

Approved July 18, 2017

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 20TH, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy Walker, and Councilmembers Bill Rappleye, Jeff Stenquist, Alan Summerhays, Marsha Vawdrey, and Michele Weeks

STAFF PRESENT: David Dobbins, City Manager; Mike Barker, City Attorney; Rachelle Conner, City Recorder; Hazel Dunsmore, Human Resource Director; Rhett Ogden, Recreation Director; Clint Smith, Fire Chief, Glade Robbins, Public Works Director; Bryan Roberts, Police Chief; and Bob Wylie, Finance Director

Dinner

Field Trip

1.0 City Islands at 556 East Rocky Mouth Lane and Vestry Road

1.1 The City Council and staff drove to various properties throughout the City to see what needs to be done to maintain them. They also stopped at the Equestrian Center to see if they could find a place to store the materials used in the Motocross event.

Study Meeting

1.0 Update: Motocross Event

5:59:09 PM

1.1 Doug Vawdrey, Equestrian Board Chair, briefed the City Council on the Motocross event that was held on May 13, 2017. The event cost approximately \$50,000, and they brought in \$25,000. They had a problem with people coming in without paying, so they would have to try to fix that issue for future events. He asked if this is an event the City would like to try again next year. The City Council was in favor of funding the event next year. Mr. Vawdrey also asked the City Council to consider storing some of the items that were used for the event at the Equestrian Center, such as large tires, barrels, and concrete pipes.

6:19:45 PM

** Bryan Roberts, Police Chief, introduced Ryan Clegg as the new Park Ranger.

6:23:19 PM

** Rhett Ogden, Parks and Recreation Director, displayed a video of "Slide the City". The event coordinators are interested in bringing this to Draper. He asked the City Council if they would want to host this event. The City Council was unanimously in favor of hosting said event.

Mr. Ogden then briefed the City Council on the status of the splash pad. He said the contractors are currently six weeks behind schedule. There is a daily penalty for going past the deadline, and the City Council will hold the contractor to the terms of the agreement.

[6:30:08 PM](#)

2.0 Discussion: Fiscal Year 2017-18 Budget

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2.1 Bob Wylie, Finance Director, reviewed the changes that have been made since the City Council adopted the Tentative Budget.

3.0 Council / Manager Reports

3.1 These reports will be taken care of at the end of the Business Meeting.

Business Meeting

[7:02:02 PM](#)

1.0 Call to Order: Mayor Troy K. Walker

[7:02:04 PM](#)

2.0 Thought/Prayer and Pledge of Allegiance

[7:02:16 PM](#)

2.1 Dan Boles offered the prayer.

[7:03:07 PM](#)

2.2 Dan Wheatley led the Pledge of Allegiance.

[7:03:35 PM](#)

3.0 Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

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3.1 No one came forward to speak.

[7:05:04 PM](#)

4.0 Consent Items

- a. **Approval on June 6, 2017, Minutes**
- b. **Approval of Agreement #17-135, Interlocal with Metro Fire Agency**

- c. **Approval of Resolution #17-40, Reappointing Alan Kirton to the Equestrian Center Advisory Board**
- d. **Proclamation: Supporting "I am Draper" Event**
- e. **Proclamation: Supporting Local First - Utah's Independents Week**

[7:05:58 PM](#)

4.1 Councilmember Rappleye moved to approve the consent items. Councilmember Weeks seconded the motion.

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4.2 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[7:06:29 PM](#)

5.0 Action Item: Consideration of Approval of a Development Agreement with Blue Bison Development

[7:06:46 PM](#)

5.1 David Dobbins, City Manager, said this is a follow-up item from the last meeting. He has worked with the developer to come up with clear scenarios for development and details. However, he noted that the development still hasn't been reviewed by the Engineering Department. He has defined the development in very broad terms and noted that it is under the Suncrest master plan agreement. The developer intends to build up to 250 units which is the maximum. They must have two publicly dedicated and constructed accesses. They must abide by all guidelines and Code requirements and there will be no exceptions. Under this proposal, the City reserves the right to indicate to the developer where the road cross-section will be located. It will be the responsibility of the developer to acquire utilities and they will only be required to build out Suncrest Drive as the Code requires. Improvements to Suncrest Drive may be required if it's part of the subdivision process. Mr. Dobbins explained the developer asked if they could expedite the development by starting on the road separate from the subdivision; however, without knowing how many units will be there, this may not be possible. If the developer does not obtain a secondary access for the project, the development may have up to 50 buildable units consisting of single family units only, provided that they all have fire sprinklers installed. Mr. Dobbins said there is a section of Code pertaining to building homes in wildlife areas which requires a developer to build with fire-retardant materials. If they submit the plan and it's acceptable to the City, they could go up to 150 units on one access road.

Councilmember Weeks questioned if that was 150 single-family units. Mr. Dobbins said that under the agreement they would be single-family units.

Mr. Dobbins explained there is some water capacity in SunCrest right now; however, if the City builds more capacity they could get up to 197 ERUs, and those are allocated for an average lot size. The developer would have to pay for those pumps. The City will provide a minimum of 50 ERUs for the project. The developer then has two years to provide the rest.

Councilmember Stenquist asked if by constructing the two additional pumps, additional ERUs would be provided to supply water elsewhere. Mr. Dobbins answered affirmatively, and explained that it would provide 197 ERUs for anywhere. Councilmember Stenquist asked if this wouldn't reduce the existing capacity, and Mr. Dobbins said that was correct.

Mr. Dobbins continued, saying that in the event that the developer builds a water tank, it would have to be adjacent to the property and the City would have to cite that improvement. The developer is installing the road and utilities, and is asking for reimbursement in the case that another development uses subject road and utilities. If there is only one access, and it is a maximum of 150 units, there won't be future developments. The only way this would apply is if there is a second public road. The City may not have the need to sell more land in this area. He stated the City's obligation is to provide municipal services.

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5.2 Mayor Walker asked about storm water. Mr. Dobbins said one of the challenges about not having a design or a plan yet is they don't yet know where the storm water will go. If there is a detention basin, it will be on a public road, and it must meet City's Code. They have to comply with all other requirements. He noted the development agreement includes a paragraph which addresses default. No damages would be allowed on this agreement. They could compel the City, but could not sue for damages. Mayor Walker said this is the same specific performance clause they have been using.

[7:19:13 PM](#)

5.3 Councilmember Weeks asked about reimbursement and said they may not have to sell any more land along the road that goes to this development. She asked if the developer gets a public road for the second access. She also asked if there is any development along the second access, whether they would be responsible for paying 50 percent of the road and utilities. Mr. Dobbins said that would be possible, but this only regulates what is developed in Draper, not Alpine.

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5.4 Jake Satterfield, applicant, introduced himself to the Mayor and Council. Councilmember Stenquist asked Mr. Satterfield if he knew at this point if this development agreement was something with which he could work. Mr. Satterfield answered affirmatively.

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5.5 Councilmember Stenquist moved to deny approval of a development agreement with Blue Bison Development. Councilmember Weeks seconded the motion.

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5.6 Councilmember Stenquist said a lot of work has gone into this agreement, and Mr. Dobbins has worked very hard on the document. While the parameters are clear, there are a lot of unknowns that make him uncomfortable going forward.

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5.7 Councilmember Rappleye said he is not comfortable with the agreement. The parcel is complex, and it may be a disservice to Mr. Satterfield to approve the agreement.

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5.8 Councilmember Summerhays said he feels the same way. He opined that there are a lot of moving parts that have not been figured out.

[7:25:00 PM](#)

5.9 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[7:25:18 PM](#)

6.0 Public Hearing: Ordinances #1267 and 1268, Cove at Brown Farm Zone Change, Land Use Amendment and Development Agreement – 309 East 13800 South

[7:25:55 PM](#)

6.1 Jennifer Jastremsky, Planner, presented the staff report as well as an aerial map of the subject property. She said the home currently on the property dates back to 1897. The subject property has 0.75 acres. It is currently in the residential low-medium land use. The applicant is proposing to change it to residential medium-high density which allows four to eight units per acre. The zoning designation is RA1 and the applicant is requesting to rezone the property to RM1. A development agreement is being sought by the applicant. The agreement would limit the property to six single family detached homes, which would equate to eight units per acre. It would allow for an average lot size of 4,000 square feet. Ms. Jastremsky noted the applicant has a concept plan showing an average lot size of over 4,500 square feet. Minimum lot size in said concept plan is 3,960 square feet with the largest lot being shown as 5,418 square feet. The zoning ordinance in the RM1 zone allows a minimum lot size of 6,000 square feet. In order to get single family lots on a 4,000-square foot outright within the Code, the applicant would have to seek the RM2 zone which allows for up to 12 units per acre. The applicant is not requesting that zone because he does not need that amount of density; however, in the development agreement he is asking for a little bit less in lot acreage. Ms. Jastremsky stated the development agreement addresses setbacks and road widths. The concept plan shows a 26-foot-wide private lane which narrows down to 20 feet wide. The front setbacks are 20 feet for the garages. The living space would be a 10-foot setback from the private road. The applicant is hoping to create a neighborhood that has the same character and feel of nearby property. In 2014, the Council denied a rezoning request on the subject property. Ms. Jastremsky stated that the City needs to consider what uses are appropriate on the property. With the property being on two major collector streets, the City hasn't seen many people wanting to put single family units in the area. The applicant is proposing residential use, which would prevent commercial from crossing the 300 East boundaries which the Council has designated as a shopping section. It would also allow gradual shift in intensity from the residential neighborhood to the east. The development agreement does not provide a tangible benefit to the City. The City has already taken all the right-of-way it needs from the property owner.

Councilmember Stenquist asked if RM1 allows some commercial use. Ms. Jastremsky said it does not. The development agreement indicates there will be six single-family detached homes on the subject property. Councilmember Stenquist said the benefit of having the development agreement on top of the rezoning is that it places additional restrictions on what is allowed in the zone. Ms. Jastremsky confirmed that to be correct and said the RM1 zone would allow for multi-family.

The Planning Commission was unable to forward a motion to the City Council. They have to have a vote of three for a motion to pass. They made a motion for a positive recommendation for both the land use and the rezone, but it got a vote of 2-to-1. Staff is recommending approval.

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6.2 Councilmember Weeks said she was concerned about the roads. She said the homes across the street are similar and there was not any parking on the road. She mentioned there was a fire lane and inquired upon the width of the road, stating that twenty feet is a narrow road. Ms. Jastremsky displayed images of a road in another part of the development. Councilmember Weeks observed there to only be parking on one side of the street and commented that the road shown in the images was a lot wider than the road being proposed with six homes. Ms. Jastremsky said the developer is proposing 26 feet on one part of the road and 20 feet on another. They are not proposing any sidewalk; private roads with fewer than ten units do not require sidewalk. Councilmember Weeks inquired upon the usual road width. Ms. Jastremsky said it is 26 feet for subdivisions with five to ten units. If there are fewer than five units, the road width requirement is 20 feet. The applicant has proposed a mix of the two. Councilmember Weeks asked how big each lot was. Ms. Jastremsky said the lots average 4,500 square feet, excluding sidewalks.

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6.3 Ed Grampp, applicant, said he tried to decide what the best and most appropriate use of the subject property was, and in so doing spoke at length with the neighbors and City staff. He said almost everyone said they liked the project across the street with small homes. They tried to see if there was a way to save the old home on the property, but there was no feasible way to make that happen. Therefore, they decided they would make a historic marker for the home instead. He said they have proposed single family detached homes, which is slightly different from the property across the street. They showed the concept plan to adjoining property owners, and the first twelve homes he spoke with in the neighborhood liked the proposal. The first opposition to this among the neighbors had to do with the zone change. They assumed that this zone change would allow the developer to do whatever they want with the property, but that is not the case. He said he is prohibited from doing anything outside of what is outlined in the concept plan. Density was another concern raised by the neighbors. He explained that this property is at the corner. He noted one person had suggested that there be only a couple houses on the property; however, there is not going to be a demand for more homes on a busy corner. He concluded by stating his property is currently an eyesore, and developing it would be a benefit to the City. It meets Draper City's need for homes that are in between townhomes and larger homes in terms of size.

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6.4 Mayor Walker opened the public hearing.

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6.5 Sharlene Miner, resident, agrees that this is better than commercial, but she is concerned about the density. This property has come up for zone change more than once. Others have tried to declare this property historical or commercial. She is concerned about the creek. She wouldn't be opposed to three houses. She is concerned about emergency vehicles getting through the narrower streets because there is not much parking on the road; parking is only available on 300 East.

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6.6 Curtis Cutler, resident, said there has been a lot of neighborhood creep all over the city. He said this is a good project, and the developer has done a good job analyzing the area. It stops the commercial creep. One house on the corner would not be practical. He recommends this project be approved.

[7:50:07 PM](#)

6.7 Brad McKell, resident, said he wanted to restore the old building, but it wasn't going to happen. He agrees with Mr. Cutler that the City needs this kind of housing. He thinks the developer will do a good job and supports this project.

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6.8 Al Jensen, resident, said he is a baby boomer. A lot of people his age are in homes that are much bigger than what they need. Smaller properties that are scaled down from large houses could be what they need. He supports the project.

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6.9 Matt Smith, resident, said he likes the idea of residential on this property. He thinks six units is too crowded here. It is not gradual enough of a change from the adjacent neighborhoods.

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6.10 Julie Sandlin, resident, is also in favor of the proposed project. It meets a Draper City's need. She opined that there is a demand for smaller homes.

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6.11 Bill Miller, property owner, said he's had thousands of people interested in this property and he decided this developer was the right person to develop this property. He said he hoped this project will be approved.

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6.12 Gary Miner, resident, asked the Council if there is any requirement for guest parking on residential developments. He is concerned about parking. He asked if this is the right thing for this zone.

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6.13 Patrick Ord, resident, said with the increased traffic over time, it's likely that commercial might be more attractive than residential. He thinks this is a good use of the property. He hopes some of the traffic issues can be resolved.

[8:03:31 PM](#)

6.14 Mayor Walker closed the public hearing.

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6.15 Councilmember Weeks is concerned about the road and parking. She does not see how a firetruck could turn around on this street. Ms. Jastremsky talked about fire access and said this was also a concern of residents. She explained this development will have a pedestrian fire access on 11380 South, which is stated in the development agreement. She displayed where emergency vehicles have access to the homes. City Code for single family homes requires two parking spaces per unit. With multifamily units the City requires two spaces, plus one guest space per four units. This development is well within Code requirements for parking. Councilmember Weeks said the development across the street was 32 feet wide with parking on one side of the street. Ms. Jastremsky said the right-of-way in question was 44 feet, but that included the park strip and sidewalk. The road itself was 32 feet from curb to curb.

[8:07:33 PM](#)

6.16 Mr. Grampp addressed parking and said they meet the requirements of the City. Their review of a 26-foot road is that it will allow parking on one side of the street. He is committed to making a development that is safe for children. The fire department will be able to access the homes.

[8:11:14 PM](#)

6.17 Councilmember Rappleye said he is usually against gated communities. He likes the idea that there is the possibility of smaller homes, but he worries about people getting lost and going into these communities and having to turn around. He asked if a gated community would be appropriate for the area. Mr. Grampp said he remembered the City being against gated communities, but if the City decided it would be advantageous he would consider the matter. Councilmember Rappleye said it might be good for a small private community there.

[8:13:34 PM](#)

6.18 Councilmember Summerhays moved to approve Ordinances #1267 and 1268. Councilmember Vawdrey seconded the motion.

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6.19 Councilmember Summerhays said there are some problems with the development that might require ordinance changes, but overall he thinks it is a good project. He appreciated the positive comments from the residents.

[8:14:57 PM](#)

6.20 Councilmember Vawdrey said it is good use and a good product. There is a need for a product like this.

[8:15:16 PM](#)

6.21 Councilmember Rappleye said the development agreement is key to stopping the creep. He was adamant of this not being commercial.

[8:17:16 PM](#)

6.22 Councilmember Stenquist said he agrees that development agreements are good tools. He liked the idea of commercial on this corner.

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6.23 Councilmember Weeks said she loves the little houses, and there is a need for them. She likes the ideas and the concepts. However, she said she doesn't like the small roads and the lack of sidewalks.

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6.24 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and voting in favor. Councilmember Weeks voted no. The motion carried with a majority vote of 4 to 1.

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7.0 Public Hearing: Ordinance #1266, Crossgrove Zone Change – 12736 South Boulter Street

[8:20:21 PM](#)

7.1 Ms. Jastremsky said this is another property that has an old home on it, but the home is a residential building and is on the historic register list. The subject property has a residential low-medium land use which allows up to two units per acre. The zone is RA1 and the applicant is requesting a rezone to RA2.

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7.2 Councilmember Weeks said they want to split the lot and add another home. They are trying to add a home that is closer to 12715 South. Ms. Jastremsky said historic structures can qualify for deviations to design standards of subdivisions; however, this action doesn't approve anything. If the applicant is successful with the rezone request they would have to apply for a subdivision. They have the acreage for two, 20,000 square foot lots.

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7.3 Councilmember Summerhays asked where they were planning on putting the homes. Ms. Jastremsky used an aerial map to identify where the homes would tentatively be located.

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7.4 Kathryn Hughes, applicant, reiterated that their goal is to preserve the historic home. They don't know when it was built, but probably around 1870. Many people have approached

them to buy this property. Most people who want to buy this property want to tear it down. Approving this project would allow a better chance of preserving its history.

[8:27:41 PM](#)

7.5 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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7.6 Councilmember Rappleye thanked Ms. Hughes and said he appreciates the old homes in Draper.

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7.7 Councilmember Rappleye moved to approve Ordinance #1266. Councilmember Vawdrey seconded the motion.

[8:28:46 PM](#)

7.8 Councilmember Summerhays said he used to go into that home when he was a kid.

[8:29:11 PM](#)

7.9 Councilmember Vawdrey said she knows the applicant has worked hard to try and find a solution for saving the home.

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7.10 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[8:29:39 PM](#)

8.0 Public Hearing: Ordinance #1269 and 1270, Fox Landing Rezone and Land Use Amendment – 11716 South 700 West

[8:30:12 PM](#)

8.1 Dan Boles, Planner, presented the staff report and an aerial map of the subject property. He explained that the land use map calls for residential low-medium density. The applicant is requesting a change to medium density. Currently the subject property is A5, which is agricultural zone. The proposal is to rezone to R3. The development agreement caps the number of units at 75 for the subdivision; if the proposal is approved, the cap would be raised to 90. The developer would have to meet all design criteria from the original development agreement. The Planning Commission recommended approval 4 to 1. Staff also recommended approval.

[8:34:41 PM](#)

8.2 Councilmember Summerhays asked how many acres comprised the subject property. Mr. Boles said 6.05 acres and noted there will be an additional 15 homes. There are two entrances to the property.

[8:35:32 PM](#)

8.3 Councilmember Vawdrey asked if there otherwise wouldn't be access to the subject property. Mr. Boles answered affirmatively and explained that the subject property would otherwise be landlocked.

[8:35:47 PM](#)

8.4 Councilmember Weeks asked if the subject property is along the Jordan River. She stated that on the river, they worry about spillage. She asked if the applicant has given thought about keeping the river clean.

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8.5 Councilmember Summerhays asked if there is a catch basin at the end of the property for retention. Mr. Boles said there is one on the southwest and northwest corners.

Councilmember Rappleeye asked about the land overlay. Mr. Boles identified the overlay on an aerial map of the area.

[8:39:11 PM](#)

8.6 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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8.7 Councilmember Stenquist moved to approve Ordinance #1269 and 1270. Councilmember Vawdrey seconded the motion.

[8:39:56 PM](#)

8.8 Councilmember Stenquist said this will extend the subdivision and not make a significant change.

[8:40:18 PM](#)

8.9 Councilmember Weeks said she rides her bike along the river and is concerned about adding more homes to 700 West.

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8.10 A roll call vote was taken with Councilmembers Rappleeye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[8:41:19 PM](#)

9.0 Public Hearing: Remco Zone Change – 842 and 864 East Traverse Ridge Road

[8:41:40 PM](#)

9.1 Dennis Workman, Planner, said the subject property consists of two parcels on the south side of Traverse Ridge Road. The applicant proposes to rezone from RH to RA2. The intent is to subdivide the 1.95 acres. The rezone would allow them to have four lots. This application is consistent with long-term plans for the area. He said it is staff's opinion that

none of the standards would be compromised. Planning Commission voted 3 to 0 in favor of this rezone.

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9.2 Councilmember Weeks said this property has a very steep bank. She asked if they will have to take away some of the hillside to fit four homes on the property. Mr. Workman said he hadn't looked into the matter in great detail; however, there was a way to fit four homes on the subject property.

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9.3 Councilmember Summerhays asked if there is a 30 percent slope. Mr. Workman said he did not know.

[8:45:07 PM](#)

9.4 Brian Barnhill, applicant, explained the reasons behind the zone change. He said that the way the lot is situated, the 30 percent slope is toward the rear of the lot lines. The envelope is toward the front. They will be able to fit four homes and not cut into the slope.

[8:46:27 PM](#)

9.5 Councilmember Rappleye asked if they anticipate connecting to Traverse Ridge Road, and Mr. Barnhill answered affirmatively.

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9.6 Mayor Walker opened the public hearing.

[8:47:04 PM](#)

9.7 Nicole Hawkins, resident, said she is concerned about fitting four homes on this lot. This land was originally open space.

[8:48:52 PM](#)

9.8 Tasha Lowery, resident, said the traffic on Traverse Road is quick. There is a steep curve and cars go very fast through the area.

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9.9 Mayor Walker closed the public hearing.

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9.10 Mr. Barnhill said they have identified the traffic concerns before. This property has a better view because it is positioned on the curve. This property has a better view up and down the road when leaving the property. The average lot size is not representative of the properties because some are larger and some are smaller. With R2, the average lot size will be consistent with the Draper Heights subdivision, which is all the ordinance requires. It doesn't have to be identical.

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9.11 Councilmember Weeks mentioned a rock wall bordering Draper Heights and asked if the wall in question will block visibility. She also asked about the fire lane. Mr. Barnhill said according to the fire department's review, the fire lane is approved for five lots. He noted that there is entry and exit for emergency vehicles.

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9.12 Councilmember Vawdrey moved to approve the Remco zone change. Councilmember Summerhays seconded the motion.

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9.13 Councilmember Vawdrey said this fits in with adjoining properties and indicated that traffic is a concern for everyone.

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9.14 Councilmember Summerhays agreed with Councilmember Vawdrey.

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9.15 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and voting in favor. Councilmember Rappleye and Councilmember Weeks voted no. The motion passed unanimously.

[8:55:18 PM](#)

10.0 Public Hearing: Draper Creekside Townhomes Phase 2 Preliminary Plat

[8:55:56 PM](#)

** *The City Council took a break at 8:56 p.m.*

** *The meeting resumed at 9:03 p.m.*

[9:03:52 PM](#)

10.1 Mr. Workman said three years ago, the Planning Commission granted the site plan approval for phase one of this project which consisted of 44 townhomes on 3.9 acres. The current application is for 14 more units. The Planning Commission recommended approval of the preliminary plat. Staff has reviewed the application and found that everything is in order. This is only a preliminary site plan, and the Council will see this again on the consent calendar. Planning Commission unanimously recommended approval. Staff also recommended approval.

[9:05:34 PM](#)

10.2 Councilmember Stenquist asked what rationale there might be for denying this site plan. Mr. Workman said there is none.

[9:06:16 PM](#)

10.3 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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10.4 Councilmember Stenquist moved to approve the Draper Creekside Preliminary Plat. Councilmember Summerhays seconded the motion.

[9:07:19 PM](#)

10.5 A roll call vote was taken with Councilmembers Rapple, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:07:31 PM](#)

10.6 Councilmember Stenquist said he raised the question because this is an example of an action that may not need to come before the City Council because there is not much latitude as an administrative action to deny it.

[9:08:00 PM](#)

11.0 Public Hearing: Declaring 680 East 12200 South Surplus and Authorizing the Sale of the Property

[9:08:09 PM](#)

11.1 Mr. Dobbins presented an aerial map of the subject property, noting that it is currently owned by the City. The land has been incorporated into the adjacent property. He explained if the City does not surplus this property and sell it, it needs to be maintained. The resolution declares said property as surplus so that the sale can be authorized.

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11.2 Councilmember Summerhays asked if it would be smart to clean up the entire property and surplus all of it. Mr. Dobbins said they have only been dealing with a small portion of the property. He explained that they should decide at some point whether or not they want to sell the remainder of the property to the adjacent property owner.

[9:12:15 PM](#)

11.3 Mayor Walker opened the public hearing.

[9:12:29 PM](#)

11.4 Pat Wright, resident, stated she lives next to the subject property. She has asked several times if she could trim the trees back and has paid to have the trees trimmed on her side. She asked Mr. Dobbins if the City would cut down the trees, because there are dead trees, and the site is an eyesore.

[9:14:46 PM](#)

11.5 Randy Krantz, SLC resident and adjacent property owner, said his brother owned the property for 15 years. He purchased the property from his brother a few months ago, and there are people renting there currently. He said he might be interested in purchasing the property, but he does not think it is worth \$9 per foot. He said he is willing to help trim the trees.

[9:18:10 PM](#)

11.6 Clayton Morgan, Alpine resident and adjacent property owner, said he supports the motion to vacate this easement. He stated the right-of-way along 12200 South is an odd shape. He said that altogether between the Draperville plat and the plats that occurred thereafter, there are some odd shaped pieces.

[9:19:12 PM](#)

11.7 Mayor Walker closed the public hearing.

[9:19:18 PM](#)

11.8 Councilmember Vawdrey moved to declare 680 East 12200 South as surplus and authorize the sale of the property. Councilmember Summerhays seconded the motion.

[9:19:36 PM](#)

11.9 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:19:51 PM](#)

12.0 **Action Item: Resolution #17-38, Adopting the Certified Tax Rate for the Traverse Ridge Special Service District (TRSSD) for Tax Year 2017**

[9:20:03 PM](#)

12.1 Bob Wylie, Finance Director, said this item is to present the certified tax rate for the TRSSD. The State Tax Commission is equalized between both counties. There is a slight increase in the rate.

[9:21:29 PM](#)

12.2 Councilmember Rappleye moved to approve the certified tax rate for the TRSSD. Councilmember Summerhays seconded the motion.

[9:21:59 PM](#)

12.3 Councilmember Summerhays asked about the county. Mr. Wylie said the rate is equalized between the two counties, but the majority of revenue is from the Utah County side.

[9:22:17 PM](#)

12.4 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:22:27 PM](#)

13.0 **Action Item: Consideration of Approval of Amendment #3 to the Hidden Canyon Estates Development Agreement**

[9:22:45 PM](#)

13.1 Mr. Dobbins said this is a request to allow grading in the Hidden Canyon Estates development. To grade the site, they need to borrow from one phase to fill in another area.

This amendment to the agreement is allowing them to do this. They have to meet all other requirements. Councilmember Stenquist said the first version of the amendment has been signed, but the amended portion has not been signed. Mr. Dobbins said it has been approved by the Council, so technically there is a second amendment that hasn't been executed. This is a standalone amendment.

[9:25:23 PM](#)

13.2 Councilmember Weeks asked that if they are grading the mountain in phases and pushing the dirt to other places on the property, if the property is going to have large mounds of dirt sitting on it for a couple years. Mr. Dobbins said this was possible; however, the City will require them to post a re-vegetation bond.

Scott Cooley, City Engineer, said they could establish that re-vegetation bond at any time; there isn't a set timeframe. Councilmember Weeks asked if they have to stabilize the land. Mr. Cooley said they would have to meet compaction requirements. Right now, they have a preliminary grading plan.

Mr. Dobbins said they would grade the property according to the plan. However, if the Council is worried about the length of time, they could always make a re-vegetation bond a requirement.

[9:28:54 PM](#)

13.3 Brandon Watson, applicant, said the intent of the proposed amendment is to go into future phases to move material. He said moving dirt is expensive, and he doesn't want to have dirt sitting around for years. He said the addition of a sunset clause would be fine. They will post a re-vegetation bond and the money will stay at the City until there is 80 percent re-growth that occurs.

[9:30:04 PM](#)

13.4 Councilmember Summerhays asked if there would be damage to the new roads. Mr. Dobbins answered in the negative.

[9:30:52 PM](#)

13.5 Councilmember Stenquist asked about the second amendment and said it changed the boundaries of the development. He asked if no grading could occur on that agreement until the second agreement was signed. Mr. Dobbins confirmed that to be the case.

[9:31:42 PM](#)

13.6 Councilmember Weeks moved to approve amendment #3 to the Hidden Canyon Estates development agreement if it is done in a timely manner. Councilmember Summerhays seconded the motion.

[9:32:29 PM](#)

13.7 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:32:42 PM](#)

14.0 Public Hearing: Resolution #17-36, Amending the Fiscal Year 2016-17 General Fund Budget

[9:32:56 PM](#)

14.1 Mr. Wylie presented the budget as follows:

- **FY17-57 300 East Carlquist to Pioneer**
 - Final carryover adjustment to close out the project related to the storm water infrastructure. Funding for this request will come from Storm Water Fund Balance Appropriation. Amount of the budget request is \$27,775
- **FY17-58 Steep Mountain Park**
 - During the construction of Steep Mountain Park, damage was caused by a broken water line. The repair has been estimated at \$19,500. Staff is requesting additional funding to cover this repair. Funding for this request will come from General Fund, Fund Balance Appropriation. Amount of the budget request is \$19,500.
- **FY17-59 Steep Mountain Park**
 - Staff is requesting additional money as a contingency for the Steep Mountain Park project. Funding for this request will come from the General Fund, Fund Balance Appropriation. Amount of the budget request is \$20,000
- **FY17-60 Various General Fund Operational Budgets**
 - Two Divisions are requiring adjustments to their final budget. These adjustments will cover operating expenditures through June 30, 2016. The two divisions are Fleet and IT. The revenue source for these budget adjustments will come from operational savings in other divisions within their departments. Amount of the requested amendment is \$75,000:
 - Fleet – \$50,000
 - Information Technology – \$25,000
 - City Manager – \$25,000
 - Engineering – \$50,000
- **FY17-61 Various Capital Projects**
 - In the June 6, 2017 study session, the City Council discussed multiple capital projects to add to the current FY2017 budget. Ten projects were decided to include with funding from both the General Fund and Park Impact Fees.
 - General Fund Balance Appropriation – \$3,500,000
 - Park Impact Fees – \$3,600,000
 - Total requested budget amendment – \$7,100,000
- **FY17-62 Water Pumps**
 - Staff is requesting approval to install two pumps to provide additional water to the new growth in Suncrest. The cost will be \$150,000 for a pump in Zone 3 and \$150,000 for a pump in Zone 4. The City has received \$248,400 from the developer for this project which has been entered in the fund balance of the Water Fund. Water Fund, Fund Balance Appropriation \$300,000
- **FY17-63 Bond Refunding**
 - In October 2016, the City refunded the MBA Series 2007 Lease Revenue Bond 2016 with the MBA Lease Revenue Refunding Bonds, Series 2016. This budget

amendment is needed to account for the bond refunding and the cost of issuance. Funding for the bond refunding will come from the bond proceeds. A portion of the cost of issuance will be funded by a General Fund Balance Appropriation.

- Bond Proceeds – \$1,919,000
- General Fund, Fund Balance Appropriation – \$22,928

[9:36:54 PM](#)

14.2 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

[9:37:09 PM](#)

14.3 Councilmember Rappleye moved to approve Resolution #17-36, amending the FY 2016-17 Budget. Councilmember Vawdrey seconded the motion.

[9:37:37 PM](#)

14.4 Councilmember Vawdrey said staff has done a great job with this budget.

[9:38:13 PM](#)

14.5 Councilmember Weeks said a lot of residents have asked for a cemetery, and she is glad to have funding going towards property for that purpose.

[9:38:49 PM](#)

14.6 Mayor Walker said the opportunity to spend money on things the residents want is very fortunate. They hope to get the spot for the cemetery. They are fortunate to spend money on items such as the dog park and the command post without raising taxes. This is made possible because of smart planning.

[9:41:22 PM](#)

14.7 Councilmember Summerhays thanked the public for coming.

[9:41:59 PM](#)

14.8 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:42:08 PM](#)

15.0 Action Item: Resolution #17-37, Adopting the Fiscal Year 2017-18 Budget and adopting the Certified Tax Rate

[9:42:22 PM](#)

15.1 Mr. Wylie said this is the final item for the general fund this year. The first part of it is adopting the tax rate. There are two components to the rate. The first part is the general fund, and the second is the interest and sinking fund. These have been equalized, and the rate has been calculated into the final budget. The final budget has all the changes from the tentative budget. He then provided various highlights of the final budget for the Council. He thanked the finance staff.

[9:45:06 PM](#)

15.2 Councilmember Rappleye moved to separate out the non-departmental budget. Councilmember Summerhays seconded the motion.

Councilmember Rappleye said he will recuse himself from voting on the aspect of the budget dealing with Chamber funding.

[9:45:56 PM](#)

15.3 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:46:12 PM](#)

15.4 Councilmember Weeks moved to approve Resolution #17-37, adopting the FY 2017-18 Budget and certified tax rate. Councilmember Rappleye seconded the motion.

[9:46:38 PM](#)

15.5 Councilmember Rappleye said it is a great budget. The budget hasn't been done like this before, but it is easier to read and understand.

[9:47:25 PM](#)

15.6 Councilmember Weeks amended her motion to approve the FY 2017-18 Councilmember Rappleye seconded the amendment.

[9:48:11 PM](#)

15.7 Mr. Dobbins noted that they added in a paramedic position. His recommendation is that it is made an hourly position.

[9:48:59 PM](#)

15.8 Councilmember Weeks amended her motion to add the funding for the paramedic position. Councilmember Rappleye seconded the amendment.

[9:49:44 PM](#)

15.9 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:50:30 PM](#)

15.10 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:51:29 PM](#)

15.11 Councilmember Rappleye recused himself from the rest of the discussion and left the room.

[9:51:41 PM](#)

15.12 Councilmember Vawdrey moved to approve the non-departmental budget. Councilmember Summerhays seconded the motion.

[9:52:05 PM](#)

15.13 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[9:52:23 PM](#)

15.14 Councilmember Rappleye returned to the meeting at 9:52 p.m.

[9:52:32 PM](#)

16.0 Recess to a Municipal Building Authority Meeting

[9:52:39 PM](#)

16.1 Councilmember Summerhays moved to recess to a Municipal Building Authority Meeting. Councilmember Weeks seconded the motion.

[9:52:51 PM](#)

16.2 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

**** *The City Council adjourned and convened as the Municipal Building Authority at 9:53 pm.***

**** *The City Council Meeting resumed at 10:08 p.m.***

[10:08:59 PM](#)

16.3 Councilmember Summerhays moved to continue the meeting past 10:00 p.m. Councilmember Vawdrey seconded the motion.

[10:09:21 PM](#)

16.4 A roll call vote was taken with Councilmembers Rappleye, Summerhays, Vawdrey, and Weeks voting in favor. Councilmember Stenquist voted no. The motion carried with a majority vote of 4 to 1.

[10:09:50 PM](#)

17.0 Council/Manager Reports Continued

[10:09:57 PM](#)

17.1 Councilmember Weeks said Draper Days was considered to be moved to Galena Park. Some individuals on the west side wanted to know if they could do fireworks on the west side. She was concerned about the horses. She wanted to know the pros and cons of allowing fireworks at that park.

Councilmember Stenquist said they do not allow fireworks in that area.

Chief Smith said currently fireworks are prohibited west of I-15 and anything near the wetlands. There is considerable risk near the highway of setting off fireworks in that area.

[10:12:37 PM](#)

17.2 Councilmember Stenquist said there was a question about the Draper Days parade. He asked if there was any direction from the foundation on that matter. Councilmember Vawdrey said they communicated a desire to see all elected officials in the parade.

Councilmember Summerhays noted that campaigning could not take place during the parade.

Councilmember Weeks said Mayor Walker had indicated to her the other day that he would withdraw from the parade if it created problems with the Draper Days Committee. She echoed Mayor Walker's remarks on the matter and said she doesn't want to cause a problem.

Councilmember Summerhays said elected officials can be in the parade if they do not pass out literature.

Councilmember Stenquist said none of them, as elected representatives of the City, should have any concern about causing problems.

Councilmember Vawdrey said that these were the guidelines set forth by the foundation.

Councilmember Rappleye said, for future consideration, the City Council could ride on the fire truck.

[10:17:01 PM](#)

17.3 Councilmember Rappleye said he is worried about the park next to his house. The trees were planted over a year ago and look dead

[10:18:23 PM](#)

17.4 Councilmember Vawdrey said she received a complaint from a resident about Steep Mountain Park. She wondered if it would help if they posted a sign. Parks and Recreation Director, Rhett Ogden, said there will be a sign in the area.

[10:19:29 PM](#)

17.5 Councilmember Summerhays explained it was necessary to post signs in strategic places around the City to advertise certain activities, such as the meeting schedule for the City Council and Planning Commission, as well as other planning or zoning discussions. He mentioned that other cities installed LED signs displaying this type of information, and wanted to know if a similar sign could be installed in Draper.

Mr. Dobbins said a Code amendment would be required in order to install this type of signage.

Councilmember Rappleye said there were a few businesses who expressed a desire to put up electronic signs.

Mr. Robbins said residents around Coyote Trailhead want to have some input on the matter. He was wondering if they could set up an electronic feedback process for them.

[10:23:05 PM](#)

17.6 Chief Roberts announced that the Police and Fire Departments are hosting a community barbeque this weekend.

Councilmember Weeks asked if the barbeque is open to the public. Chief Roberts said it is open to anyone.

[10:24:43 PM](#)

18.0 Adjournment

[10:24:48 PM](#)

18.1 Councilmember Summerhays moved to adjourn the meeting. Councilmember Weeks seconded the motion.

[10:24:53 PM](#)

18.2 vote was taken with Councilmembers Rapple, Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

18.3 The meeting adjourned at 10:25 p.m.