



**KAYSVILLE CITY COUNCIL  
APPROVED  
Meeting Minutes**

JULY 19, 2018

Meeting Minutes of the July 19, 2018 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, Chief Sol Oberg, Stroh DeCaire, Randi Von Bose, Tony Coombs, Jennifer Goodfellow, Deborah Memmott, Tamara Tran, Linda Gardner, Levier Gardner, and Jennifer Keeler.

**CITY COUNCIL MEETING**

**PRESENTATION – HOUSING GAP COALITION**

Brynn Mortenson gave an overview of the Housing Gap Coalition (Salt Lake Chamber) and explained their next steps creating a campaign to inform the public about the crucial issue of housing affordability.

**CITY COUNCIL MEETING**

Council Member Garn opened the meeting.

Mayor Witt presented an award to Council Member Hansen and wished him well on his future endeavors. She explained that Council Member Hansen was stepping down due to work obligations.

**FIRE DEPARTMENT REPORT**

Chief Erickson gave a report on the Fire Station and staffing, vehicles, Fire Prevention plan, the 5 year plan and success framework.

Mayor Witt thanked Chief Erickson for his leadership and focus and extended thanks to the Fire Department staff for their support and good work with the 4<sup>th</sup> of July celebration.

**DECLARATION OF CONFLICTS OF INTEREST**

No conflicts were disclosed by the Council.

## CONSENT ITEMS

Mayor Witt asked for a vote on the Consent Items, a. Appointment of new Planning Commission Member Tamara Tran, b. Vacuum Truck Purchase, c. Mini Excavator Purchase and d. Acceptance and Award of USU Botanical Center Trail Improvements Bid.

Council Member Adams asked to discuss items b. and c. and separate them from the consent items.

Council Member Hansen made a motion to accept the consent items with the exception of items b. and c. 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.

Council Member Adams asked the cost and use of the truck and excavator purchases. He explained that he is concerned with the high cost of these items.

Council Member Hansen noted that the excavator was listed as a lease and wanted clarification. He noted that he likes to see multiple bids and would like to find out more information, to find out if this was a good price.

Shayne Scott, City Manager, explained that the information of the purchases and cost has been submitted for review in the packet. He explained that the purchases are listed as state contract bids, very fairly priced and pre-negotiated.

Council Member Garn made a motion to approve the purchase of the Vacuum Truck, second by Council Member Page.

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, Nay

The motion passed three to two.

Council Member Adams made a motion to table the mini excavator purchase and bind over to the next meeting to gain a better understanding of the need for purchase and the condition of the excavator, second by Council Member Hansen.

The vote on the motion was as follows:

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

The motion passed three to two.

Shayne Scott, City Manager, asked for clarification of the motion and if the intent were to make this an action item on the next agenda. He explained that Josh Belnap, Public Works Director, can come to the next council meeting and discuss this item.

Mayor Witt advised that the mini excavator purchase will be on the action item agenda at the next meeting and Council Members will have the opportunity to talk to the Public Works Director then as well.

## **ACTION ITEMS**

**REZONE OF 3.3 ACRES OF PROPERTY AT 1020 AND 1034 WEST SMITH LANE FROM A-1 (LIGHT AGRICULTURE) TO R-1 LD (SINGLE FAMILY LOW DENSITY) ZONING DISTRICT.**

Andy Thompson explained that, on behalf of the property owners, Wright Development is requesting a rezone of the subject property in order to accommodate a new standard subdivision development. The requested zoning district allows a net density of 2 units per acre thus based on the total property area could permit as many as 6 dwellings.

He noted that the current zoning regulations are found in Chapter 17-9. Lots in this zone are required to be essentially an acre in size. The requested R-1 zoning district regulations are found in Chapter 17-12. The R-1-LD zone allows for some flexibility in lot size while keeping the overall density at no more than 2 units per acre. The smallest lot size allowed would be 12,000 sq. ft. in size. Surrounding the property is a new R-1-LD subdivision to the north and east, an R-1-20 subdivision to the northwest, agriculture zoned properties to the west and an elementary and junior high school across the street on agricultural zoned land.

The Kaysville City General Plan states that West of I-15 housing should be allowed from '0 to 2 units per acre with some higher density housing along major streets.'

He explained that while a formal preliminary plat application has not been made, the applicants have submitted a concept plan which indicates a likely development scenario which would keep the existing homes along Smith Lane and create 4 new lots on a cul-de-sac street.

Council Member Barber made a motion to approve the rezone of 3.3 acres at 1020 and 1034 West Smith Lane from A-1 to R-1-LD, 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.

#### ADOPTION OF A RESOLUTION AUTHORIZING USERS TO ACCESS THE UTAH STATE TREASURER'S PUBLIC INVESTMENT FUND ACCOUNTS.

Shayne Scott, City Manager, explained that the Utah State Treasurer is implementing a new online PTIF account management platform. The State now requires the City to adopt a resolution authorizing at least two individuals to make changes to the PTIF accounts, such as opening and closing accounts or adding new users. He noted that the users are to be Dean Storey, Finance Director, Cami Moss, Accountant, and himself.

Council Member Hansen made a motion to adopt the resolution authorizing users to access the Utah State Treasurer's Public Investment Fund Accounts, second by Council Member Garn.

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.

#### SERVICE LINE WARRANTY PROGRAM AGREEMENT.

Shayne Scott, City Manager, explained that as part of ongoing discussions with the National League of Cities (NLC), Kaysville City has been introduced to a Service Line Insurance or Warranty Program. This program is free to the city and allows residents to insure the water service lines that are used to deliver city water service but are not the responsibility of the City to repair if they leak or are damaged.

This program would allow residents to insure these lines against damage. Program operators would receive a customer database from Kaysville City and then would solicit interested customers via mailers. Kaysville City would support this Program through information but the actual application of the program would not be done by City staff but by the Service Line Warranty Program Administrators.

Kaysville City Staff is recommending a discussion about this opportunity and if acceptable, would encourage this be an Action item at our next Council meeting. Staff further believes this could be a benefit to City residents when an unforeseen occurrence happens to a water line that is on the customer side of the meter and is not the responsibility of the City to repair.

Council Member Barber noted that she is in favor of passing savings on to residents.

Council Member Hansen stated that he is in favor of passing on the savings to residents as well. He also asked for clarification of the letter and asked if the language is clear to assure residents that this program is not something that has to be purchase.

Council Member Garn made a motion to accept the Service Line Warranty Agreement, 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.

## **WORK ITEMS**

### **SCHICK FARMS OPEN SPACE AGREEMENT DISCUSSION.**

Andy Thompson, City Engineer, explained that in 2005 the first phases of Schick Farm Cluster Subdivision, located at the west end of 200 north, were constructed. This work included the major portion of the required open space for the future phases. As a result of the downturn in the economy in the subsequent years the originally designed future phases were not built and the Development Agreement expired. This unfortunate chain of events left the residents of Schick Farm with a disproportionate amount of open space for the number of homes that were built.

The Schick Farm Home Owners Association (HOA) approached the City and offered to give the open space to the City if the City would leave it open and install certain improvements. These improvements are outlined in the attached draft agreement. Kaysville City Ordinance 17-34-7(k) provides for open space to be dedicated for public use.

Andy Thompson noted that they are asking for direction from the Council to determine if this agreement should continue to be pursued and if the conditions are acceptable or need adjustment.

Council Member Barber advised that feels there is great opportunity for this property.

Andy Thompson explained that City staff believe that there is merit to this agreement.

Council Member Garn made a motion to continue to negotiate with the HOA and discuss this matter again at the next work session, 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.

#### PARKING PASSES AROUND DAVIS HIGH SCHOOL DISCUSSION.

Mayor Witt explained that it has been one year since increased enforcement, signage changes, and parking passes were implemented on streets fronting residences around Davis High School. Passes were created and purchased by area residents and those without passes were ticketed. Effort was made to charge enough in the passes and tickets to justify the expense of the time officers spend enforcing the parking violations, creation of the passes, administration of the passes and the tickets, and providing for an appeal process.

Council Member Page noted that staff should make the decision on this. He likes the current program.

Council Member Garn noted that it is good to bring up annually and review the fee.

Mayor Witt stated that the consensus seems to be that the City keep the same program and revisit this matter in a year. No motion needed.

#### POTENTIAL LAND LEASE WITH ROCK STRUCTURES DISCUSSION.

Shayne Scott, City Manager, noted that in February of 2018 the Kaysville City Council agreed to lease land around the Ops Center after an open process that resulted in applications by two parties. It was discussed and decided at that time that both parties could be accommodated on the available land. One of those two parties that owned and operated a Halloween Event company has backed out of the lease opportunity.

Another company with whom the Halloween Company is affiliated has asked to step into their place. After conferring with Nic Mills and other Department Heads that are impacted by decisions made at the Ops Center property, City Staff recommend that we entertain this offer but do so in conjunction with other offers we may receive after another open process.

Because the previous process was just a few months ago, if the City Council would be interested in entertaining additional offers, City Staff would recommend we follow a similar model of advertising and for a similar amount of time.

Council Member Garn stated that he doesn't feel this needs to go out to bid again.

Council Member Page explained that he feels City staff should make these decisions.

Council Member Adams explained that an open process should be adhered to.

Council Member Garn made a motion to direct Staff to proceed with the open process and lease opportunity as presented, and to review the process and discuss establishing a policy in the future, 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.

### **PUBLIC COMMENT**

Linda Gardner explained that there is now a large bike lane where another car lane should be on Angel St. She stated that she is upset that it does not accommodate more cars.

Randi Von Bose stated that the ground by Schick Farms is wet and is in a significant flood zone. She wants to make sure the City looks at flood risks to prevent liability.

Mr. Gardner noted that the council discussed putting in four lanes and was excited about the possibility until he noticed the bike lane that has now been created. He stated that he is disappointed in the results.

### **COUNCIL MEMBER REPORTS.**

Council Member Barber noted that the Parks and Rec. Department did a great job with 4<sup>th</sup> of July activities.

Mayor Witt noted that August 16<sup>th</sup> is Truth and Taxation at the next Council meeting.

### **ADJOURNMENT**

Mayor Witt adjourned the City Council meeting.

The Kaysville Redevelopment Agency Board Meeting is to follow.

*Maria T. Devereux*

City Recorder