



KAYSVILLE CITY COUNCIL

Meeting Minutes

January 17, 2019

Meeting Minutes of the January 17, 2019 Kaysville City Council Meeting.

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

Others present: City Manager Shayne Scott, Chief Sol Oberg, City Recorder Maria Devereux, City Attorney Nic Mills, Community Development Director Lyle Gibson, Casey Brown, Briggs Lewis, Mason Uboldi, and Alan Quigley.

CITY COUNCIL MEETING

OPENING

Opening provided by Mayor Witt.

RECOGNITION AND PRESENTATION

IMPACT FEE 101 - LYRB

Lewis, Young, Robertson & Burningham (LYRB) specializes in providing technical and professional services to local government clients. Specifically, LYRB produces Impact Fee Studies, among other services. Fred Philpot, LYRB, gave an overview of Impact Fees in relation to the city.

DECLARATION OF CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Mayor Witt asked for a vote on the Consent Items.

Council Member Adams made a motion to accept the consent items, second by Council Member Garn.

Council Member Barber congratulated the newly elected Power Commission members, Alan Farnes, Brent Dewsnap, Krista Keetch, and Alan Quigley.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Excused
Council Member Adams, Yea
Council Member Garn, Yea
Council Member DeCaire, Yea

The motion passes unanimously.

ACTION ITEMS

PRELIMINARY PLAT FOR CHARLY'S ACRES #2 FOURTH AMENDED SUBDIVISION AT APPROXIMATELY 2100 WEST 200 NORTH

Lyle Gibson, Community development director, explained that in November of 2018 the City Council voted to approve a development agreement and rezone the subject property to set the stage for the development of a new church building and storage unit facility. The applicant is requesting a subdivision to divide the property in conjunction with that effort, creating a separate lot on the R-1-20 zone and another lot encompassing the LI zoning district with access provided to 200 North Street. An additional 2 lots will be created along 200 North in the remaining General Commercial zoning.

Council Member DeCaire made a motion to approve the Preliminary Plat for Charley's Acres #2 Fourth Amended Subdivision at approximately 2100 West 200 North, second by Council Member Barber.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Excused
Council Member Adams, Yea
Council Member Garn, Yea
Council Member DeCaire, Yea

The motion passes unanimously.

REZONE OF 0.71 ACRES OF PROPERTY AT 2062 SOUTH 450 EAST FROM R-1-20 TO THE R-1-14 ZONING DISTRICT

Lyle Gibson explained that the applicant's property is located on the corner of Shepard Lane and 450 East. The applicant desires to rezone the property from the existing zoning designation with the hope to subdivide the property into 2 lots creating the potential for a new home on the southern portion of their land.

The existing and proposed zoning are both R-1 designations governed by Chapter 17-12 of the Kaysville City Ordinances. The permitted uses, conditional uses, setback requirements, and lot frontage requirements are identical. The difference between the R-1-14 and the R-1-20 is the total lot size requirement. A lot in the existing R-1-20 zone must be at least 20,000 sq. ft. in size, while a lot in the R-1-14 zone must only be as large as 14,000 sq. ft. in size. As part of the rezone application, the applicant has provided a concept plan showing a 14,610 sq. ft. lot and a 16,200 sq. ft. lot that could be permitted should the rezone be approved. As a rezone is a legislative decision, the Planning Commission and ultimately the City Council have broad discretion in their decision making.

Council Member Garn made a motion to rezone 0.71 acres of property at 2062 South 450 East from R-1-20 to the R-1-14 zoning district, second by Council Member DeCaire.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Excused
Council Member Adams, Yea
Council Member Garn, Yea
Council Member DeCaire, Yea

The motion passes unanimously.

No public comment.

RIGHT OF WAY (ROW) EASEMENT TO UTA

Shayne Scott explained that the Utah Transit Authority (UTA) has requested more land around their bus stop along the side of the Kaysville Fire Department building. As discussed last meeting, they are open to purchasing land, having land donated, or an easement or other legal means by which they can expand the stop to accommodate those with disabilities. It is recommended that we do not divest ourselves of any land simply because we don't know what the future holds. But we would recommend that we grant UTA an easement to use the property to alter the bus stop according to their plans. We believe this would best serve the residents that use this bus for commuting and other purposes and would allow Kaysville City to continue to be a good partner with UTA.

Council Member Adams made a motion to approve the Right of Way easement to UTA, second by Council Member DeCaire.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Excused
Council Member Adams, Yea
Council Member Garn, Yea
Council Member DeCaire, Yea

The motion passed unanimously.

FIBER FEASIBILITY STUDY AND OPERATION PLAN

Shayne Scott, City Manager, explained that since installing the fiber ring around the city that connects the substations, the City Staff have been discussing options with using this valuable resource to benefit Kaysville residents. Also, since Kaysville owns its own Power Company, there may be flexibility with a fiber project that other cities may not enjoy (pole attachments, rights-of-way, etc). Since meeting last week and discussing how we arrived at this point, Ryan Judd has received proposals for a Feasibility Study and an Operation Plan. We hope this plan will review the RFP proposals we have received, do an overview of the strengths and weaknesses we have in the city, and make a recommendation how to proceed and in what manner, with what assistance, etc.

Brett Tarbox, resident and employee at the University of Utah explained that he fully supports this venture.

Ryan Judd noted that Design Nine had the lowest bid.

Council Member Barber inquired about the take rate and how well it may be received within the city.

Council Member DeCaire noted that he is in favor of a feasibility study before spending thousands. He is in favor of making a plan to move forward.

Council Member Adams stated that he has budgetary concerns.

Council Member Barber and Council Member DeCaire explained the three models for review; Public/private, Company ownership, and City ownership.

Council Member Barber made a motion to approve the feasibility study and operation plan, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Barber, Yea
Council Member Page, Excused
Council Member Adams, Yea
Council Member Garn, Yea
Council Member DeCaire, Yea

The motion passes unanimously.

CALL TO THE PUBLIC

Lewis Briggs stated his concern for the letter endorsing water line services and feels this is a scam or that the City is paying for services. He explained that he is disappointed in local politicians.

COUNCIL MEMBER REPORTS

Mayor Witt announced the Open House to discuss Fiber on February 11, 2019 and invited all Kaysville residents to attend.

Council Member Barber explained that Parks and Rec. is holding their Daddy/Daughter Dance and encouraged all to sign up.

ADJOURNMENT

Council Member Garn made a motion to adjourn the meeting at 8:27 pm, second by Council Member DeCaire.