

KAYSVILLE CITY COUNCIL
MAY 5, 2015

Minutes of a regular meeting of the Kaysville City Council held May 5, 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, Jared Taylor, Brett Garlick and Susan Lee

Others present: City Manager John Thacker, Finance Director Dean Storey, Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Police Chief Sol Oberg, Gil Miller, Steve Israelsen, Annette Israelsen, Margaret Brough, Lorene Kamalu, Danny Porter, Connie Porter, Michelle Pierce, Isabel Patterson, Dan Robinson, Lindie DeMill, Jeremy Allphin, McKay Allphin, Michael Allphin, Shawn McKinnon, Cortney Taylor, Braxton Hull, Landon Gallegos, Harrison Hoskins, Kyler Hardy, Gary Dolzer, Dan Lance, Sherrie Lance, Gary Van Dolzer, Steve Burton and Larry Page.

VOLUNTEER OF THE MONTH RECOGNITION

This item was postponed.

CALL TO THE PUBLIC

Michelle Pierce stated that she lives on 1625 South and has concerns about speeding on that street. She has been collecting signatures and will present a petition to the Council soon. She believes the speeding problem does not end at the stop sign on Haight Creek Drive. She asked the Council to include solutions to this problem as they listen to residents along Haight Creek Drive explain their concerns this evening. She explained that there are a lot of small children who live on 1625 South and the problem is compounded by Hess Farms Park, which draws children from surrounding neighborhoods.

Danny Porter stated that he would like to be involved with the development of the Shephard's Landing Subdivision so that all the waste water in that area is taken care of as they build their drains.

Connie Porter stated that there is a water problem in the area of the Shephard's Landing Subdivision and something needs to be done about that problem. Originally, there were only 74 lots being proposed. Now the plan shows 83 lots. She hopes those lots are not smaller.

Gil Miller stated that there is a traffic problem on Haight Creek Drive. He appreciates that the police stationed the speed trailer on the street recently. That helped him review the speed he was driving on that road. He urged the Council to take this issue seriously.

REQUEST TO CREATE BIKE LANE ON BURTON LANE OVERPASS

Lindie DeMill stated that she lives between Shepard Lane and Burton Lane and rides over the Burton Lane overpass with her bike and trailer four to five days a week to get to the Rail Trail. The frontage road is not wide enough and the bike trail has too many thorns. It does not seem safe to ride over the Burton Lane overpass. She requested that Burton Lane be made safer for bikes. She also suggested that signs be posted or bike symbols painted on the street so that drivers know bikes could be traveling along that area.

Mayor Hiatt asked City staff to review options for Burton Lane to improve safety for bicycles using the overpass.

TRAFFIC ISSUES ON HAIGHT CREEK DRIVE

Dan Lance explained that residents living on Haight Creek Drive are concerned about traffic and speed. Many residential streets in the Hess Farms Subdivision and in Farmington feed onto Haight Creek Drive. He is requesting that one speed limit sign heading north on Haight Creek Drive be installed, some dips be placed on Haight Creek Drive, a traffic counter be placed along Haight Creek Drive to see how much traffic is traveling along that road, a crosswalk be painted at Haight Creek Drive and 1250 South, there be more police patrol the area, and a traffic signal be installed at 1800 West and Main Street.

Steve Burton stated that he recently monitored traffic in front of his home on Haight Creek Drive. Two days ago 372 cars traveled along Haight Creek Drive and yesterday there were 213. He also monitored traffic at 1475 South and Haight Creek Drive. In two hours there was a total of 237, and of those vehicles, 86 were outbound. He is concerned about the increase of traffic in this area. He understands that the amount of traffic cannot be stopped but asked that the City do what they can to help control the speed of the traffic.

Gary Van Dolzer stated that his concern is mostly about crossing Main Street. He catches the bus on Main Street every day. The traffic signal changes very quickly not allowing him enough time to cross the street completely before it changes again. There are several sight impaired people who live in the area that cross Main Street at that location. He has also noticed that some people completely ignore the traffic signal and go through the red light.

Council Member Stephens stated that he believes the issue here is speed. He recently spent time in this area studying the issue and believes that 25 mph is an appropriate speed for that street. He recommends that more speed signs be posted and that there be more police patrol in that area. He would like the police officers to give citations to speeders who travel 2-3 miles over the speed limit.

Mayor Hiatt asked City staff to consider providing dips in the road. He explained that Main Street is owned by UDOT who have specific guidelines on installation of traffic signals, however, the City will send them a letter and ask them to review installation of another traffic signal as requested by Mr. Lance. He also recommends that another speed limit sign be installed and that staff review the area to see if a crosswalk is justified at Haight Creek Drive and 1250 South. He also suggested a public campaign be done to make citizens aware of the problems of speeding.

Council Member Garlick recommended Chief Oberg report back to the Council on what he believes could be done to assist residents in all areas of the City with this problem. He also recommends that the City Engineer come up with some kind of City-wide policy on traffic issues.

Council Member Taylor recommended that the Council go on ride-alongs with the police officers to better understand the issues and allow the Police Department to administer any changes.

Council Member Lee stated that she is familiar with the area because she lived there for 19 years. She understands how easy it is to speed through that subdivision. She explained that there already is a dip on 1550 South that seems to slow people down. She likes the idea of the crosswalk.

HOB HILL AMENDED SUBDIVISION PRELIMINARY AND FINAL PLAT

Andy Thompson explained that this subdivision is located at 932 East 300 North and consists of two lots. Jeremy Allphin would like to subdivide his property. Currently there is a home on the lot that fronts 300 North with a detached garage in the back of the property that currently has access off 200 North by means of a curb cut and unpaved drive approach. The proposal would keep the existing home. The garage would then become part of a new home on the southern lot. The original subdivision was approved with the stipulation that no homes be accessed from 200 North. The proposal meets all requirements for lot size and frontage. City staff believe that access to 200 North could be allowed if the property has either a circular drive or provides a turnaround so that traffic does not have to back into the street. The Planning Commission recommended approval with a requirement that the new lot be required to construct a driveway so cars can pull forward onto 200 North.

Council Member Taylor made a motion granting preliminary and final plat approval of Hob Hill Amended Subdivision with the stipulation that the new lot be required to have a circular or hammerhead driveway so cars can pull forward onto 200 North, 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.

SHEPHARD'S LANDING SUBDIVISION PRELIMINARY PLAT REVISIONS

Andy Thompson explained that this subdivision is located at approximately 35 West Shepard Lane and consists of 83 lots. This property was rezoned to R-1-LD about a year ago and received preliminary plat approval. Since that time, an adjacent parcel of ground was acquired and added to the project. The plat has been modified to accommodate the new property. The road pattern and lot layout is largely the same as what was previously approved. The R-1-LD zone allows lots as small as 12,000 square feet, but limits the density to a maximum of two lots per acre. There has been a concern about drainage on this property so before final plat approval, the drainage issue needs to be resolved. The Planning Commission recommended approval subject to the final survey which will determine the exact acreage and total number of lots allowed.

Danny Porter explained that there is more water in this area at different times of the year. At times, water runs off his property and into the land which is being developed. He believes there needs to be a drain installed so the water is taken care of. He had to drain water in the back of his lot that came off the slope. At times, water off his property has to be pumped out to the curb. He would like a pipe tied into his drain so there won't be a flooding problem if a pump fails.

Council Member Stephens stated that he wouldn't feel comfortable approving the preliminary plat unless there is a strong sense something can be worked out regarding drainage.

Andy Thompson stated that he believes this is readily solvable with some pipes. The City would allow them to proceed to the preliminary plat stage before they are required to spend a lot of money on engineering. Giving them preliminary plat approval gives the developer assurance that he can spend money to proceed to finalize plans. A drain line to take the water out to the street is a simple solution to this problem.

Mayor Hiatt stated that granting preliminary plat approval with instruction to the developer to adequately study and mitigate any flooding issues seems reasonable to him.

Steve Israelsen stated that he lives above this development and believes that there is a way to solve the drainage issues and believes the developer is willing to work with the neighbors and come up with a solution to make it work.

Wayne Reeves, the developer of this subdivision, stated that he had the intention to talk to and work with the neighbors but has not had time to get together with them yet. Now that lot lines are established, he can work with the neighbors. Reports will be given to the City Engineer which will explain what will be done with the water. He believes that the type of systems they will construct will take care of the water. Connecting pipes with the neighbors is not a problem. He asked for a public utility easement. All the tests that have been done studied all of the water coming from the property above this development and the effects of the runoff. He has not had time yet to understand all of the neighbors' concerns, however, he believes what they want is to tie their system into this new development. He is willing to provide access for that to happen. Other water issues are being taken care of with numerous underground infiltration systems that will be put throughout the entire project.

Council Member Lee questioned traffic patterns in this development.

Andy Thompson stated that existing homeowners were concerned that if the road went straight it would become a shortcut through the neighborhood to get to the school and church. So the road was designed to offset the connection to discourage people from using the road as a shortcut.

Council Member Taylor made a motion granting preliminary plat approval for Shephard's Landing Subdivision with instruction to the developer to adequately study and mitigate any drainage issues, second by Council Member Stephens.

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.

ADOPTION OF FISCAL YEAR 2016 TENTATIVE BUDGETS

Dean Storey presented the Fiscal Year 2016 budget and explained that this becomes the first formal step of the budget process. At this point, the Council should review and continue to work on the budget. A public hearing has been scheduled for June 2, 2015 at 6:00 p.m. for adoption of the final budget. Two weeks ago the Council discussed the budget and based on that discussion, City staff made some minor changes to the tentative budget, primarily related to the Capital Projects Fund. There was some discussion about the need to make modifications to the City Hall multipurpose room so \$55,000 has been included in the Capital Projects Fund for that project. Another item discussed was the need to change water rates. Included in this budget is a proposal for water rates establishing a minimum base amount and a water charge for usage based on a tier structure.

Council Member Stephens made a motion adopting the Fiscal Year 2016 Tentative Budgets and scheduling a public hearing for June 2, 2015 at 6:00 p.m., 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.

AMENDMENT OF SECTION 2-2-1, MEETINGS, OF CHAPTER 2-2, GOVERNING BODY OF THE REVISED ORDINANCES OF KAYSVILLE CITY TO CHANGE THE CITY COUNCIL MEETING DAYS TO THE FIRST AND THIRD THURSDAY OF EACH MONTH, BEGINNING IN JANUARY 2016

Mayor Hiatt recommended City Council meetings be changed to the first and third Thursday of each month beginning January 2016.

Council Member Garlick made a motion adopting Ordinance No. 15-5-1, Amendment of Section 2-2-1, Meetings, of Chapter 2-2, Governing Body of the Revised Ordinances of Kaysville City to Change the City Council Meeting Days to the First and Third Thursday of Each Month, second by Council Member Lee.

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 Lee stated that the Post Office has given permission to move the mailbox on Deseret Drive across the street from its current location. The neighborhood is very happy with this change.

Council Member Johnson stated that the Police Department is doing an excellent job patrolling the City streets. He appreciates their good work.

Mayor Hiatt stated that Chief Oberg is out patrolling the streets as well as other officers in the department. He appreciates that dedication.

MINUTES

Council Member Garlick made a motion approving the April 21, 2015 special and regular City Council minutes, second by Council Member Stephens.

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 \$582,203.22, second by Council Member Lee.

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 Stephens made a motion for adjournment at 9:00 p.m., second by Council Member Garlick and passed unanimously.