

Approved 5.5.15

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, APRIL 21, 2015, 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; Tracy Cowdell, City Attorney; Keith Morey, Community Development Director; Rhett Ogden, Recreation Director; Glade Robbins, Public Works Director; Bryan Roberts, Police Chief; and Garth Smith, Human Resource Director

5:30 p.m. Field Trip: 1700 East and Surrounding Streets

The City Council drove along 1700 East to look at the road construction that is taking place due to the Questar gas line replacement. They also looked at Richins Road and Relation Street due to the concerns with speeding traffic.

6:00 p.m. Dinner/Study Meeting

1.0 Presentation: Unified Fire Authority

1.1 Mr. Saurey was unable to attend the meeting to make his presentation.

[6:12:00 PM](#)

2.0 Training: Open Meetings

[6:12:11 PM](#)

2.1 Mike Barker, Deputy City Attorney, reviewed the Open Meetings Act for the Mayor and entire City Council as part of the annual Open Meetings training.

[6:44:01 PM](#)

3.0 Presentation: Pavement Management Criteria

[6:44:31 PM](#)

3.1 Robert Markle, Engineer, reviewed the pavement management criteria for the Council. He indicated the life cycle of pavement is approximately twenty years with preventative treatments. The key factors that impact pavement life are drainage and oxidation.

2014 Pavement Condition Survey Criteria

- Governing Distress

- RSL = Remaining Service Life (years)
- Considerations:
 - Drainage Issues
 - Future Plans (i.e. Widening, Development, Utilities)
 - Traffic Type and Volume
 - Previous Treatments
 - Unique Issues
- Recommended Treatment and Urgency
- Governing Distress
 - Oxidation
 - Transverse/Thermal Cracking
 - Longitudinal/Joint Cracking
 - Raveling
 - Patching
 - Fatigue
- Pavement Life Cycle

Results of 2014 Survey

- Average RSL = 11.2 Years
- 10.6 Percent of Streets with RSL=0-5 Years
- Governing Distress
- Alligatoring/Fatigue Cracking
- Transverse/Thermal Cracking
- Oxidation
- Budget Needs
 - \$1.7 Million/Year for Reconstruction
 - \$520,000/Year for Preventive Maintenance

4.0 Council/Manager Reports

4.1 These reports will be heard at the end of the business meeting.

7:00 p.m. Business Meeting

[7:04:43 PM](#)

1.0 Call to Order

[7:05:17 PM](#)

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

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2.0 Comment/Prayer and Pledge of Allegiance

[7:06:04 PM](#)

2.1 The prayer was offered by Glade Robbins.

[7:07:05 PM](#)

2.2 The pledge was led by Russell Fox.

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3.0 Public Comments

[7:10:05 PM](#)

3.1 Jason Pye, resident, stated he is here regarding the 1700 East speed bumps. He said he moved to Draper from Sugarhouse because he wanted the small town feel for his family. He has felt that they received that in Draper; however, the city is growing quickly, and the traffic speed is a large problem. The speed bumps really reduce the speed on 1700 East, but the traffic on Relation Street is fast. He noted there should be some safety precaution taken on those streets in terms of sidewalks or speed bumps.

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3.2 Tyler Leggett, resident, expressed concern about the removal of the speed bumps on 1700 East. This is a long and straight road with no sidewalks. The speeds on the road without the speed bumps are very fast. He expressed his opinion that it is irresponsible to remove the safety features on this street. He asked the City Council to deeply consider the impact of this decision.

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3.3 Mayor Walker noted the Council and staff took a field trip to this area earlier that day to look at the traffic issues.

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3.4 Kevin Larkin, resident, stated when the speed bumps on 1700 East were approved in 2007, the road was experiencing an increase in traffic flow due to growth in east Draper. The purpose of the speed bumps was to push traffic up to Highland Drive, which is more suited for high-traffic volumes. He expressed his opinion that the speed bumps have served that purpose. The local traffic still uses 1700 East to get to the homes, and the speed bumps help control the speeds. Removing the speed bumps will take away everything that has been done to make this road safe. He said he is aware that the neighbors on Relation Street have expressed concern that the speed bumps have caused an increase of traffic on their road, and the traffic would decrease if the speed bumps were removed. He shares in their concern for safety; however, he does not believe it is the speed bumps that have increased the traffic. The construction of Draper Park Middle School and Summit Academy has caused many families to use Relation Street to travel to and from that school. Relation Street will keep having the traffic issues regardless of the speed bumps on 1700 East. The speed bumps are already in place so this is not an issue of money. He asked the City Council to keep the speed bumps on 1700 East, and look at ways to make Relation Street safer. They do not have to compete with each other for safety.

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3.5 Shane Speakman, resident, said he appreciates everything the City does for the children. He has lived in Draper for ten years, and he is impressed with the city. He said he moved to 1700 East about one year ago. He has many young children, and he felt the speed bumps helped make his children safe. He has noticed that the traffic speeds are faster now that the bumps are gone due to the road construction. He asked the City Council to let the speed bumps remain.

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3.6 Sunny Leggett, resident, said she is concerned about the removal of the speed bumps. At least six families with small kids have moved to 1700 East because of the speed bumps, and she feels that removing the speed bumps would be changing the game on them. This area is a safe walking path to the schools, so that is an argument the Council can use as to why they have speed bumps. Mrs. Leggett indicated she spoke with an emergency responder prior to the meeting, and he said speed bumps are a good traffic calming device. She thanked the Council for listening to their concerns.

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3.7 Michele Weeks, resident, said she drives through these neighborhoods to get to her children's schools. She said she obeys the speed limit because she too has children. She said she will avoid the roads with speed bumps because she does not want to go over speed bumps all the time. That is one of the only ways to get to Draper Park Middle School and Summit Academy, so those roads are very busy. She encouraged the City Council and Mayor to really consider putting speed bumps back on 1700 East because it really is a deterrent for the people who live in her area.

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3.8 Russell Page, resident, said he does not live on 1700 East or Relation Street. He used to live on Pioneer; however, his family moved because three times in one year a car slid off the road and into his front yard. He now lives on 12500 South, which is between Relation Street and 1700 East. One day he was walking down Relation Street with his wife and children, and a vehicle came around the corner and almost hit his family. He stated these two roads do not have to fight each other, and it would be beneficial to find ways to slow the traffic down on both streets.

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4.0 Action Item: Ordinance #1148, Request for approval of a partial plat vacation for Galena Park Townhomes

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4.1 Keith Morey, Community Development Director, advised the City Council approved this development last year. When staff tried to record the plat, the Salt Lake County Recorder refused to record it without this plat vacation. The action tonight is just a matter of clearing up that requirement.

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4.2 Councilmember Colbert asked who actually owns this parcel. Mr. Morey stated the ownership stays the same; it is just a matter of clearing up how it was recorded.

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4.3 Councilmember Vawdrey moved to approve Ordinance #1148. Councilmember Rappleye seconded the motion.

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4.4 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 #1149, TC Use Table Text Amendment, City-initiated request to amend the text of Table 9-11 of the Draper City Municipal Code to allow Cultural Service and Media Service uses in the Town Center

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5.1 Mr. Morey stated when staff was looking at potential uses for the Draper Park School, and the Godfreys expressed interest in purchasing the school, they discovered that media uses were not allowed in the Town Center zone. This action will amend the table to allow those uses.

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5.2 Councilmember Colbert asked whether this is inclusive enough to encompass the evolving technologies that could go in that area.

Mr. Morey expressed his opinion that it would. If they find they need to add additional uses at a later date, they could bring it back to the Council.

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5.3 Councilmember Vawdrey asked whether staff looked at making this a conditional use rather than permitted. Mr. Morey stated no because this is not a really intensive use.

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

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5.5 Councilmember Colbert said if this was a conditional use, the City could put hour restrictions on the uses. There are residential homes in that area. He asked if that is something the City can look at.

Mr. Morey noted the noise ordinance would limit that; however, he would be fine if the City Council wanted to make it a conditional use.

Councilmember Rappleye expressed concern with putting too many restrictions on the businesses. He wants to make this a successful use, and they already have to comply with the noise ordinance.

Councilmember Colbert said they are still allowing the use even if it is a conditional use.

The Council and staff then debated whether or not to make it a conditional or permitted use.

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5.6 Councilmember Stenquist moved to approve Ordinance #1149. Councilmember Rappleye seconded the motion.

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5.7 Councilmember Colbert moved to amend the motion to include digital and multimedia in the definition of media services. Councilmember Summerhays seconded the motion.

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5.8 A roll call vote was taken on the motion to amend the motion. Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voted in favor. The motion passed unanimously.

[7:40:15 PM](#)

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

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6.0 Public Hearing: Ordinances #1151 and #1152, Draper Pointe Mixed Use CSD Text Amendment and Rezone, On the request of Mark Murdock, representing Plumb Draper Office, LC and Adam Lankford, representing Wasatch Advantage Group, to approve a text amendment to modify the language and name of the CSD-DPOP and rezone the properties located at approximately 13492 South 200 West from CSD-DPOP and DC to CSD-DPMU

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6.1 Mr. Morey stated this area is a hotbed of activity. This request is to add 21.5 acres to the CSD. In the near future, this group will be bringing another parcel to the City to be included in the CSD. They already have tenants for much of this property.

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6.2 Councilmember Colbert noted this sounds very exciting, and it is great news. He asked whether staff is coordinating these changes with the Utah Department of Transportation (UDOT) due to the proposed 600 West interchange.

Mr. Morey advised they have had meetings with UDOT and the Utah Transit Authority (UTA). They already own the right-of-way needed for the interchange.

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6.3 Councilmember Stenquist questioned the road alignment that is in the Transportation Master Plan. Mr. Morey showed on the map where it would tie in to Bangerter. He indicated 13490 South continues west and curves south before it gets to the railway and it arcs back in and makes a perpendicular connection to Bangerter. That is where the new interchange will be.

Mayor Walker indicated this is on UDOT's plan. If it is not done next year, it will be the following year.

Mr. Dobbins stated UDOT has already designed the interchange. Staff has made sure that everything complies with the plan. They will turn 200 West into a right-in/right-out only, and they will eliminate the traffic signal. The 600 West interchange will be a grade separated interchange so the traffic on Bangerter does not have to stop.

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6.4 Mr. Morey continued reviewing the proposed changes. The proposal included:

- Retail
- Residential
 - Hotel
 - Multi-family uses
 - Apartments
 - Four-story buildings
 - 25-40 dwelling units per acre
 - 247-396 units allowed
 - The proposal shows 34.9 units per acre or 346 units
- Restaurant

Mr. Morey displayed elevations of what the buildings would potentially look like. He indicated staff felt like this was in harmony with the direction Vista Station and Draper Pointe is going. He has lobbied to make sure the retail is implemented sooner rather than later.

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6.5 Mr. Dobbins asked whether the developers are willing to commit to the architectural renderings in the exhibits they provided.

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6.6 Mark Murdock, applicant, showed a short video of what they are proposing for Vista Station. They are hoping to break ground on the new building in May.

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6.7 Adam Langford, applicant, answered Mr. Dobbins' question stating he is agreeable to building the retail component according to the architectural renderings that were shown to the City Council this evening. He reviewed the concept he is planning for his area in Draper Pointe.

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

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6.9 **Councilmember Rappleye moved to approve Ordinance #1151 and 1152 with the inclusions of the residential renderings. Councilmember Colbert seconded the motion.**

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6.10 Councilmember Stenquist questioned whether the future request that will come to the Council for this area will be zoned CSD. Mr. Morey stated it will be. They did not have the time to get that application ready for this meeting and did not want to delay this portion of the project.

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6.11 Councilmember Colbert stated this is an exciting project for the community. It is starting to show the potential the City has for the prison site as well.

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6.12 Councilmember Rappleye said he recently had an opportunity to take a Councilmember from another city on a tour of Draper, and he was very impressed with this project. He thanked the applicants for believing in their vision.

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6.13 **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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7.0 **Action Item: Ordinance #1153, Draper City Equestrian Center Advisory Board, Amending Section 3-1-200 of the Draper City Municipal Code regarding the length of terms and number of members appointed to the Draper City Equestrian Center Advisory Board**

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7.1 Mr. Fox said this ordinance allows for flexibility with the number of board members and the lengths of the terms. He noted this also adds responsibilities to the ordinance.

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7.2 Mayor Walker noted there is typo in Section C1 that needs to be amended. It should say advice rather than advise.

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7.3 Councilmember Vawdrey moved to approve Ordinance #1153 as amended. Councilmember Summerhays seconded the motion.

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7.4 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 Council/Manager Reports

[8:10:47 PM](#)

8.1 Councilmember Stenquist stated he sits on the Cycle Park Board, and they are starting to receive requests to sponsor the flyover. One thing they do not have in place is an interlocal agreement to define what is allowed there. The Board will be scheduling events, so he wants to make sure they have the right structure in place.

Tracy Cowdell, City Attorney, noted it would be a good idea to have this agreement, and it would make sense to require insurance for the events.

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8.2 Councilmember Colbert said he just received a bill from Mountainland Association of Governments (MAG). Mr. Dobbins told Councilmember Colbert to give the bill to him, and he would take care of it.

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8.3 Councilmember Rappleye said there are dogs off the leash. everyday at Draper Park They are not causing a problem, but they are not in compliance. He recommended they have a City employee go there and talk to the people.

Councilmember Rappleye then said he met with Mr. Ogden earlier this week about the park fee. Councilmember Rappleye asked how the fee would be implemented and asked whether there is a plan in place. The money is needed, so the sooner it is implemented the better.

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8.4 Mr. Dobbins advised Salt Lake County told him they are looking at areas in the county for an off-leash dog park. This is a need they recognize throughout the County. They want natural areas with low maintenance.

Mr. Dobbins asked whether the City Council is interested in having a study session discussion about how they will implement the park fee. The Council agreed they would like a discussion.

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8.5 Mr. Cowdell said he and Mike Barker have talked about going through the entire City Code this summer to make sure it is up to date. They would work with staff to accomplish this.

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8.6 Mr. Fox said he spoke with Amy Baird about the Traverse Ridge Special Service District working group. She provided four names for consideration, which included: Amy Baird, Dan Wheatley, Blaine Carlton and Paul Tonks. It was decided that Amy Baird, Dan Wheatley, Paul Tonks, Mayor Walker, and Russ Fox would be involved, and Blaine Carlton could be an alternate. The Board has hired Mark Anderson as their attorney. Mr. Fox stated he will schedule a meeting so they can get started on this.

Mr. Fox then indicated the Mountain Accord has gone through the first phase of their project. The Mountain Accord is comprised of cities and ski groups that are interested in connecting the ski resorts. They have sent Draper an Interlocal agreement, and Mr. Fox wanted to know if the Council is interested in being a part of this organization. They are asking for funding.

Mayor Walker noted they have asked him to have a seat on the Executive Board. He has not accepted yet because he was not sure how the Council felt about it.

Mr. Fox explained Draper's cost would be \$180,000, which would be three payments of \$60,000 over the next three years.

The Council and staff discussed how this would benefit the City of Draper. Mr. Fox stated he will bring an Interlocal agreement back to the City Council for their consideration at the next meeting.

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8.7 Mayor Walker stated they had the Emergency Preparedness Meet and Greet the other night, and it was very well attended. He expressed appreciation to Garth Smith, Maridene Alexander, and Councilmember Rappleye for their work in putting this together. It is nice to see how prepared the City of Draper is for an emergency. There are more HAM radio operators in Draper than anywhere else in the state.

Mayor Walker reminded everyone of the summer events coming up with Draper Days, the rodeo, and concerts. The band America will be coming to Draper Days this year.

Councilmember Summerhays asked whether political campaigning would be allowed in the parade this year. Mr. Dobbins replied the City is funding the parade, so they cannot

allow campaigning to take place in the parade. If the foundation wanted to use different funding for the parade, they could choose to allow it.

Mayor Walker then commended the City Council on the exceptional way they get along with each other. He expressed appreciation for the professional manner with which they deal with one another. He stated they are very fortunate for the staff they have as well. He cannot think of another time that they have had a better staff. Draper is a wonderful place to live.

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9.0 Adjournment

[8:41:56 PM](#)

9.1 Councilmember Colbert moved to adjourn the meeting. Councilmember Summerhays seconded the motion.

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9.2 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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9.3 The meeting adjourned at 8:42 p.m.