

City of La Verkin

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La Verkin City Council Work Meeting Minutes

Wednesday, February 19, 2020, 5:00 p.m.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Richard Hirschi, Council Members: Chuck Hardy, Patricia Wise, Ray Justice, Kelly Wilson, and Micah Gubler; Staff: Kyle Gubler, Derek Imlay, Kevin Bennett, Chief Ben Lee, and Christy Ballard; Public: Jim Soria, Gail & Tasha Earl, and Gary McKell.

A. Called to Order – Mayor Hirschi called the work meeting to order at 5:02 pm

1. Proposed remedy of road and access at 50 S 100 E.

Kyle explained the location of the Earl residence on a map. In the past, the City has met with the Earl Family to remedy this situation. Dave Church recommended the City have our engineer draft a proposal, so we did and presented that to the Earl Family.

The issues are the following: the north driveway goes to the garage; it is steep and has a section of gravel between the road and their concrete that is an issue. There are stairs that hit that same dirt gravel. There is also an issue with stormwater that runs onto their property down the south driveway. These are all issues we are trying to get resolved. The proposal that was submitted to the Earls was that the City would install a storm grate in front of the residence from the south driveway to the north driveway along the asphalt with a small mound of asphalt to channel the water to those storm grates. The City would extend the flat parking area in front of the garage another 8 feet to make a cement driveway from in front of the garage up to the storm grate. We would also make some type of connection for the stairs and the asphalt and install a handrail.

Tasha said the Earls would like a handrail on both sides of the staircase.

Kyle said the proposal for the south driveway was a 25-foot asphalt apron to the storm grate.

The properties along 100 East all meet in the middle of the road so there was no access for the road. For the City to install the storm grates the Earl Family would need to deed the street property to the City at no cost. The main reason would be the maintenance of the storm grates.

The Earls have responded to the proposal. They are okay with everything except for the 25-foot apron. They would like the asphalt extended down the south driveway to the parking area.

Kyle explained staff does not want to expend any money for an engineer design until we have come to an agreement. There has been a discussion to install a regular curb and gutter instead of the rolled/mound of asphalt to channel the water as an option if the City didn't want to extend the south driveway.

Councilman Gubler asked if the drainage issue had been exacerbated by the development.

Kyle said it has but the development was never approved by the City because the drainage was an issue, so it is still private property. For the development to move forward this issue would need to be corrected. The City has put a berm on its property to help with the issue until the subdivision is finished.

Kyle explained the grates will be installed instead of the curb because curbing will make the driveway steeper and won't resolve the issue.

The only thing that needs to be decided by the Council is the south driveway. That is the only portion of the proposal the Earls have declined.

Tasha explained the main reason for the asphalt extension on the south side is not just the water. Once the road was raised, they had to come in with fill dirt and that increased the slope of the driveway. Now when you try to walk down the

driveway it is steep gravel and is a hazard. The proposal does not change the slope so that is the other reason they asked for the asphalt to be extended down.

Councilman Gubler asked why there was a gap between the concrete and the asphalt on the north side.

Gail said when the road project was done Boyd didn't want to give the City any property. They didn't extend the concrete because they were hoping to get it taken back down to the original road. This is where all the falls have taken place even with Gail sweeping it all the time.

Councilman Hardy agreed that something needs to be done on the north side. He went over the storm drain water collection system and possible options. The entire road needs a lot of work done.

Councilman Gubler asked Gary McKell if there had always been flooding issues.

Gary answered yes, that is the reason he has the catch basin. The canal always handled the runoff water. When the canal was full water would run out in between the McKell and Earl home. The extra water wasn't a big deal until Boyd put in a garden and didn't want that much water. By law, you can't give him that much water. This issue has needed to be dealt with for a long time.

Councilman Gubler asked the Earls if the drainage wasn't as much of an issue as the driveway.

Tasha said it depends on who you ask. She doesn't see the drainage issue; her mom would probably say both.

Kyle reminded the Council that money has not been designated for this project yet, that will come later. He would like to come to an agreement first and then move forward with design and implementation.

Derek stated the City has spent \$4,000 so far on this issue. He also pointed out, as Gary mentioned, there has been a drainage issue even before the subdivision went in. When the canal company covered up the ditch it caused drainage issues throughout a lot of town.

Gary said when the canal was covered up, that was when the drainage issues began.

Councilman Hardy said he has the same concern when it rains at his property on 300 West.

Councilwoman Wise asked how much the pavement raised the road.

Derek said it varies between 6 inches to 18 inches.

Kyle said the drainage is not an issue, that has been agreed on. The Council needs to decide what they would like to counteroffer or agree to the Earls proposal.

Tasha asked if the City offered to put in curb and gutter where would that be located? The Earls have a retaining wall that is already close to the load amount.

Kyle said it would be right up on the street and would need to be on City property as well.

Derek explained there would not be any weight distribution for curb and gutter. As you step back you dissipate the load so there would be nothing on that retaining wall.

Councilman Hardy pointed out the road is not up to code, so we need to make do with what is already there. He is okay with fixing the north driveway. Then we will deal with the drainage issue by channeling the water away from the property. The holdup is the south driveway, should the City have to asphalt the entire length? It is private property and he doesn't feel the City should asphalt a driveway on private property.

Gail said she would like asphalt to at least her gate.

Kyle said this item would be on the next agenda for the Council to decide what they would like to counter propose.

2. Property interest exchange on 300 South between the animal shelter and SR-9.

Derek pointed out City-owned property, the County property and the property owned by Jim Soria. He also pointed out the Confluence Park access between Jim's property and The Dwellings. The Park access has created a parking issue for Jim and his customers. Staff anticipates Janet Mika will have the same issue once The Dwellings are open for business. The City has been trying to figure out a solution for this issue and what we have come up with is moving the trailhead.

Jim would like to add on to his building on the north side so he would like to purchase the property from the City that is closest to his property for additional parking.

Staff is proposing to sell Jim a section of the property for his parking and use the remaining property for trailhead parking. We would also keep 70-feet from the block wall, south for a 50-foot road and roadside parking.

Jim would also give the City a trail easement so the City could create a pedestrian trail along the rim of the property and down to the current trail just above the first swimming hole.

He pointed out a possible path for the trail.

The money the City got from selling the property to Jim would be used to build the new trail.

Staff feels this would be the best use for the City property. It would fix the parking issue for the businesses and give people a place to park to enjoy Confluence Park. Derek thinks the City could get about 50 parking spots.

Kyle reported the County will still have the 30-foot easement at The Dwellings for equestrian and bike access.

Derek explained the purchase will not need to go out to bid because the City is getting something in trade for what they are selling.

Commissioners Iverson and Almquist are in favor of this change because they are trying to solve the same parking issue with Jim. The County owns Confluence Park.

This will also resolve past issues the City has had with the state drainage issues.

Jim said the parcel would be used for parking. He is planning to add-on to the north side of his current building and build an additional building on the north lot over the culvert which will need additional parking as well.

There was a discussion on what the City did to fix the drainage issues, what the State easement was and if the drainage could be re-routed closer to 300 South.

Jim would pay to survey the property and have an assessor come to assess the value of the property. There would be a property overlay easement until we know where the trail would go and then we would redefine that easement.

There was a discussion on how the drainage could affect a trail and possible location for a trail.

Councilman Kelly Wilson arrived at 5:48 pm

Derek said the parcel would be defined if the Council agrees to pursue the property purchase.

Councilman Gubler mentioned this trailhead is the most well-known to visitors and if the City can direct people as close to it as possible it would help.

The staff is in favor of this proposal.

Councilman Hardy asked if there would be any liability to the City if we created a trail.

It was answered the liability would be the same as the trailhead at 210 South. People that hike trails assume the liability.

The meeting ended at 5:56 pm

Minutes were done by Christy Ballard.

March 18 2020
Date Approved

Richard M. Hirschi
Mayor Richard M. Hirschi

ATTEST:

Christy Ballard
Christy Ballard
City Recorder