

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY,
DECEMBER 4, 2012, IN THE DRAPER CITY COUNCIL CHAMBERS 1020 EAST
PIONEER ROAD, DRAPER, UTAH.**

“This document, along with the digital recording, shall constitute the complete meeting minutes for this City Council meeting.”

PRESENT: Mayor Pro Tem Bill Rappleye, Councilmembers Troy Walker, Alan Summerhays, Jeff Stenquist, and Bill Colbert.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Tracy Norr, Russ Fox, Ed James, Troy Wolverton, Robert Markle, Rhett Ogden

STUDY MEETING

5:00 PM

1.0 Councilmembers went on a site visit to the Suncrest Market. They discussed potential uses for the market. They also discussed mayor and council salaries.

BUSINESS MEETING

1.0 Call to Order

7:12:02 PM

1.1 Mayor Pro Tem Rappleye called the meeting to order and welcomed those in attendance. He excused Mayor Smith who was attending a school board meeting.

2.0 Comment/Prayer and Flag Ceremony

7:12:31 PM

2.1 The prayer was offered by Noah Tangren. Troop #1614 members then led the flag ceremony.

3.0 Citizen Comments

7:17:36 PM

3.1 There were no comments.

4.0 Consent Items

- a. November 20, 2012 Minutes
- b. November 13, 2012 Minutes
- c. Agreement #12-159 with Hansen, Allen, and Luce for Golf Course Drainage Design Project

- d. **Ordinance #1033, Amending Draper City Municipal Code Section 11-4-040 regarding Drainage Design Criteria**
- e. **Reclassification of Senior Planner Position**

[7:17:56 PM](#)

- 4.1 **A motion to approve the consent items was made by Councilmember Stenquist and seconded by Councilmember Colbert.**

[7:18:07 PM](#)

- 4.2 **A roll call vote was taken with Councilmembers Summerhays, Walker, Stenquist, Colbert, and Rappleye voting in favor. The motion carried.**

- 5.0 **Resolution #12-49, Approving an Interlocal Agreement with Salt Lake County regarding Cost Sharing for the Hole 12 Golf Course Storm Drain Project.**

[7:19:01 PM](#)

- 5.1 Robert Markle said the staff and county had identified an erosion issue at the golf course. The run-off comes from the both the city and the county, so a study was done to find a solution to the erosion problem. The county is willing to pay 50% of the cost for repairs. Maintenance will be done by the county. The cost for the design and construction was included in the city's budget.

[7:21:37 PM](#)

- 5.2 **A motion was made by Councilmember Stenquist to approve the Interlocal agreement. The motion was seconded by Councilmember Summerhays.**

[7:22:51 PM](#)

- 5.3 **A roll call vote was taken with Councilmembers Stenquist, Summerhays, Walker, Colbert and Rappleye voting in favor.**

- 6.0 **Open Space Encroachment Purchase Request from Ron Martino, 526 East Henry Day Court.**

[7:23:19 PM](#)

- 6.1 Doug Ahlstrom showed the building on the Martino property that encroaches onto the city's property. In the past, Mr. Martino had expressed interest in purchasing the property but the council had no interest in selling it. Mr. Ahlstrom said that according to Mr. Martino, the building was existing when he bought the property and if the council does not want to sell the property, he will not move it. Discussion was held about selling the property because Mr. Martino did not create the encroachment. The consensus of the council was to offer the property for sale but to adjust the boundary line so it does not create a jut-out to the property.

7.0 Encroachment request from Gregg Sanderson.

7.1 This item was not heard because Mr. Sanderson was ill.

8.0 Open Space Encroachment Property Trade Request from Kelly Scott, 14212 Corner Canyon Cove

[7:30:10 PM](#)

8.1 Kelly Scott, 14212 Corner Canyon Cove, said he built his house 10 years ago. The stake is where his fence goes. He offered to trade property from the side of his home for the encroached area in the back. Mr. Ahlstrom showed the property and said he didn't know if the city wants the trade. Mr. Scott asked how much property is included because he may be willing to purchase the property. Mr. Ahlstrom said a survey would need to be done.

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8.2 Councilmember Walker and City Manager David Dobbins left the meeting.

[7:36:04 PM](#)

8.3 Mr. Scott said he would get a survey and come back.

9.0 First Amendment to Development Agreement for 1122 East Mike Weir Drive.

[7:40:37 PM](#)

9.1 Russ Fox said the amendment to the development changes the alignment of the road.

[7:41:37 PM](#)

9.2 A motion was made by Councilmember Stenquist to approve the amendment to the development agreement. The motion was seconded by Councilmember Colbert.

[7:42:12 PM](#)

9.3 Councilmember Colbert asked if there was consideration given to the city with this development agreement. Mr. Ahlstrom said open space was given when the development was approved. This item is just an adjustment in the road.

[7:42:52 PM](#)

9.4 The motion carried unanimously.

10.0 Public Hearing: Ordinance #1031, Adopting the Storm Drain Master Plan.

[7:43:12 PM](#)

10.1 Robert Markle reviewed the storm drain master plan, noting the three storms and the eight regional areas. He said the cost is \$64 million and \$15 million in existing deficiencies. Possible revenue sources include impact fees, a storm water utility fee, and the general fund. He said it would take many years to implement the plan completely.

Discussion was held about the revenue sources, studies for the impact or drainage fee, and priorities for the improvements.

[7:50:13 PM](#)

10.2 The public hearing was opened. There were no comments and the public hearing was closed.

[7:50:31 PM](#)

10.3 A motion to suspend the rules was made by Councilmember Stenquist and seconded by Councilmember Summerhays.

[7:50:47 PM](#)

10.4 The motion carried by unanimous vote.

[7:51:08 PM](#)

10.5 A motion to adopt Ordinance #1031 was made by Councilmember Stenquist and seconded by Councilmember Colbert.

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10.6 Councilmember Stenquist said it is useful to have the master plan in place although the cost is high and the term is long.

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10.7 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Colbert, and Rappleye voting in favor. The motion carried.

11.0 Public Hearing: Ordinance #1035, Amending Draper City Municipal Code Section 9-26 Exhibit B by Adding a Map to the Freeway Frontage Road Designated Development Area

11.1 Ed James noted there had been noticing issues for this item. The public hearing should be continued until the next meeting.

[7:53:52 PM](#)

11.2 A public hearing was opened. No comments were given.

[7:54:52 PM](#)

11.3 A motion to continue this item until December 18 was made by Councilmember Colbert and seconded by Councilmember Stenquist.

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11.4 A roll call vote was taken with Councilmembers Colbert, Stenquist, Summerhays, and Rappleye voting in favor. The motion carried.

12.0 Public Hearing: Canyon Crest Condominium Plat Amendment.

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12.1 Ed James said the applicant would like to add another interior space to their existing condominium plat. The parking would not be affected.

[7:57:45 PM](#)

12.2 The public hearing was opened. There were no comments and the public hearing was closed.

[7:58:03 PM](#)

12.3 A motion to suspend the rules was made by Councilmember Stenquist and seconded by Councilmember Summerhays.

[7:58:15 PM](#)

12.4 The motion carried unanimously.

[7:58:29 PM](#)

12.5 A motion to approve the Canyon Crest Condominium plat amendment was made by Councilmember Stenquist and seconded by Councilmember Summerhays.

[7:59:02 PM](#)

12.6 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Colbert, and Rappleye voting in favor. The motion carried.

13.0 Council/Manager Reports

[8:00:19 PM](#)

13.1 Councilmember Summerhays said several people along 13200 South asked about the cost and time frame for having power lines moved underground. Troy Wolverton said he would try to get estimated costs but he felt the cost would exceed the cost of the improvements. The residents would need to contribute toward it. Councilmember Summerhays said the residents were concerned that they had not been contacted until recently but the plan was done in 2007. Mr. Wolverton said appraisals are still being done. Councilmember Summerhays asked about removal of the Day home on 13800 South because it did not comply. Mr. Ahlstrom said as part of the original agreement, the Day's are living in the house. That deal fell through, and that house is remaining. It is not out of compliance with the code. Councilmember Summerhays said there is still a pole on the southwest corner of 300 West which was supposed to have been buried. Mr. Wolverton said the council had agreed to leave the power lines as they are because of direction drilling concerns. He added there is no mechanism to require them to bury the lines. Mr. Ahlstrom said the minutes would be reviewed. Nate Shipp, a resident of Kennington Estates, said the HOA came before the council to amend the Kennington Estates plat to shift a lot line which allowed for the Day home to remain.

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13.2 Councilmember Colbert said the council should decide how to proceed with a plan for the Suncrest market and property. Mayor Pro Tem Rappleye suggested putting out RFP's for the market. Councilmember Summerhays said all staff members should give input on what they think would work for the building. Councilmember Colbert said a study meeting should be held after the first of the year. The HOA meeting will be in a couple of weeks and input can be solicited from them also. Discussion was held about possible uses. Councilmember Colbert said the Suncrest cell tower is functional.

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13.3 Russ Fox said a master plan for the Suncrest area should have community involvement. Development areas that can be sold off fairly quickly should be looked at. He said the discussion at the last meeting was to focus on the plan beginning in January. Councilmember Summerhays said there is cement at Suncrest that could be crushed and used for riprock for erosion problems. Mr. Wolverton said another potential use would be for the stabilization of Deer Ridge Drive. Mayor Pro Tem Rappleye suggested planning for public works facilities should be part of the discussion. Mr. Fox also said the sign code committee will begin its work again.

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13.4 Troy Wolverton said a citizen had asked about sharing the bike lane and turn lane on 1300 East. ASHTO standards do not allow that as an option so the staff is not proceeding with this request. Mr. Wolverton said he would present information at the next meeting about the property vacation and street alignment at 645 East. Mayor Pro Tem Rappleye said that he had found a filler for the tracks crossing, but it is not an all-weather product so that will not be available for use. The sharrow was discussed. Mr. Wolverton said federal issues with UTA need to be addressed before the city approaches UTA on the sharrow and sidewalk issues.

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13.5 Rhett Ogden invited the council to attend the Candy Cane Hunt next week. Councilmember Colbert complimented staff for the tree lighting.

14.0 Adjourn

[8:32:42 PM](#)

14.1 A motion to adjourn was made by Councilmember Colbert and seconded by Councilmember Summerhays. The motion carried by unanimous vote.