

KAYSVILLE CITY COUNCIL
PUBLIC HEARING
MAY 19, 2015

Minutes of a public hearing of the Kaysville City Council held May 19, 2015 at 6:30 p.m. in the City Council Chambers of the Kaysville City Municipal Center to consider vacating Mill Street (sometimes known as 220 North Street).

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

Others present: City Manager John Thacker, Recorder Linda Ross, Engineer Andy Thompson, Jake Garn and Lorene Kamalu.

John Thacker explained that a fragment of Mill Street is being redeveloped as part of Heritage Park, therefore, it should be vacated as a street so that the development of the park and adjacent properties can be optimal. Exchange of property with The Franklin Group, Inc. would further optimize development of the park and The Franklin Group property. The City will install curb and gutter to catch drainage off the library site and the fragment of property east of The Franklin Group building will remain a driveway but will not be a public street.

Council Member Garlick wanted to know why the City would want to quit claim a parcel of property to The Franklin Group.

John Thacker explained that the City will deed property on the north to The Franklin Group, giving them extra property to the curb so they have a little more area on the north side. That is being done in exchange for property to the City on the east side of The Franklin Group building so the driveway can be wider.

Council Member Stephens asked if this is a fair exchange in terms of value.

John Thacker stated that the difference in the property being exchanged is 31 square feet and the The Franklin Group is providing 170 square feet of easement for the storm drain.

Mayor Hiatt opened the public hearing.

Jake Garn wanted to know if The Franklin Group building will remain the way it is.

Andy Thompson stated that it would remain the same.

Council Member Stephens made a motion for adjournment at 6:40 p.m., second by Council Member Johnson and passed unanimously.

KAYSVILLE CITY COUNCIL
MAY 19, 2015

Minutes of a regular meeting of the Kaysville City Council held May 19, 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, Recorder Linda Ross, Engineer Andy Thompson, Police Chief Sol Oberg, Parks and Recreation Superintendent Vance Garfield, Jake Garn, Lorene Kamalu, Margaret Brough, Carole Walker, Jeff Womack, Chenelle Womack, Tracy Murray, Cody Penman, Wayne Reaves, Jared Swapp, Caden Swapp, Bradley Soubie, Brent Soubie, Christopher Soubie and Rick Johnson.

VOLUNTEER OF THE MONTH RECOGNITION

Council Member Garlick recognized Jeff Womack as Volunteer of the Month. He stated that Jeff has coached softball and baseball for 12 years and soccer for over 13 years. He has also volunteered with community events for about 12 years.

CALL TO THE PUBLIC

Margaret Brough requested that the minutes of April 21, 2015 be changed to include more detail about what she said that evening.

SHEPARD'S LANDING SUBDIVISION FINAL PLAT

Andy Thompson explained that this subdivision is located at approximately 35 West Shepard Lane. The first phase consists of 40 lots and two parcels on 32 acres. The plat has two access points and a pedestrian access to the park to the east. Parcel B has been included to meet the density requirement of two units per acre. Parcel B will be Phase Two and will have many of the larger lots serving as a buffer to the sewer plant. Showing Parcel B on this phase assures the City that the project will stay in compliance with the zoning ordinance. Drainage issues were discussed at the last meeting when the preliminary plat was approved. City staff met recently with concerned neighbors and the developer. The meeting resulted in a solution that was acceptable to all parties. The developer will allow neighbors to tie into his pipe.

Wayne Reaves, the developer of this property, stated that an agreement was reached with the neighbors. The Israelsen's will tie into both the sewer and land drain and Porter's will tie into the land drain at two locations. Both neighbors met with the engineer and site contractor to discuss the work. He believes both neighbors were pleased with the solution.

Council Member Garlick made a motion granting final plat approval for Phase One of Shepard's Landing Subdivision, 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.

**VACATION OF MILL STREET, SOMETIMES KNOWN AS 220 NORTH STREET, AND
RESERVING CERTAIN EASEMENTS AND RIGHTS OF WAY THEREON**

Mayor Hiatt explained that a public hearing was held earlier this evening to consider this matter.

John Thacker explained that a fragment of Mill Street is being redeveloped as part of Heritage Park and should be vacated as a street so that the development of the park and adjacent properties can be optimal. Exchange of 1,396 feet of property with The Franklin Group, Inc. would further optimize development of the park and The Franklin Group property.

Council Member Garlick made a motion adopting Ordinance No. 15-5-2, Vacating Mill Street, Sometimes Known as 220 North Street, Kaysville City, Davis County, State of Utah; Reserving Certain Easements and Rights of Way; Providing for the Recording of Such Ordinance and Establishing an Effective Date, 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.

**APPROVAL OF EXCHANGE OF PROPERTY WITH THE FRANKLIN GROUP, INC.
BY QUIT CLAIM DEED OF 1,396 SQUARE FEET OF PROPERTY AT 69 EAST 200
NORTH**

Council Member Garlick made a motion approving exchange of property with The Franklin Group, Inc. by Quit Claim Deed of 1,396 square feet of property at 69 East 200 North, 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.

IRRIGATION CONCERNS

Rick Johnson stated that he lives at 397 North Angel Street. He has been dealing with water issues for about 1 ½ years. He met with Destination Homes (developer of the Hill property), Kays Creek and the City Engineer but has not received a solution. He explained that prior to the development of the Hill property, there were irrigation ditches on the south side of his property and along Angel Street. Destination Homes put in pipes, filled in the ditches, poured concrete and created a dam. He is the last property along the irrigation line and when irrigation water runs, it floods his property. This is causing damage to his pasture. He explained that there were two ditches that ran the length of Angel Street to 200 North. Those ditches are now filled in. He asked the City to require the irrigation company and developer to resolve this problem. He recently met with the City Manager and explained to him his next step is litigation. He does not want to go another summer without access to his pasture. When his property is wet, his horses tear up the pasture and this is costing him money.

Andy Thompson explained that a solution would be to provide a way for excess water to get into a storm drain. When Destination Homes develops the east side of Angel Street they will install a storm drain. The City does not tell people when to develop and does not require improvements until the property is developed. When Destination Homes develops that phase, a portion of the road would be included and the City could require that a storm drain be placed there. To require that ahead of time is difficult.

Mayor Hiatt stated that he will contact the developer and discuss timing to see if there is something that can be done to address this problem.

COUNCIL MEMBER REPORTS

Mayor Hiatt stated that the Economic Development Committee has met to discuss vacant parcels of property. Vacant parcels available are located north and south of Boondocks, in the Business Park, south of IHC, and pad sites on Flint Street. The City has had great conversations with owners of these properties and has prepared information sheets on each piece of property. He recently attended the International Retailers Convention and had great success meeting with potential users. The feedback he received was positive.

Andy Thompson stated that UDOT will begin in a week doing three projects along Main Street. One project will go from 50 West Street north to 200 North and then on 200 North to I-15. They will mill the asphalt and then replace it. Another project will go from the Fire Station south. In order to be done with these two projects before July 4th, they asked to be allowed to work 24 hours a day. The City agreed under certain conditions, one of which was to try to work away from residential areas in the middle of the night. The third project will be installing a signal at 50 West. UDOT will give notice to all affected residents.

Council Member Garlick stated that the Sunset Equestrian Estates Homeowners Association has asked the City to develop Pioneer Park. There is a sign on the property stating that a park is coming to that area but no date for construction has been set. He will be meeting soon with the Parks and Recreation Department to discuss this matter.

MINUTES

Council Member Johnson made a motion approving the May 5, 2015 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 \$1,822,930.63, second by Council Member Taylor.

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.

CLOSED MEETING TO DISCUSS PERSONNEL

Council Member Garlick made a motion to adjourn the City Council meeting at 8:05 p.m. and reconvene into a closed meeting to discuss personnel, second by Council Member Taylor.

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 Garlick made a motion to adjourn the closed meeting at 9:00 p.m. and reconvene into the City Council meeting, second by Council Member Taylor.

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