

Council Member Garlick made a motion approving claims in the amount of \$1,222,772.31, second by Council Member Stephens.

The vote on the motion was as follows:

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

The motion passed unanimously.

CALENDAR

The Council Members reviewed a three month calendar.

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