

Approved August 29, 2017

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, AUGUST 1, 2017, 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; John Eining, Deputy Police Chief; Rhett Ogden, Recreation Director; Clint Smith, Fire Chief, Glade Robbins, Public Works Director; and Bob Wylie, Finance Director

5:00 p.m. Safety Days - Draper Park, 1300 East 12400 South

Dinner

Study Meeting

1.0 Discussion: Parking Issues in Draper Temple Neighborhood

6:08:22 PM

1.1 Rhett Ogden, Parks and Recreation Director, reviewed the results of the Coyote Hollow open house vote as follows:

- Option 1 – No parking on the resident side of Grey Fox Drive only
 - Coyote Hollow neighborhood - 5 votes
 - Other Draper residents - 2 votes
- Option 2 – No parking on the resident side of Grey Fox Drive and Mule Deer Streets
 - Coyote Hollow neighborhood - 5 votes
 - Other Draper residents - 1 vote
- Option 3 – No parking on the temple side of Grey Fox Drive and Mule Deer Streets
 - Coyote Hollow neighborhood - 3 votes
 - Other Draper residents - 3 votes
- Option 4 – No parking on the resident side of Grey Fox Drive and Mule Deer Streets, as well as expanded to no parking on one side of street on all neighborhood streets
 - Coyote Hollow neighborhood - 41 votes
 - Other Draper residents - 6 votes
- Option 5 – Do nothing, no parking restrictions
 - Coyote Hollow neighborhood - 16 votes
 - Other Draper residents - 31 votes

Mr. Dobbins advised staff will bring Option #4 as an Action Item for the City Council consideration at a meeting in September. This will allow time for the LDS Church to determine the impact the options will have on the temple parking.

2.0 Discussion: SunCrest Conservation Easement

[6:31:49 PM](#)

- 2.1 David Dobbins, City Manager, indicated staff is continuing to work with Salt Lake County to get the conservation easement ready. One of the things the City Council needs to decide is which properties will be in the easement and which ones will be left out. The entire Council was in favor of leaving the Deer Ridge property out of the easement. Councilmember Vawdrey, Councilmember Summerhays, and Councilmember Stenquist were in favor of leaving the 55-acres next to the 110-acre parcel out of the easement. Councilmember Rappleye and Councilmember Weeks were in favor of leaving it in the conservation easement.

The City Council also discussed allowing the SunCrest Homeowner's Association to purchase land to build another park or expand the swimming pool. Mr. Dobbins explained there are many small parcels throughout the SunCrest area that would not be included in the easement. The Council could look at selling some of those parcels.

3.0 Report: Quarterly Parks Capital Improvement Projects Update

[6:43:59 PM](#)

- 3.1 Mr. Ogden updated the City Council on the quarterly Parks Capital Improvement Projects. The projects were as follows:

- Steep Mountain Park Improvement Phase 1 & 2
- Corner Canyon Creek Trail
- Cycle Park Parking Lot
- Draper Canal Trail
- Equestrian Center Seating Expansion
- Smith Fields Splash Pad Park
- City Beautification Projects
 - Vestry/Highland
 - Ikea Way
- Dayland Dog Park Improvements
- Galena Hills Park
- Corner Canyon Area
- East Hollows Area
- Eagle Ridge Area

Mr. Ogden advised the residents in the area of the 300 East Jordan Canal Project would like an opportunity to have a discussion with the City Council regarding the alternate location of the trail. The residents are willing to put money towards the relocation option.

Mr. Dobbins explained the consultants will come back with a report in reference to relocating the trail and whether it is safe to not fence the backyards by the canal. Councilmember Vawdrey, Councilmember Rappleye, and Councilmember Weeks were in favor of having the discussion after they receive the consultant's report. Councilmember Stenquist and Councilmember Summerhays were not interested in having any additional discussion.

Mr. Dobbins cautioned that this project is federally funded. There is a chance that if the City were to step too far outside the original proposal, they might lose the federal funding. The City Council was unanimous that they did not want to lose the federal funding.

Mr. Ogden also reviewed the Corner Canyon potential Capital Improvement Projects and the associated costs.

Business Meeting

[7:03:44 PM](#)

1.0 Call to Order: Mayor Troy K. Walker

[7:03:52 PM](#)

2.0 Thought/Prayer and Pledge of Allegiance

[7:04:10 PM](#)

2.1 Dan Boles offered the prayer.

[7:05:09 PM](#)

2.2 Clint Smith led the Pledge of Allegiance.

[7:05:48 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.

[7:06:34 PM](#)

3.1 No one came forward to speak.

[7:06:51 PM](#)

4.0 Consent Items

a. Approval of July 18, 2017, City Council Meeting Minutes

b. Approval of Resolution #17-46, Appointing Setareh Hagen to Mayor's Youth Council Advisory Commission

[7:07:17 PM](#)

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

[7:07:33 PM](#)

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

[7:07:46 PM](#)

5.0 **Public Hearing: Davies Zone Change**

5.1 This item has been continued to a date uncertain at the request of the applicant.

[7:08:01 PM](#)

5.2 Councilmember Weeks requested verification that this item will be a public hearing when it comes back to the City Council. She was advised it would be.

[7:08:16 PM](#)

6.0 **Public Hearing: Browns Pond Phase 2 Plat Amendment, Request to Amend the Browns Pond Phase 2 Subdivision Plat Located Generally at 12863 South 150 East and 12856 South Browns Pond Cove**

[7:08:40 PM](#)

6.1 Dennis Workman, Planner, said this application is to amend the plat for Browns Pond Phase 2. In February of this year, the Council approved the zone change from R2 to R3. The property currently consists of two parcels, each containing approximately 23,000 square feet. With the rezone to R3 these two parcels can be subdivided into three parcels, giving each approximately 15,000 square feet. Staff has reviewed this and has concluded that there is good cause to amend the plat, and the plat amendment will not cause any material harm to other owners in the plat. Each lot will have its own access. Access for Lot 101 will be from 150 East by the private lane. Access for Lot 102 will be from Browns Pond Cove. Access for Lot 103 will be from Browns Loop Way. Staff recommends approval.

[7:11:22 PM](#)

6.2 Councilmember Summerhays asked if there will be an overlay on the subject road. Mr. Workman said it is a private lane and is up to the owner. Councilmember Summerhays then asked if there would be problems with the water from Browns Pond. Mr. Workman said he did not think there would be any issues with Browns Pond.

[7:11:58 PM](#)

6.3 Councilmember Weeks asked if there are homes on the private lane, to which Mr. Workman answered in the affirmative. Councilmember Weeks asked if there are any complaints from the residents about other individuals using the private lane. Mr. Workman said he had not heard of anyone being concerned about the matter.

[7:12:36 PM](#)

6.4 Alex Hedrevich, applicant, said Mr. Workman outlined the application well.

[7:13:08 PM](#)

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

[7:13:26 PM](#)

6.6 Councilmember Rappleye moved to approve the Browns Pond Phase 2 Plat Amendment. Councilmember Vawdrey seconded the motion.

[7:14:04 PM](#)

6.7 Councilmember Weeks asked about curb and gutter. Mr. Workman responded that based on City Code no curb, gutter, or sidewalk is required on this lane.

[7:14:41 PM](#)

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

[7:14:52 PM](#)

7.0 Public Hearing: Lofts at Creekside Preliminary Plat, for Approval of a Preliminary Plat in the RM2 Zone on an Approximately 1.458 Acre Parcel Located Generally at 57 East 13485 South

[7:15:19 PM](#)

7.1 Dan Boles, Planner, said on July 13th the Planning Commission heard a request for approval of the site plan and to make a recommendation for a preliminary plat on the site. It is about 1.5 acres, located on Minuteman Drive, surrounded by other multifamily dwellings. The land use map suggests residential high-density is appropriate for the area, and this aligns with the zoning map as well. The proposal is for 18 units and complies with all requirements of the code. The applicant will be doing a single sidewalk due to width restrictions.

[7:17:11 PM](#)

7.2 Councilmember Weeks asked if there would be a single sidewalk throughout the whole development. Mr. Boles identified the areas on the site plan where single sidewalk would exist. He explained that there is a creek, amenities and open space that limits space for sidewalks.

Councilmember Weeks asked about their street width and said City Code requires sidewalk on both sides of the street. Mr. Boles said according to the multifamily design guidelines, the Planning Commission may authorize a deviation to that requirement as long as there is sidewalk on at least one side of the street. Councilmember Weeks asked if the Planning Commission authorized a deviation in this case, and Mr. Boles responded in the affirmative. Mr. Boles identified a 26-foot right-of-way on the site plan and stated that it meets fire standards.

Councilmember Weeks asked if there are 18 homes proposed in the development, to which Mr. Boles answered in the affirmative.

[7:19:42 PM](#)

7.3 Ryan Button, applicant, said the sidewalk situation is affected by a couple of factors. He explained that a sidewalk on one particular side of the road wouldn't lead anywhere, because everything to the south is already built. Furthermore, there is an existing single-family home on the remaining parcel at the entrance, and if they were to widen the road another five feet for a sidewalk it would leave them with a 12-foot driveway. This proposal best accommodates the existing home.

[7:21:22 PM](#)

7.4 Councilmember Weeks asked if they are still meeting open space requirements. Mr. Button answered affirmatively.

[7:21:38 PM](#)

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

[7:22:05 PM](#)

7.6 Councilmember Vawdrey moved to approve the Lofts at Creekside preliminary plat. Councilmember Summerhays seconded the motion.

[7:22:17 PM](#)

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

[7:22:29 PM](#)

8.0 Action Item: Rivermark Preliminary Plat Approval, for Approval of a 27-Lot Preliminary Plat (fka Fitzgerald) on Approximately 17.35 Acres in the RA2 (Residential Agricultural-20,000/sf Minimum Lots) Located Generally at 1060 East Pioneer Road

[7:22:58 PM](#)

8.1 Maryann Pickering, Planner, said this is a request for a plat to create 27 lots. This item was previously heard by the Council on July 11th. At that meeting the Council asked the applicant to complete a traffic impact study and return to present those findings at this meeting. The applicant completed the study and staff continues to recommend approval for this project.

[7:23:35 PM](#)

8.2 Councilmember Weeks said the traffic impact study was done while school was out. She asked if staff could speak to the impact that would occur on 1300 East.

Scott Cooler, City Engineer, said the major congestion problems in this area exist on 1300 East, and he acknowledged that the congestion poses challenges during the school year.

He said the results of the study would be typical of when school is in as far as the impact on to 1300 East. The proposed subdivision would impact congestion on 1300 East the same amount as what is presented in the study.

Councilmember Weeks suggested one alternative would be to have some of the traffic diverted onto Pioneer Road, and she asked if the study would support this idea. Mr. Cooley said this study only considered the existing conditions, which is only access onto 1300 East and the development of this subdivision. This study did not include an access point onto Pioneer Road.

[7:26:30 PM](#)

8.3 Mayor Walker said he talked to a number of neighbors who would prefer to see a connection to Pioneer Road. He said it might be worth discussing what the future could look like with a connection to Pioneer Road, and what it would take to make that connection.

Mr. Dobbins explained a draft of potential connections on 12650 East. When all the property is developed there would be two access points onto Court Street, and another onto Pioneer Road. Code requires connectivity between residential subdivisions. Every subdivision that comes in has to connect. The school district has always asked for a second access. Those who live outside the neighborhood always ask for the most direct route to the school. Residents of the area would be worried about traffic. There are options in the future as additional phases come on. One thing that they will have to look at is how to make this connection. People have suggested that current or future phases connect up to the road by the senior center and the library. Salt Lake County said they would not allow that connection to be made because they own that property. In order for the City to just build the roads, the property would have to be given to the City. The plan is that these roads would connect as the additional phases come to allow additional access points to every part of this neighborhood. At some point, as each additional phase comes on, they will have to add additional lots and access points. There has been discussion about purchasing a portion of this property in the subdivision to preserve the ability to make a road there. If the first lot were to be sold as a home the future connection would be gone, or they would have to purchase the house and the lot. At some point, the Council would have to decide to move forward with that purchase. The school district is willing to modify their site to make access work.

Mayor Walker clarified that the discussion with Salt Lake County affected the plat. Mr. Dobbins said Salt Lake County is not willing to cooperate and make that into a public road.

[7:32:36 PM](#)

8.4 Councilmember Summerhays asked if developers of any of the other subdivisions have talked about connecting to the Fitzgerald property. Mr. Dobbins said he did not recall past conversations with developers.

[7:33:56 PM](#)

8.5 Councilmember Stenquist said it is important to have interconnectivity between the subdivisions. He explained there needs to be connections to Pioneer Street, Fort Street, and 1300 East to distribute the traffic load across the area. They need as many of these connections as they can get. Eventually, as the current parcels develop, they will see more connections which will help with traffic.

[7:35:16 PM](#)

8.6 Councilmember Summerhays asked whether Councilmember Stenquist recommends the Council purchase the lot. Councilmember Stenquist opined that it would be a good idea.

[7:35:29 PM](#)

8.7 Councilmember Rappleye said he agrees with idea, but some people are worried about the cut-through, which is a valid concern. He said this is a difficult timing issue. He noted that while the road connections are eventually going to come, he is concerned they won't come fast enough.

[7:36:54 PM](#)

8.8 Councilmember Weeks expressed concerns regarding the traffic on Pioneer Road. There are proposals concerning the traffic, but 1300 East is still a problem. She wants to see Ivory Homes bring a better solution that would help relieve traffic on 1300 East.

[7:38:27 PM](#)

8.9 Councilmember Vawdrey said the application meets the requirements and not liking a development plan is not a sufficient reason not to approve it. She agrees with the neighbors. The situation is tough, and there is not a good access right now. There are some good options for the future, which will take a lot of patience. She likes the mitigation measures suggested in the traffic study, and she would like to see follow-up on those recommendations take place.

[7:39:26 PM](#)

8.10 Councilmember Rappleye said that even though speed bumps are unpopular, they may be a good solution to slow down traffic.

[7:40:20 PM](#)

8.11 Councilmember Summerhays moved to approve the Rivermark preliminary plat. Councilmember Stenquist seconded the motion.

[7:41:01 PM](#)

8.12 Councilmember Summerhays said this is the way Draper started out. Draper has done a good job, as a whole, in developing property. He said the Fitzgerald family made good development decisions.

[7:42:24 PM](#)

8.13 Councilmember Stenquist said it is important to understand that what they are approving tonight is a preliminary plat. The Council has no legal ability not to approve this proposal,

because it meets City Code. He said the preliminary plat is showing the lot configuration. While this property owner has the responsibility to put in the roads and utilities, they do not have the responsibility to solve a problem on 1300 East which they did not create. Therefore, it is completely unfair for the Council to suggest that a developer of this land should solve a problem that has existed for decades, and cannot be solved by this one property owner. He stated this would neither be legal nor responsible on the City's part. He is sympathetic to concerns about traffic on 1300 East. A lot of traffic problems are caused by bottlenecks, which is the result of poor road connections. Eventually all of these roads will connect through, but it is something that has to happen as development takes place.

[7:45:30 PM](#)

8.14 Councilmember Summerhays said before they put in the high school and the middle school the traffic wasn't very bad. After the schools were built the traffic worsened; however, that is what the residents wanted.

[7:46:06 PM](#)

8.15 Councilmember Rappleye said Councilmember Stenquist is correct about the preliminary plat meeting the criteria. They could vote it down, but they would take legal recourse and build it anyway.

[7:46:50 PM](#)

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

[7:47:12 PM](#)

9.0 Action Item: Consideration for Adoption of Resolution #17-48, Authorizing the Retirement of Certain Outstanding Sales Tax Revenue Bonds of the City of Draper, Utah; Authorizing the Execution of an Escrow Agreement; and all Related Matters

[7:47:35 PM](#)

9.1 Bob Wylie, Finance Director, explained the City's opportunity to retire one of its sales tax bonds. With this defeasance, the City would be purchasing escrows for the payment of this bond. They will be able to take this bond off the balance sheet and remove it from outstanding debt. This bond was set up as an interest-only bond, and the City has only been paying interest up to this point. They are currently on the market for bids.

[7:49:09 PM](#)

9.2 Councilmember Stenquist asked if the sale of the property in question (110 acres) is what makes this retirement of bonds possible. Mr. Wylie said that would be the funding source. He explained they are looking at approximately \$5.9 million until the bids come in, and the City received \$7.3 million for the purchase. Therefore, they would be using a portion of that funding in order to execute this escrow agreement. Councilmember Stenquist asked what portion will remain from the revenue source. Mr. Wylie said about \$1.4 million.

[7:50:01 PM](#)

9.3 Councilmember Rappleye asked if there are any pre-payment penalties by paying the bond off early. Mr. Wylie said they would be paying off the principle, and then an independent CPA firm will determine the amount of interest they will have to put in the escrow. The principle is about \$4.9 million, but they will be paying some interest up front until the bond becomes callable.

Councilmember Rappleye asked if they guaranteed a certain number of months of interest. David Robertson, the City's Financial Advisor, explained it is typical to have callable protection, so that investors know they are going to get a certain amount of interest for investing in those bonds. The current call date on those bonds is May 1, 2022, meaning those interest payments will be paid semi-annually. The escrow will be set up for defeasance to legally and economically void the interest payments and the principle through that time.

Councilmember Summerhays asked if they have to stay on schedule through May of 2022. Mr. Robertson explained the other options of securing the securities. The law stipulates that the City can only have securities that are 100% guaranteed by the federal government. Some purchasers ask for various derivatives of that requirement.

[7:53:30 PM](#)

9.4 Mayor Walker said this is a big deal and an outstanding situation.

[7:53:43 PM](#)

9.5 Councilmember Stenquist moved to approve Resolution #17-48. Councilmember Summerhays seconded the motion.

[7:54:07 PM](#)

9.6 Councilmember Stenquist echoed Mayor Walker's remarks.

[7:54:15 PM](#)

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

[7:54:25 PM](#)

10.0 Action Item: Resolution #17-50, Master Development Agreement for Diamond Ridge, on an Approximate 5.3 Acre Parcel Residential Townhome Development Located Generally at 12180 South 1000 East

[7:54:48 PM](#)

10.1 Maryann Pickering, Planner, said the applicant has submitted a site plan review in two preliminary plat applications to City Staff. During the project review, it was determined there were items that needed to be addressed in the development agreement. The development agreement is moving forward ahead of the project. They are working together with UTA on the agreement. They anticipate planning review and the preliminary plat applications will happen quickly. The proposed project is a 58-unit townhome development

on 5.3 acres. The property has access off 1000 East. She gave a summary of the development agreement and stated that staff recommends approval.

[7:57:17 PM](#)

10.2 Councilmember Rappleye said there was concern about the height of the wall and trees along the wall. He asked if there will be anything within the agreement to address the matter. Ms. Pickering said they met all zoning ordinance standards in the site plan review, and they have no issues with heights of walls or setbacks.

Mr. Dobbins clarified the question, asking if there would be a wall. Ms. Pickering confirmed that there will be a wall. Councilmember Rappleye asked if they meet landscaping standards as well, and Ms. Pickering answered affirmatively.

[7:58:12 PM](#)

10.3 Councilmember Weeks said when this area was zoned, she asked the developer how they would fit 12 units per acre and still meet street and parking requirements. She didn't think there was enough land. She asked if the developer is now saying there is not enough land to meet street requirements for a City road, and is instead making it a narrow road and putting in an HOA, thereby making it a private lane.

Ms. Pickering said it is convoluted because there was a court case about the right-of-way. The judge determined it will be a public right-of-way, but it is only a certain amount wide, and a normal public city street would not fit within that right-of-way that the judge designated, which is why it is being built to private road standards. It will have the trail on one side, and along the other side there will be a sidewalk.

Councilmember Weeks asked if it wasn't originally possible to fit this development with normal street width. Ms. Pickering said it was decided last month by the judge and the matter was still ongoing.

Mike Barker, City Attorney, clarified there was a court case last year with the prior owner of the property. There was no determination at the time whether or not the piece of road coming off 1000 East was a public right-of-way. The judge determined it is a public right-of-way and established the width.

Councilmember Weeks then asked about the street width of nearby roads. Ms. Pickering explained that they are private roads. Councilmember Weeks asked if they have street parking. Ms. Pickering identified the areas where street parking will be allowed, as well as the areas where it will not be allowed.

[8:02:25 PM](#)

10.4 Councilmember Summerhays asked if they have to approve width because of the court case. Ms. Pickering said for the street, yes. However, the other items are up to the Council.

[8:02:54 PM](#)

10.5 Councilmember Vawdrey moved to approve Resolution #17-50, approving the Master Development Agreement for Diamond Ridge. Councilmember Summerhays seconded the motion.

[8:03:15 PM](#)

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

[8:03:38 PM](#)

11.0 Action Item: Resolution #17-49, Admitting the Edelweiss Development into the SunCrest Owners Association

[8:03:50 PM](#)

11.1 Mike Barker, City Attorney, said this is an authorization agreement where the City, acting as the declarant, would be authorizing the Suncrest owners' association to exercise the authority to admit each phase of Edelweiss into Suncrest. Speaking with the owners' association's attorney, there were a couple ways for this action to occur. One would be on a phase by phase basis, and another is by giving authority to the homeowners' association board to make that determination.

[8:05:34 PM](#)

11.2 Councilmember Summerhays asked if the HOA had a preference of how they would prefer this action to be taken. Mr. Barker said the proposed resolution would be easier for them because they wouldn't have to go through the Council for each phase of Edelweiss.

Councilmember Stenquist asked if this just applies to Edelweiss or if it applies to anyone who wants to join the HOA. Mr. Barker said it is just for Edelweiss. Councilmember Stenquist said they have talked about deferring to HOAs, and this is one way of doing so.

[8:06:41 PM](#)

11.3 Councilmember Weeks said she is part of the Suncrest board. Since she has been part of the board she has abstained often from voting because she believes some of the decisions should be made by residents and not always made by Draper City. She believes this matter should be up to the residents of Suncrest.

[8:08:25 PM](#)

11.4 Councilmember Rappleye said it is difficult to separate jobs and duties when it comes to HOAs. He hopes this will benefit them. He agrees that this should be an HOA decision.

[8:09:49 PM](#)

11.5 Councilmember Stenquist moved to approve Resolution #17-49. Councilmember Rappleye seconded the motion.

[8:10:00 PM](#)

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

[8:10:28 PM](#)

12.0 Action Item: Resolution #17-47, Amending the Sick Leave Conversion Policy by Dropping the Required Balance from 1400 to 600 Sick Hours and Allowing for Converted Hours to be Deposited in a Retirement Savings or Health Savings Account

[8:10:57 PM](#)

12.1 Mr. Dobbins said one of the things the City has seen since the City's work force has matured is a significant amount of sick leave. If an employee chooses to utilize sick leave occasionally, the City needs to pay someone to fill that gap or the work doesn't get done. They are trying to make an incentive for employees to continue to not use sick leave, and to provide a benefit for doing so.

[8:12:25 PM](#)

12.2 Hazel Dunsmore, Human Resource Director, said the purpose of the proposed resolution is to decrease the amount of sick time used which will allow for more productive workers. There is not widespread sick leave abuse. Rather, this is a reward for perfect attendance. There are some employees that have been working for the City for 15 years that have never taken a sick day. This is a reward for their perfect attendance, and an incentive for other employees to stay and have perfect attendance as well.

[8:13:32 PM](#)

12.3 Councilmember Rappleye asked about performance reviews. Ms. Dunsmore said attendance is not a part of performance appraisal. If someone is excessively absent without doctor's notes, they would likely be put on a performance improvement plan and it would reflect in their appraisal, but it is not something upon which they are evaluated. Employees accrue sick days over time, and those hours roll over at the end of the year.

Councilmember Stenquist said most companies do not roll over sick days from one year to the next, so this is a good benefit. Mr. Dobbins said Draper does not allow a cash-out of sick leave or conversion of some kind. Most cities have one of those options.

Ms. Dunsmore explained what options other cities have implemented.

[8:18:05 PM](#)

12.4 Councilmember Stenquist said the flip-side of allowing people to bank that much on sick and vacation is that they might not take it, and it is important for employees to take their vacations. Mr. Dobbins said that is why this conversion would be beneficial.

[8:18:50 PM](#)

12.5 Councilmember Weeks moved to approve Resolution #17-47. Councilmember Vawdrey seconded the motion.

[8:19:09 PM](#)

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

[8:19:22 PM](#)

13.0 Council/Manager Reports

[8:19:25 PM](#)

13.1 Councilmember Summerhays asked if the City obtained any property in Suncrest for a park. Staff answered affirmatively, and Mr. Ogden said the property in question is about eight acres. It was noted there is a concept plan in place for the land, but there currently is not a master plan in place.

Councilmember Summerhays mentioned to Deputy Chief Eining that speeding and other reckless driving is occurring on Fort Street. Mr. Dobbins said two additional traffic control cars were budgeted for the area in question.

Deputy Chief John Eining added there are four new officers who were recently hired and another two officers are in the hiring phase. They are waiting for all new officers to be fully trained before adding additional patrol cars in the area to which Councilmember Summerhays was referring. Councilmember Summerhays asked how the Ranger was doing, and Deputy Chief Eining reported that he is doing great.

Mr. Dobbins said he talked to the Ranger about giving a report to the Council.

[8:24:10 PM](#)

13.2 Councilmember Rappleye commended the Fire Department on a quick response to a fire last week on Traverse Ridge Road. Fire Chief Clint Smith said there was an arc in a power box that caused the fire.

Councilmember Rappleye reported that construction sites throughout the City are not flagging when blocking traffic, and there have almost been several incidents occur as a result. If there is active work—especially during rush hour time—the construction workers need to flag.

Mr. Cooley said he has addressed this issue before, and he was not aware that it was still a problem. He said he will address the matter again.

[8:27:51 PM](#)

13.3 Councilmember Stenquist said he has some concerns with road closures with the Tour of Utah on Saturday. He mentioned the Tour will go past his house. He doesn't want to create a burden on people; however, there are no outlets for some neighborhoods. He thinks there needs to be an option for people to cross and let traffic through. Some police officers or highway patrol could help.

Councilmember Summerhays asked if there is something in place already. Councilmember Stenquist said he didn't think so.

Deputy Chief Eining said there will be officers posted at major intersections. They are fine with letting traffic across those intersections until there is a time of a hard closure, which is when the bikes get close. There will be a hard closure of anywhere from 20 to 40 minutes.

Councilmember Stenquist said it would be great to be a host city, but Draper is one of the most populated cities the race will go through. If there is an emergency, there should be an alternative option.

Mr. Ogden said they should allow two-way traffic to open. There are several neighborhoods that only have 1300 East as their only access.

8:35:05 PM

- 13.4 Councilmember Weeks asked about the projected timeline for 13200 South, and whether or not the road will be open before school starts. Glade Robbins, Public Works Director, said it will not be open before school starts and he did not know when it would open. Councilmember Weeks asked what was causing the delay. Mr. Robbins said WaterPro had to lower a main line under the road, which caused some delays. Councilmember Weeks asked if this was costing the City more money, to which Mr. Robbins responded WaterPro was covering the expense.

Councilmember Weeks reported the Humane Society had inquired upon a cow that recently died. She said several residents had also called complaining that several local cows were not being fed. Deputy Chief Eining explained the two calves in question came onto the property where they lived on July 11th. Someone had called in a concern on that same day, as well as on July 17th, July 18th and July 26th. An officer went to inspect the property to make sure there was an adequate amount of food, water and shelter. It was discovered that all of those provisions were present on the property. One of the calves died because of pneumonia, not because it wasn't being fed. The City and owner did everything they were supposed to do to protect the cows including the administration of medication, but the cow didn't make it.

There was some discussion as to where the cattle were located. Deputy Chief Eining said the people who sold the cows have many other cows with pneumonia. Calves are fragile at that age.

8:38:57 PM

- 13.5 Mr. Dobbins said a property owner in Suncrest wants to buy a piece of property from the City. The issue is that under the terms of the Suncrest development agreement he has to average one unit per acre, so the City would have to sell him a minimum of one acre in order for that requirement to be met. The City would also have to open up the property to be sold to anyone. After some discussion, the Council indicated they are in favor of selling the property.

Mr. Dobbins said the Council at one point wanted to surplus some property at 680 East. The adjacent property owner wants to buy the property from the City for \$2 per square foot. There is a small trailer house on the property right now which they would have to ask the owner to vacate. After some discussion, the Council indicated they were not in favor of selling the property for \$2 per square foot. Mr. Dobbins explained since the City will not sell the property in question, they will have to spend some money to remove the trees and maintain the property.

Councilmember Weeks said there was a resident who complained about the trees on the subject property which need to be trimmed. She is not in favor of selling the property, but is willing to trim the trees. Councilmember Summerhays said they should ask the neighbors if they want to clean their properties as well.

[8:44:20 PM](#)

14.0 Adjournment

[8:44:25 PM](#)

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

[8:44:34 PM](#)

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

14.3 The meeting adjourned at 8:44 p.m.