

Approved November 18, 2014

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, NOVEMBER 4, 2014, 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 Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Russ Fox, Assistant City Manager; Rachelle Conner, City Recorder; Keith Morey, Community Development Director; Rhett Ogden, Recreation Director; Glade Robbins, Public Works Director; and Garth Smith, Human Resource Director

Study Meeting

Dinner

[5:55:27 PM](#)

1.0 Council/Manager Reports

[5:55:32 PM](#)

1.1 Councilmember Summerhays advised the suspension bridge needs an additional \$30,000, and he expressed his opinion that the City should cover that cost. Ralph Wadsworth has put in \$70,000, and they have raised an additional \$30,000. This will be a beautiful bridge, and the City should participate in this.

Councilmember Vawdrey asked who is asking for these funds. Councilmember Summerhays noted he spoke with Clark Naylor about it that day.

Glade Robbins, Public Works Director, indicated Water Pro is waiting for a letter from the City stating what they will be doing to enforce the dog problem up there. Staff is currently working on that.

David Dobbins, City Manager, asked whether the City Council would like the \$30,000 for the bridge to be added to the next budget amendment.

Subsequent to Council discussion, Mayor Walker indicated he would like the Wadsworths to come do a presentation for the Council to show the costs and what is still needed.

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1.2 Councilmember Rappleye stated there is a problem with people running the light at 300 East and 12300 South. He said he has almost been broadsided multiple times. The furthest north westbound lane does not have a light on the crossbar. He is not sure if

people are not stopping because they do not see the light. He asked the Police Chief to look at it to see if an additional light is needed.

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- 1.3 Councilmember Stenquist questioned what is happening at the Day Dairy. Mr. Dobbins explained they are putting in the smaller pads and are hoping to still find a “big box” tenant. They have a Subway and a Roxberry going in on the small pads.

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- 1.4 Councilmember Colbert asked when the City will be advertising for the board positions. Mr. Dobbins explained they will put up the signs this week.

Councilmember Colbert then questioned whether the budget notice has gone out. He indicated he wanted everything ready to go with the Interlocal agreement at the next meeting. He was told it would be noticed this week.

Mr. Dobbins indicated the Traverse Ridge Special Service District Advisory Committee held their first meeting last week. They had a good turnout of residents, and the committee felt good about the feedback they received. Mr. Dobbins then advised the City will be putting a GPS on all of the snowplows, so they can better track the use in and out of the District. They will also be metering the salt so they know how much salt was actually used and where.

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- 1.5 Mayor Walker asked what is happening with the road construction on 1300 East. He has had residents ask him if the roundabout is being removed. Mr. Robbins explained Water Pro is putting in a pressurized irrigation system in. They are doing all of their work prior to the City’s widening project. The roundabout will remain at least until the Trax line is extended to the south. Mr. Robbins indicated the construction on 1300 East will begin in December.

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- 1.6 Bob Wylie stated they are moving forward with the bond refunding. As of today, the City will have a savings of \$350,000 net present value, which is approximately 8.9 percent.

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- 1.7 Keith Morey, Community Development Director, advised the City Council had expressed some concern about what happens with parking when an existing use changes. Staff stated the City Code Section 9-25-30 states that every land use established under the authority of this title shall have parking as is required by this chapter. Each person who established any such land use shall provide the required parking. The establishment of the land use shall include any change in use and any increase in the capacity or intensity of the existing use. Mr. Morey stated the Planners always review the business license applications, and they will use this Code Section to make sure they have acquired the adequate parking.

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Adjourn to a Closed-Door Meeting to discuss litigation and property acquisition.

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Councilmember Stenquist moved to adjourn to a closed-door meeting to discuss litigation and property acquisition. Councilmember Vawdrey seconded the motion.

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

Business Meeting

[7:01:01 PM](#)

1.0 Call to Order

1.1 Mayor Walker called the meeting to order and welcomed those in attendance.

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2.0 Thought/Prayer and Pledge of Allegiance

[7:01:59 PM](#)

2.1 The thought was offered by Garth Smith.

[7:02:45 PM](#)

2.2 The pledge was led by Will Yeomans, Scout Troop #116.

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3.0 Public Comments

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3.1 Evan Smith, 12259 South 1565 East, stated he has heard rumors that the City is going to remove the roundabout on 1300 East and put in a light.

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3.2 Bradley Jorgensen, 1709 East Indians Hills Lane, asked when the Draper Cycle Park will be done.

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3.3 Mayor Walker responded that there are no current plans to remove the roundabout on 1300 East. The construction occurring right now is Water Pro putting in a high pressure irrigation line. The City will be widening 1300 East in the near future.

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- 3.4 Mr. Robbins advised the current phase on the Cycle Park will be complete in a month or so. There is additional work that will be completed later on, but he does not have a completion date for that.

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- 3.5 Councilmember Stenquist stated there is a bike race scheduled for early December, so the plan is to have it completed before then.

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4.0 Consent Items

- a. Approval of October 21, 2014, Minutes.
- b. Approval of Agreement #14-201, Interlocal Cooperation Agreement with Salt Lake County to Accept Right-of-Way Quit Claim Deed for La Costa Court.
- c. Approval of Agreement #14-212, Lease Agreement Between T-Mobile and Draper City for an Equipment Shelter Located at the Suncrest Water Tank #3.
- d. Approval of Agreement #14-213, Mutual Aid Interlocal Agreement For Utah Public Works Emergency Management. This Public Works Emergency Management Alliance Mutual Aid Program is Established to Provide a Method Whereby Participating Agencies that Sustain Damage from Natural or Man-made Disasters can Obtain Emergency Assistance, in the Form of Personnel, Equipment, Materials, and Other Associated Services, from Other Agencies.
- e. Memorandum of Understanding between Draper City and the Red Cross in Preparing for, Responding to, and Offering Support and Relief Services in Certain Disaster Situations.

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

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

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- 5.0 **Public Hearing: Ordinance #1136, Approving the Zoning Map Amendment changing the zoning designation from M1 (Manufacturing) to CR (Regional Commercial) on approximately 7.74 acres at 14301 South Minuteman Drive. The application is otherwise known as the SLC 2003 LLC Rezone Request.**

[7:11:24 PM](#)

- 5.1 Keith Morey, Community Development Director, displayed the aerial map of the property. This location was historically a car dealership, and now the business sells and rents ATVs. The owner of the property is looking to change the zone to allow more flexibility to market the property.

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5.2 Steven Beus, applicant, stated they are asking to change the M1 zone to the CR zone. The property needs some changes, and they are trying to make the property more feasible to bring better tenants in. They are not looking to make drastic changes, but they feel the best use of the property would be commercial.

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

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5.4 **Councilmember Rappleye moved to approve Ordinance #1136. Councilmember Colbert seconded the motion.**

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5.5 Councilmember Rappleye said this rezone has been a long time coming. The change in zone will accelerate the better use of that property around the frontage area.

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

[7:16:15 PM](#)

6.0 **Public Hearing: for Approval of a Plat Amendment in Order to Split Lot 2 of the Indian Meadows Subdivision into Two Lots.**

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6.1 Mr. Morey noted the City Council recently approved the change on this property. The action tonight is to approve a plat amendment. The applicant would like to split this property into two lots.

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6.2 Councilmember Summerhays noted he thought the City Council approved this already. Mr. Morey explained the City Council approved the zone change. This action is to approve the plat amendment for two lots.

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6.3 Ty Vranes, applicant, said Mr. Morey explained the request really well. He is here to answer any additional questions.

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

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6.5 Councilmember Summerhays moved to approve the Indian Meadows plat amendment. Councilmember Rappleeye seconded the motion.

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

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7.0 Public Hearing: Approving Resolution #14-65, Declaring Draper Canal Property in Sandy City as Surplus.

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7.1 Russ Fox, Assistant City Manager, advised the City owns the Draper Canal that runs through Sandy City. Draper acquired this property from Metro Water in 2001. Sandy is interested in constructing a trail on the property, so they are interested in doing an exchange with Draper to make this happen. As part of the transaction, they will construct the trail through Draper City as well.

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7.2 Korbin Lee, Sandy City, indicated it is Sandy's intention to construct a trail in this corridor, and it is their hope that it will give both Sandy and Draper residents a trail connection to several trails in the area. This action will allow the cities to enter into an Interlocal agreement whereby they can exchange the construction of the trail through Draper for the property in Sandy.

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7.3 Mayor Walker opened the public hearing.

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7.4 Pablo Mourigan, 11726 South 1000 East Sandy, stated he is concerned with the canal flooding after the rain. The neighbors are also concerned with safety and that the trail will cause them to lose privacy. He asked that the City construct a fence around the homes to help keep the area safe and private.

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7.5 Christy Ma, 10741 South 700 East, expressed concern with safety and privacy. She questioned whether a fence will be constructed to protect the privacy of the existing homeowners or whether they should build their own. She also questioned the boundary of the property.

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7.6 William Zinc, 964 East North Fork Circle, requested clarification that by declaring this surplus there will be no monetary exchange other than Sandy constructing the trail.

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7.7 Kelly Strelbel, 11356 Hawkwood Drive Sandy, expressed that one of the big concerns of neighbors is the privacy, and many are concerned that the City has not defined how they want to use this property. The neighbors do not want a horse trail through there. He suggested Draper City hold on to this property until Sandy City actually develops a plan and allows the neighbors to have a voice in what happens.

7.8 Mayor Walker closed the public hearing.

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7.9 Councilmember Stenquist noted there were a couple of questions raised. He asked who could respond with answers.

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7.10 Mr. Fox noted in reference to the design, Sandy City has not formalized the plan for the trail system because they are still going through the process. Once that is completed they will show the design to the residents. There is a cost to Sandy City to construct the trail through Draper. That cost has a dollar value attached to it, and that is basically what the exchange is for the property.

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7.11 Councilmember Colbert said there is a benefit to both cities to connect the trail systems to provide recreational opportunities for the residents. Right now the City does not have the means to make improvements to that trail He recommended Sandy work with the residents to address their concerns.

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7.12 Mr. Fox noted this trail will provide a great connection to the Porter Rockwell trail. There is also a portion of the canal in White City, which will be declared surplus. The construction for Sandy City will end at approximately 10600 South.

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7.13 Councilmember Colbert indicated the City of Draper has had a good relationship in working with the County for trails. He said he would be surprised if they did not cooperate in making the final connection work.

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7.14 Mayor Walker noted this is a long piece of property, and it does not make sense for Draper to own it. Draper has a great working relationship with Sandy, and the canal is a liability to the City of Draper because it is not being maintained. It is fortunate for Draper that they will have a covered trail. The Murdock Canal Trail runs from Cabellas to the mouth of Provo canyon. It is a great trail and is an asset in Utah County. Draper has a fine system, and it will soon connect with the Murdock trail. These trails turn out to be real jewels in the community, and they do not attract crime. They have worked out to be phenomenal. Draper has been fortunate to have this opportunity to work with Sandy on this project.

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7.15 Councilmember Rappleye noted the City Council attended a rail conference in Minneapolis last month and it became very clear that trails are a great way to connect areas to commute. They are being pushed to find transportation solutions by the air pollution problems. This is a great way to make bike riding safer, and to get from point to point without riding on the streets. The concerns of the neighbors are valid, and Sandy City is here to listen to the concerns. He encouraged the residents to continue to be involved in this process.

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7.16 Councilmember Colbert moved to approve Resolution #14-65. Councilmember Vawdrey seconded the motion.

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7.17 Councilmember Colbert expressed his opinion that this will be a mutual benefit for both communities.

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7.18 Councilmember Summerhays asked whether Draper will have any input in how the trail will be constructed in Draper. Mr. Lee indicated they will work with the Draper City Attorney on the details of the Interlocal agreement. They are proposing a ten-foot asphalt trail. As part of the agreement, sandy will construct the trail through Draper, and they are asking Draper to provide the public outreach with the residents.

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

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8.0 Adjournment

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8.1 Councilmember Summerhays moved to adjourn the meeting. Councilmember Rappleye seconded the motion.

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

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8.3 The meeting adjourned at 7:41 p.m.