

KAYSVILLE CITY COUNCIL  
September 2, 2021

Minutes of a regular Kaysville City Council meeting held on September 2, 2021 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Michelle Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Others Present: City Manager Shayne Scott, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson, Information Systems Manager Ryan Judd, Parks and Recreation Director Cole Stephens, Stg. Preston Benoit, Public Works Superintendent Josh Belnap, Officer Lexi Benson, Scott Edwards, H. Lynn Galbraith, Stephen Lyon, David Aamodt, Judy Rigby, Brian Griffiths, Stefania Drogsvold, Patricia Lee, Mariah Campbell, Lisa Ward, Amy Motta, Nate Jackson, Jay Welk, Dick Bourne, Loraine Bourne, LeVar Thompson, Pam Thompson, Scott Brough, Margaret Brough, Ramona Porter, Carole Walker, LeeAnn McKinnon, Darrell McKinnon, Frank Stevens, Dawn Stevens, Kathryn Irvine, Patricia Lee, Gary Porter, Diana Hill, Nancy Sanders, Marcie Handy, Ross Garrett, Allen Anderson, Bill Robbins, Cheryl Tarbet, Gladys Moore, Melinda Man, Jace Conrow

**OPENING**

Council Member Lortz opened the meeting with a prayer and led the audience in the pledge of allegiance.

**PRESENTATIONS AND AWARDS**

**PARKS AND RECREATION DEPARTMENT PRESENTATION**

Parks and Recreation Director Cole Stephens gave a presentation about the Parks and Recreation Department. He explained that the cemetery saw a big increase in the number of burials from 2020-2021. During FY 2021, they averaged 3.33 burials a week. Some of this increase is attributed to the pandemic. There were more non-resident than resident burials, which is a concerning trend as we have limited space within our cemetery. Surrounding municipalities do not have their own municipal cemetery, which puts more demand on our cemetery. The city will need to address how we continue to sell spaces in the cemetery in order to prolong the life of the cemetery. What will be do twenty years from now? We have no room for growth, as there is no empty land surrounding our cemetery. It will be a long time before the cemetery is completely full but we are running out of plots to sell. We are looking into ways that we can optimize what space we have in the cemetery thru platting of future plats. Mr. Stephens said that later in the year he would be coming before the council to look at addressing the sale of burial right certificates and other cemetery concerns. We are in need of additional staffing at our current internment rate. In September 2020, the cemetery lost 40 trees in the windstorm and they have not been able to replace those because of the current drought.

Council Member Lortz asked about non-resident burials.

Cole Stephens responded the city's current policy is that non-residents can only buy plots when it is at-need. Kaysville residents can purchase two plots per household. The city has 158 acres of developed property, and 215 acres of undeveloped property that the Parks Department maintains. The Schick Lane park site began development in 2021 and all irrigation and sidewalks have been installed, but because of drought conditions, we have been unable to plant grass or other vegetation. It is a similar situation for City Hall's landscaping design. Planter material was installed, but grass could not be planted. To help with water conservation, all irrigation on all city properties were reduced by 35%. We have also been identifying areas of turf grass that can be eliminated and re-landscaped with more drought tolerant landscaping. This will require budget funding as areas are identified for future budget years. A seasonal crew is dedicated to taking care of the city's irrigation systems on city property. Two new Parks and Recreation Department positions were approved with the FY 2022 budget, and one of those positions already filled. There has been a noticeable shortage in our seasonal employees. While we attribute some of this shortage to the pandemic, it has gotten harder to find people to fill our seasonal employee positions and are seeing significantly less hours worked. This is causing us to be delayed in completing projects, as well as finding coverage for our recreation programs. In 2021, we have seen an increase in all of our sports and summer programs. The drought has caused an issue with available field space for our programs. There has also been decreased use of Davis School District gymnasium space for indoor programs as they need the space more for their own extracurricular programs. This has been an ongoing trend for the past few years and continues to be problematic. We have had to be creative in finding space for all teams to practice. This likely will affect what we are able to provide in the future. In 2021 we accommodated almost 10,000 individuals in our recreation programs, with our top participation being in soccer, baseball/softball, pickleball and tackle/flag football. Our Daddy Daughter dance was cancelled earlier this year because of Covid, but we have been able to hold several city-sponsored programs this year. The Parks and Recreation Department also maintains the city facilities. We are currently looking at future expansion possibilities for the operations center. Facilities have ongoing maintenance and upgrades, including HVAC system maintenance and roof issues, and there are departmental spatial needs. Our parks need funding for maintenance or replacement of aging amenities as well as playground replacements. Our recreation needs gym facilities in order to continue to provide some of our programs. The Parks and Recreation Advisory Committee has been working on a Master Plan, which they hope to be able to present it to the city in the fall of 2021. A RAMP tax citizens' initiative will be voted on by our citizens in November. The tax is estimated to bring in \$400k of annual revenue for use in recreation, arts, museum and parks. Work is underway on trail improvements of the Bonneville Shoreline trail. The city has been working with Davis County on grant applications for improved and expanded parking at the trailhead area in the East Mountain Wilderness Park.

Mayor Witt thanked Mr. Stephens and the Parks and Recreation department for all their hard work.

Cole Stephens responded that they are dependent on their volunteers and expressed appreciation for them.

### **DECLARATION OF ANY CONFLICTS OF INTEREST**

No conflicts were disclosed.

## **CONSENT ITEMS**

Council Member Adams made a motion to accept the following consent items:

- a. Approval of Minutes of August 5, 2021.
- b. Approval of purchase for an SCBA Compressor – Kaysville Fire Department.
- c. Approval of a Job Description for Public Safety Therapist/Counselor.
- d. A Resolution amending the Kaysville Personnel Manual to reflect recent medical cannabis changes to the Utah State Code.
- e. A Resolution accepting the terms of the “Subrecipient Agreement for the Conduct of a Community Development Project” with Davis County for CDBG Funding.
- f. Letter of Assistance with the Utah Department of Transportation.

The motion was seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Barber, yea  
Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Tran, yea  
Council Member Lortz, yea

The motion passed unanimously.

## **ACTION ITEMS**

### **AN ORDINANCE ENACTING SECTION 17-31-3, INTERNAL ACCESSORY DWELLING UNITS**

Lyle Gibson explained that this item is in response to the House Bill 82 from the most recent legislative session and has been previously reviewed by both the Planning Commission and City Council. This ordinance has been prepared to indicate how Kaysville City will handle Internal Accessory Dwelling Units (IADUs). In the council’s previous meeting the council asked that external accessory dwelling units be removed from this ordinance and will be looked at with additional criteria at a future meeting. The parking requirement for an IADU has also been specifically addressed in this proposed ordinance.

Mayor Witt asked for public comment.

Scott Edwards commented that to suggest that anyone in Kaysville would desire to put a dilapidated mobile home trailer on their property as a second dwelling unit is unfounded. The median home value in Kaysville is over \$320k. Mr. Edwards said that he feels that all who live in Kaysville love their neighbors and wouldn’t want to build something that wouldn’t add value to their own neighborhood. The restrictions and laws that are currently in force regulate parking, curfew, noise, etc. Kaysville is known for having some of the strictest single-family only rental laws in the state. Many of us have built and desire to build mother-in-law separate dwellings and internal dwellings to improve our homes for our family. Eventually family members move on. The ability to make money decreases as we get older. Everyone should have the ability to supplement their income by renting out their own space for as long as needed. This world is so

divisive and we seem to find ways to assume the worst from one another. This separates our society. There are current restrictions for a daily room or home rental that are already in place that mitigate who and how places can be rented. There is nothing in Kaysville law that offers a rental permit right now and does not offer any opportunities. Kaysville needs to be the trendsetters in inclusion and opportunity to create a legal way to bring more people to our city who cannot set up roots in our town without some drastic positive changes. Be the positive change that the city needs before we become the entitled geriatric town that kept everyone out because we were afraid of what our neighbors would do. Let us allow the trusting of one another because there are already laws in place to protect rentals.

There were no further comments or questions from the public. Mayor Witt closed the public comment period.

Council Member Barber commented that the council has discussed this item previously and the approval of the IADU ordinance is time-sensitive. The council has decided to remove external accessory dwelling units from the ordinance to make sure we have this ordinance in place before the October deadline to comply with the legislation. Although we are not including the external accessory dwelling units within this ordinance for now, we still want to have a discussion considering them. There is still a lot to do before an ordinance for external dwelling units could be considered.

Council Member Adams made a motion to approve an Ordinance enacting Section 17-31-3, Internal Accessory Dwelling Units. The motion was seconded by Council Member Tran.

Council Member Adams said that if the council decides to approve an ordinance allowing for external accessory dwelling units we want to make sure we get it right.

Council Member Barber commented that it is important that we continue to consider external dwelling units because we seem to have many residents interested in allowing for this type of housing.

Council Member Blackham said that he has commented previously that he is against these types of residential dwellings because it could essentially turn every home in the city into a duplex. However, because of the recently adopted house bill, it is requiring that cities allow for these. People purchase their properties with the understanding that they are buying into a single-family dwelling neighborhood. Allowing family to move in with you is not unusual, but allowing for these ADUs allows for something completely different. Council Member Blackham said that while he agrees that there is a need for more housing options, we need to be very careful when considering external dwelling units. The city needs to enact the IADU ordinance and wait to see how it goes for a time. We need to see how it works and what is good and bad about it, the interest in these, and if there are any effects from them. We can't stop these IADUs, but this ordinance is good for what we have been handed to us.

Council Member Tran commented that there are so many people looking for a place to live and others who are renting out a portion of their homes. Having an ordinance in place will help us to regulate and track this type of housing better. The state will likely have more discussions on this type of housing and the city needs to have further discussion and have a plan in place for when the legislation brings it up.

The vote on the motion was as follows:

Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Tran, yea  
Council Member Lortz, yea  
Council Member Barber, yea

The motion passed unanimously.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE WITH WEBER BASIN TO SELL PORTIONS OF REAL PROPERTIES CURRENTLY OWNED BY THE CITY

Josh Belnap explained that Weber Basin Water Conservancy District is currently pursuing plans to install a well on a property along Green Road in Fruit Heights that is owned by Kaysville City. Likewise, Weber Basin is also working on a design for a 5-million gallon water storage tank to be located in the city's Wilderness Park. Weber Basin submitted an appraisal to the City for the Green Road purchase of 1.06 acres for \$325,000 plus \$97,500 for a permanent easement across our remaining property, and \$70,901.20 for an existing unused underground pipe within that easement. Weber Basin also submitted a second appraisal to the City for the purchase of 2.48 acres within the Wilderness Park for \$42,000. Staff has reviewed the appraisals and feel that the Green Road appraisal was fair and agreeable, but are asking for further clarification on the second appraisal. Cole Stephens engaged the services of Rigby and Co. Appraisers to evaluate the appraisal from Weber Basin, and the recommended from Rigby and Co. was a sales price of \$63,200. Weber Basin has indicated that they are willing to use the recommendation from Rigby and Co. This resolution authorizes the City Manager to conduct final negotiations with Weber Basin on the sale of the necessary real property.

Mayor Witt asked for public comment.

Scott Edwards asked if these properties were offered for sale to the public.

Shayne Scott responded that these properties are being sold to Weber Basin for use for infrastructure needs.

There were no further comments or questions from the public. Mayor Witt closed the public comment period.

Council Member Lortz asked staff to review where these funds will be allocated in the city budget.

Council Member Lortz made a motion to approve a Resolution authorizing the City Manager to negotiate with Weber Basin to sell portions of real properties currently owned by the city. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

Council Member Adams, yea

Council Member Tran, yea  
Council Member Lortz, yea  
Council Member Barber, yea  
Council Member Blackham, yea

The motion passed unanimously.

## **WORK ITEMS**

### **DISCUSSION ON THE STATUS AND FUTURE OF THE KAYSVILLE LIBRARY**

Mayor Witt explained that the City was recently given some grant-funded planning opportunities and has been working in coordination with UDOT to look at possible considerations for the future for our downtown Main Street in order to promote economic viability and further enhance this part of Kaysville as a destination. The city is also at the end of an update to the city's General Plan which will better guide the future growth and development of the city. To better inform these processes and understand potential options for the central part of Main Street, it is timely to discuss the future of the old city library building. The building sits in the middle of the civic block along Main Street between the police station and city hall, and has been vacant since completion in 2015 of the new Davis County Library on Fairfield and 200 North. Occupancy of the old library building has been revoked, meaning it has been deemed uninhabitable based on its current state. There is historical interest in the building from groups within the community. In 2017, the City began the design to remodel the existing building in order to house certain city departments. As the process unfolded, it was eventually determined that it was not in the best interest of the city to remodel the building due to expected costs. At that time, costs projected to be 1.5 times the cost of new construction. For reference, today's new construction costs range from \$325 to \$375 per square foot depending on the complexity of the new construction project for similar type buildings.

Tim Sullivan, with Township and Range, explained that their company has worked with UDOT as consultants with other projects. Their goal with this project was to engage with Kaysville City community members early on to try to work together to build a vision of Main Street. They have met together with members of the community and city officials to try to work on some options to address some of the key issues occurring in this area. The General Plan has been taken into account during these discussions. People in Kaysville value Main Street and feel it reflects what Kaysville is about. We want to be able to create a pedestrian environment but have a balance with traffic as well. Traffic needs need to complement the land uses and civic uses here. Main Street is the center of everything and there needs to be better pedestrian crossings. There has been some discussion about the possibility of creating a pedestrian crossing over Main Street, which would help to provide more access for the businesses.

Council Member Adams asked about pedestrian crossing concerns.

Council Member Blackham commented that the businesses along Main Street have voiced their concerns for several years about people being able to access their businesses and not having enough parking. There have been many pedestrians struck by cars along here trying to cross the street.

Tim Sullivan added that they reached out to the businesses along Main Street and these were their main concerns.

Mayor Witt asked about the history of what has been considered in regards to remodeling the library building.

Cole Stephens gave an overview of the old city library building, what the city had considered doing with the building since 2014, the issues the building currently has, and potential costs associated with renovating the building.

Council Member Blackham added that he was the city's building official throughout the time the building was being considered for renovation for city use. After the library moved out of this building, a needs assessment was done for the city and it was determined that the City needed about 10,000 square feet more of office space to meet spatial needs. The library building would have given us around 6,000 square feet and so it made sense at the time to consider moving some of our city staff into the building. At that time, to build new office space would cost about \$250 a square foot, but with an existing building that number is unknown. However, the city came up with a budget of about \$140 square feet for renovation. The city found out soon afterwards that there were some large structural deficiencies within the building that would be difficult to fix. There were several discussions with an architect and engineer who conducted a deep analysis of the building just so a contractor price could be estimated for us. It was explained that in order to meet building code standards, it would cost the city around \$350 square foot. Staff decided not to complete the building analysis or consider contractors for the project at that cost and the renovation consideration was stopped. Some have expressed the desire for the rocks on the building to be saved and used elsewhere if the building to ever be demolished. The council isn't here tonight to approve a demolishing of the building. The council is willing to listen to the residents to hear what they want to see for the building. There has been interest in using the building for a museum, and those interested have been told the building will need to be brought up to code. It has been years since the last construction cost estimate has been done, and its likely those costs are substantially higher now because current construction costs. The building is still owned by the city and will continue to be. People talk of enhancing our Main Street, but in order to do that we can't leave a building vacant and deteriorating. Council Member Blackham said he is concerned about possibility of taxpayer dollars going towards high construction costs in order to renovate the library building. There likely will need a couple of million dollars donated towards the costs for renovation. Having the building sit vacant is not cost-effective.

Council Member Barber said that she is grateful for those who are in attendance tonight and have provided comments to the council. This is an emotional discussion and it helps to hear more pieces of information from our public. This item isn't something the council is ready to make a decision on tonight. We need to make sure that we are all working together and take the time necessary to do this right. There needs to be more opportunities for facts to be presented to the council so that we can continue to move our discussions forward.

Allen Anderson commented that he is part of the Kaysville-Fruit Heights Museum Committee and they have been working hard towards creating a museum here but have felt that the city has been standing in their way. This building is designated as a historic building and there might be opportunities for state and federal grants to help fund any renovations. In order to obtain those grants they need the city's support and they don't feel that they have that.

Judy Rigby said that historic building renovations are held to a different code and therefore it won't cost as much. Citizens are asking the city to commit to not tearing down the old library building. Nobody is going to give money towards a project where there is no guarantee that the building won't be torn down later. Their museum committee had four days to put together something to present to the council tonight because they were not informed of this item on the agenda. There was no transparency. Their committee feels that the City isn't providing any support on creating a museum in this building. Ms. Rigby said that she has been part of the museum committee since 2018 and has been part of the negotiations between their group and the City. They had worked on a contract with Kaysville for use of the building but the signing of it was delayed for months. It seems they can't get a commitment from city officials. They would like to see the building remain intact and have received over 800 signatures in an online petition from those who agree as well. The fate of this building shouldn't be decided by a few members of the city. They have had already had some discussion with contractors about the renovations. There is a lack of cohesion between the city and residents, and we need the support of the city. They have spent months assessing the furniture that was from the LeConte Stewart museum and have already put money towards those assessments. The city library might not be the idea of modern for Main Street but it's the anchor for this city block. Tearing down the building and adding trees or a parking lot won't make the city block more impressive. They were told that the city had money to tear down the building, but the city should use the money to build a crosswalk further on Main Street just south of here.

Council Member Tran commented that the City has been trying to envision what could be here. We don't know what the answer is and nothing has been finalized. The discussion was brought up with UDOT because we have heard complaints from businesses here for years and we want to support our businesses. Many businesses along this Main Street area die. Main Street is owned by UDOT and Kaysville doesn't have an arbitrary say in what is done with the street. We want to do what we can to support our business community and have been excited for our Main Street envisioning project. The library building is nostalgic and is anchored by city hall and the police station, which were built to complement the look of the library. There are residents tax dollars to consider here and the city needs to consider how that money is spent. Council Member Tran added that she does support trying to find ways to support a renovation through grants and fundraising, but doesn't want to see a decision be put off for several more years. How long do we have before a decision needs to be made? Our community members need to organize themselves and the city needs to give them the assurances they need in order for them to apply for grants. We need more information about current construction costs. It seems the council agrees that there needs to be more information provided and more time given to the committee in order to try to raise funding. However, there needs to be a timeline set and an amount given to the committee that is a measurable achievement. The city also needs to see that progress is being made.

David Aamodt said that he represents Preservation Utah, which is a historic preservation organization. Mr. Aamodt said that while he has never been a resident of Kaysville, he did visit the Kaysville Library and was able to speak to the designer of the LeConte Stewart gallery room, and has an appreciation for that space. Many residents spent much of their lives here and have forged strong memories of the library. Politicians shouldn't make unilateral decisions. People feel like they need to have a voice when saving their hometown. There are fiscal opportunities to explore about the preservation of the library. Before now, their organization had not been contacted about this building and Mr. Aamodt says he feels they will be able to help. There are

resources to be explored and he is excited to start this conversation. It's a wonderful opportunity to help bring the community together for a worthy effort.

Council Member Lortz commented that there have been a lot of assumptions and accusations made towards council members. Council Member Lortz expressed appreciation to residents who have been able to share their points of view. Tonight was a time to hear more information, but no decision or votes have been made. Council Member Lortz said that Council Member Tran's comments reflected his own and he feels that we need more time to understand. There has been no proposal put before the council to tear down the building, and nobody from the museum committee has come before the council to ask us anything. Nothing has been done in the last two years but now is the time to get the conversation started and to figure out more of a timeline so we continue to make progress. Council Member Lortz thanked Council Member Blackham for his comments and said that he would like to see the city commit some resources towards getting current facts about the status of the building. It will likely cost the city some money but we need that assurance in order to make a good decision. We will then have some figures telling us what kind of donations will be needed, and the city will consider how much we'd be willing to contribute towards it. We need to have a timeline and a way to allow for conversation between the public and the city so we don't have this animosity.

Council Member Adams stated that he was under the impression that this building's fate had already been determined and apologized to anyone that had been misinformed. The council needs to work together to try to preserve this building. People value Main Street as part of their hometown because of its history and the buildings here. Preserving our Main Street is preserving our history. Council Member Adams agreed that deadlines needed to be established to keep this moving and on the right track.

Mayor Witt commented that the council will need to appropriate funds towards getting what necessary studies done of the building.

Council Member Lortz suggested that in the next few months, Staff determine what it will cost to get a professional estimate on a renovation, as well as a breakdown of all of the building's issues that would need to be resolved.

Mayor Witt asked Council Member Adams to act as the liaison between the city and residents to help with this.

Council Member Barber commented that there has been good conversation tonight and it's good to have realistic expectations set. There are no simple solutions for this and there needs to be a very informed decision. We as a community can elevate the conversation on how we are going about this. We can all do better. Council Member Barber commented that she and other elected officials saw and heard things that were unacceptable. However, there were also helpful conversations that have occurred. We need to keep that positivity going forward because nothing good will happen if divisiveness creeps in.

Council Member Barber made a motion to take a five-minute recess at 9:03. The motion was seconded by Council Member Tran and passed unanimously.

A RESOLUTION TO SWAP FIBER AND RELATED SERVICES FOR RIGHT-OF-WAY WITH THE CENTRAL DAVIS SEWER DISTRICT

Nic Mills explained that the City would like to obtain real property from Central Davis Sewer District to improve road connectivity relating to the West Davis Corridor. Central Davis Sewer District has expressed interest in exchanging this property for certain improvements that would benefit the services they provide. This resolution authorizes the City Manager to conduct negotiations to acquire the necessary real property, and sets parameters for the Manager to negotiate within. Lastly, it authorizes the Manager to execute documents to finalize the exchange.

Council Member Blackham made a motion to move the Resolution to swap fiber and related services for right-of-way with the Central Davis Sewer District to an action item. Council Member Adams seconded the motion.

The vote on the motion was as follows:

Council Member Tran, yea  
Council Member Lortz, yea  
Council Member Barber, yea  
Council Member Blackham, yea  
Council Member Adams, yea

The motion passed unanimously.

DISCUSSION ABOUT LOBBYING EFFORTS

Mayor Witt commented that there is a lot of money coming down from the federal government in the form of ARPA funds and infrastructure bill funds. Our city has many infrastructure needs and we could benefit from these funds. It was suggested by Council Member Adams that the city consider hiring a lobbyist in order to help obtain those funds. It would be prudent for the city to undertake that. The lobbyist would be on a yearly retainer. However, time is short and we need to make a decision quickly if we choose to hire a lobbyist.

Council Member Tran said that, to help offset some of the costs, some cities would hire a junior type lobbyist to set up meetings and to do logistical type work, and then they would hire a separate person to attend the meetings.

Shayne Scott said that staff could bring an agreement for approval before the council between the city and lobbyist.

Council Member Adams said that because of the short timeframe we have, he would be comfortable with allowing staff to negotiate the agreement without needing it to come before the council for approval. The state will be getting many requests and we need to make sure we are on their list for consideration.

Council Member Barber commented that to help minimize the city's risk, the agreement should be for one year that can be renewed.

Council Member Adams made a motion to advise staff to move forward in obtaining a lobbyist and approving an agreement for a period of one year between the city and said lobbyist. The motion was seconded by Council Member Lortz.

The vote on the motion was as follows:

Council Member Lortz, yea  
Council Member Barber, yea  
Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Tran, yea

The motion passed unanimously.

### **CALL TO THE PUBLIC**

Brian Griffiths said that he feels there needs to be a museum in the city. Many museums are located in old buildings and the old library would be a great place to have it. It would help us have a place to be able to preserve our history, culture and art. It's important to have a museum because it gives us a place we can learn and to teach others. It would be a shame for our history to disappear.

Stefania Drogsvold said that she is part of the Historic Preservation Committee and they are committed to preserving the old library, if possible. We want to work with the city and the citizens, but we all need to be involved. There are many obstacles and questions about what it will take, but there are also many avenues and resources to be considered. We look forward to creating more contacts and if there are any residents interested in helping, they can contact their committee. There are other people and organizations like Preservation Utah who are interested in helping to facilitate this progress. It would be a waste to tear down the library for no reason. They appreciate Council Member Adams being willing to be their liaison and they are committed to moving forward to create a plan and timeline that will make sense for everyone.

### **ADJOURNMENT**

Council Member Blackham made a motion to adjourn the City Council meeting at 9:29 p.m., seconded by Council Member Lortz and passed unanimously.

## **KAYSVILLE CITY ARCHITECTURAL REVIEW COMMITTEE MEETING**

### **OPENING**

Chairperson Witt opened the Kaysville City Architectural Review Committee Meeting at 9:30 p.m.

AMENDING SECTION II, LANDSCAPING, OF THE DEVELOPMENT STANDARDS FOR THE KAYSVILLE BUSINESS PARK TO ALLOW FOR MORE WATER EFFICIENT LANDSCAPING

Lyle Gibson explained that this item includes a proposed change to the Kaysville Business Park Development Standards, which removes the requirement that the right-of-way from curb to property line be required to have lawn. Mailers were sent out to all of the owners within the business park to solicit feedback on this change and all comments received were in support of this change.

Board Member Lortz asked if landscaping designs would continue to need approval by the board.

Lyle Gibson responded that any major changes to a previously approved landscaping plan would need to come before the board.

Board Member Adams made a motion to approve the amendment of Section II, Landscaping, of the Development Standards for the Kaysville Business Park. The motion was seconded by Board Member Barber.

The vote on the motion was as follows:

Board Member Lortz, yea  
Board Member Barber, yea  
Board Member Blackham, yea  
Board Member Adams, yea  
Board Member Tran, yea

The motion passed unanimously.

CONSIDERATION OF LANDSCAPE PLAN FOR GP MOTORS AT 652 NORTH KAYS DRIVE

Lyle Gibson explained that the GP Motors, located at 652 North Kays Drive within the Business Park, is nearing completion of a new building on their property. As a result of the drought conditions we have experienced recently, the owner would like to install water efficient landscaping and is proposing a landscaping plan tonight.

Jace Conrow, the owner of GP Motors, commented that he has designed this landscaping plan with the future in mind and in trying to help conserve water. There needs to be more discussion about water conservation from the city because the drought conditions and restrictions we have experienced will likely become more commonplace. Mr. Conrow added that the businesses in the Business Park have covenants that require business owners to do a lot towards the presentation of their properties. Especially those businesses that front the freeway. Mr. Conrow said he would like to see that the city hold new businesses to a similar standard as existing buildings because what is built can affect the value of neighboring businesses.

Board Member Blackham asked about architecture requirements of the Business Park.

Lyle Gibson explained that zoning in the Light Industrial zone doesn't dictate what they can build, but the Business Park covenants are more specific about the architecture requirements. Those requirements are not as specific as the commercial design standards for our commercial properties, but it does have some baselines. The reasoning for this is it allows for more discretion by the Architectural Review Committee to say if what a proposal is what they would like to see or if they want to requirement more.

Board Member Adams suggested that Mr. Conrow create a list of amendments he would like to see in the Business Park covenants and give them to Staff to consider. Having more outlined restrictions would be good because it creates uniformity and helps to protect the existing businesses here.

Lyle Gibson added that procedurally, the owners within the business park will need to be involved and give their approval of any proposed changes to the covenants.

Board Member Adams made a motion to approve the landscape plan for GP Motors located at 652 North Kays Drive for Jace Conrow, seconded by Board Member Lortz.

The vote on the motion was as follows:

Board Member Barber, yea  
Board Member Blackham, yea  
Board Member Adams, yea  
Board Member Tran, yea  
Board Member Lortz, yea

The motion passed unanimously.

#### ADJOURNMENT

Board Member Lortz made a motion to close the Kaysville Architectural Review Committee Meeting at 9:45 p.m., seconded by Board Member Adams.

The vote on the motion was as follows:

Board Member Blackham, yea  
Board Member Adams, yea  
Board Member Tran, yea  
Board Member Lortz, yea  
Board Member Barber, yea

The motion passed unanimously.