

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 2, 2015, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH.**

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

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

---

**Dinner**

**Study Meeting**

**1.0 Presentation: Water Pro – Darrin Jensen-Peterson**

1.1 Mr. Jensen-Peterson was unable to attend the meeting, so this presentation will be rescheduled.

[6:01:27 PM](#)

**Presentation: Draper Community Foundation**

[6:01:53 PM](#)

Robin McCulloch, Draper Community Foundation, spoke with the City Council about the changes they are making this year. The changes are as follows:

- Arts Council
  - Priority focus – plays
    - Use mainly Draper residents
- Draper Days
  - No desire to make it bigger
  - Reduce outside advertising
    - Sponsorships will change
  - Next year have only one headliner event
  - Rodeo
    - Assigned seats
      - More user friendly
      - Reduce income
      - No standing room only
  - More day activities

Mr. McCulloch thanked the City staff for all the assistance they provide. He indicated they are requesting \$120,000 from the City this year, and they will use \$40,000 from the

Draper Community Foundation's funds. They have been reducing the amount requested from the City for the past few years.

[6:24:03 PM](#)

**2.0 Discussion: FY 2016 Budget**

[6:25:21 PM](#)

2.1 David Dobbins, City Manager, reviewed the proposed budget addition list for the City Council as follows:

- Corner Canyon Park Improvements - \$168,384
- Equestrian Center - \$75,000
- Health Insurance for Elected Officials - \$0 to \$104,818
- Recreation Center Architect - \$75,000
- Trail Signage - \$6,000
  - Signage - \$2,500
  - Printed Maps - \$2,500
  - Bike Bells - \$1,000
- UFA Staffing - \$240,000
- Wind Study - \$75,000
- Legal Fund - \$500,000
- Total Cost - \$971,000

This discussion will be continued to the end of the City Council business meeting.

**Business Meeting**

[7:00:10 PM](#)

**1.0 Call to Order**

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

[7:00:43 PM](#)

1.2 Mayor Walker indicated the Draper Community Foundation has four positions available on their board. He recommended anyone interested in participating contact the Foundation and volunteer.

[7:01:37 PM](#)

**2.0 Thought/Prayer and Pledge of Allegiance**

[7:01:43 PM](#)

2.1 The thought was offered by Will Ashby.

[7:02:24 PM](#)

2.2 The pledge was led by David Webster.

[7:03:00 PM](#)

### **3.0 Presentation: Communities That Care**

[7:03:24 PM](#)

3.1 Bryan Roberts, Police Chief, updated the Council on the progress of Communities That Care. This is a juvenile intervention model to reduce substance and delinquent behavior. It is an evidence-based approach with over twenty years of research that is a community-based coalition model. Draper City implemented the program in April 2014. He reviewed the progress as follows:

- Formed key leaders group
  - Councilmember Jeff Stenquist
  - Cheryl Taylor, President of Corner Canyon School District
  - Rhett Ogden, Draper Parks and Recreation Director
  - Mark Meadows, CEO Lone Peak Hospital
  - Nick Chase, Walgreens Manager
  - Anna Marie Christopolis, Manager Tree House Athletic Club
  - Gaile Dupree, Program Coordinator
  - Katherine Myers, Corner Canyon High School PTA President

Chief Roberts indicated this is a five-phase process, and they are in phase three right now. They are on target with the model and are currently developing the community profile by analyzing data.

Their key accomplishments so far include:

- Received a \$10,000 grant from Parents Empowered
- County and State continue to provide program funding
- Employed a Community Analyst using State Liquor Tax Funds
- Partnering with high school and middle school mountain bike teams

The next steps include completing the community profile, creating a plan, and implementing that plan.

[7:07:55 PM](#)

### **4.0 Public Comments**

4.1 No one came forward to speak.

[7:10:26 PM](#)

### **5.0 Consent Items**

- a. **Approval of May 26, 2015, Minutes**
- b. **Approval of Agreement #15-118**, Project Engineering Consultants, 13800 South; Bangerter to 300 East Project
- c. **Approval of Agreement #15-119**, Hartley and Associates for Professional Lobbying Services

[7:11:03 PM](#)

**5.1 Councilmember Summerhays moved to approve the consent items. Councilmember Vawdrey seconded the motion.**

[7:11:24 PM](#)

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

[7:11:40 PM](#)

**6.0 Public Hearing: Ordinance #1157 Palmer Estates Rezone, Request for Approval of a Rezone and Development Agreement for Properties Located at Approximately 1266 East 13400 South from RA1 (Residential Agricultural) to R4 (Single-family Residential) with a Development Agreement for a Specific Layout**

[7:12:55 PM](#)

6.1 Keith Morey, Community Development Director, reviewed the rezone request for the Council. He displayed an aerial map of the subject property and showed the zones that surround this property. He explained some of the details of the development agreement, which included:

- 5,967 square feet of the area will be dedicated to the City for future expansion
- Applicant has agreed to keep some of the existing trees along the border
- They will build rambler units along the west side of the property
- Provide six-foot privacy fences
- Homes will be built with stone, stucco, brick, and hardie board

Mr. Morey then explained staff has received some concern about the mail notification that was done. He explained State law has eliminated the need for mailed notices; however, Draper still sends the notification to neighbors within 400 feet of the application. The property is also posted with the information. The Planning Commission recommended denial of this project. He indicated staff is recommending approval of this application.

[7:19:35 PM](#)

6.2 Councilmember Stenquist said the existing zone is RA1, and there are a lot of equestrian uses going on with that property right now. He asked how that has been allowed.

Mr. Morey advised the property has been there for a while. He would have to research it to see how it occurred.

Councilmember Summerhays explained there was an indoor arena where Bangerter sits, and when that roadway was put in, the property owner was told to choose another lot for their equestrian use.

Councilmember Stenquist stated it is interesting that it moved to a parcel that was not zoned for commercial use.

[7:21:40 PM](#)

6.3 Councilmember Summerhays questioned whether there is a right-turn lane to merge onto 1300 East and 13400 South where the developers are planning to do the landscaped triangle piece.

Mr. Morey said there is no access being proposed for this particular project. The only access will be from 13400 South.

Mr. Robbins explained the 1300 East Project they are working on right now does not go that far south. He is not sure if that has been evaluated at this time.

[7:23:21 PM](#)

6.4 Nate Shipp and Troy Dana, applicants, expressed appreciation for the professionalism of the staff while working on this project. Mr. Shipp said he lives around the corner from this project, so he is sensitive to what happens in his backyard. Draper has changed, and it can be hard sometimes. The applicants have spent extra time looking at where this property is located, the long term uses that make sense here, and the possible changes to the Land Use Map. He said they originally plotted out this project in single-family lots; however, they found that it removed the majority of the vegetation. By approaching this in a little different manner, they were able to address the concerns of the adjacent neighbors in terms of their view corridors, preserving the existing trees, and being able to provide access to the neighbor to the south. This project provides for residents to have a nice home with little yard work. The developers are willing to donate the triangle piece to the City, and the developer will do the improvements. They will also finish the right-of-way on 13400 South according to the Master Transportation Plan. Ryan Hales Engineering did a quick traffic analysis of the area and concluded that there would be no significant impact to the traffic at the intersection from the proposed homes. There will be an improvement to the traffic situation because of the finished roadway. He displayed the proposed entrance to this development. He expressed his hope that it is something the neighbors would feel good about.

Troy Dana explained the process the developers used when speaking with the surrounding neighbors. The mitigation efforts addressed concerns with:

- Blocking of views to Corner Canyon
- Removal of trees
- Driveway access

They also attended a neighborhood meeting to discuss the project with many of the neighbors. Mr. Dana expressed his opinion that this is the best thing for this property. The development agreement mitigates their concerns. He noted 13400 South is a collector street, and this property is located across from the church.

Mr. Shipp said the Planning Commission is correct in finding that this project does not conform to the General Plan as it currently sits; however, that plan is ten years old, and Draper has changed. The General Plan is currently under review to be changed. He expressed his opinion that this project is harmonious with the surrounding properties.

[7:33:50 PM](#)

6.5 Councilmember Rappleye questioned what the traffic study entails. Mr. Shipp noted they did am and pm peak traffic counts. The traffic study assumed that this project would generate twenty-four vehicle trips in the peak am and pm hours.

[7:35:19 PM](#)

6.6 Councilmember Summerhays noted the property owner currently boards horses, and they already have many vehicles going there on a daily basis.

[7:36:39 PM](#)

**6.7 Mayor Walker opened the public hearing.**

[7:37:15 PM](#)

6.8 Greg Smith, resident, said he moved to Draper one year ago because he wanted a larger home with a lot of land. He lived in a community similar to what is being proposed, and his family hated it. He read from the General Plan in reference to preserving the conditions of Draper. There are five criteria for rezone, and none of them are met with this application. Currently there is very little traffic in comparison with the existing use; however, that will increase with this development. He stated the majority of the people in attendance are not in favor of this rezone.

[7:40:38 PM](#)

6.9 Kelly Myers, resident, said this project is in the center of the neighborhood. The traffic study does not address the difficulty of turning left on 1300 East. The nature of this neighborhood is one-acre lots, and many of the people have taken advantage of having this land to build something beautiful. Many of the neighbors have large homes with barns and animals. This proposal really changes the character of the neighborhood. He stated it is already hard to turn left onto 13400 South and widening the road will not make it better. Increasing the density causes more impact to the schools. There will be more kids walking to school, so the increase in traffic will be a safety hazard.

[7:43:45 PM](#)

6.10 Tamara Gaffney, resident, said she moved here from California. She is a data analyst for Adobe, so she put together data to present to the Council rather than giving an opinion. She gave an example of the Bay area and the cities that maintained larger lots. The data shows that the cities that maintained lot sizes of one to three acres had higher property values. As a homeowner, she bought here because the larger lot size areas will maintain her home value. Branding is important, and what Draper is creating is a bit of a product. There are lots of cities around Draper that are building zero lot line homes, and they might be better suited for that than Draper is.

[7:46:57 PM](#)

6.11 David Webster, resident, said he is a little surprised that the staff said this project is compatible with the area. The Master Plan shows up to two dwelling units per acre. The property near Summit Academy that was spoken of earlier is in the Town Center zone, which is different than this zone. That is not a good comparison. He said he had presented

a letter to the City Council with signatures from most of his neighbors on Bear Hollow. Most of the traffic from this subdivision will access 13200 South in front of his home. He urged the City Council to take action on this item this evening and not postpone it. There are many concerned residents here this evening, and it would give the developers and property owner the chance to go back and revise their plan to conform to the General Plan and the zoning.

[7:48:41 PM](#)

6.12 Will Ashby, resident, said he realizes the City Council has a problem. They are trying to represent the residents of the city and look out for the best interest of the city. He stated the City had originally planned to have horse trails through this area. They allowed a house to be built that blocked the access to the trail. He noted Ms. Palmer has been a good neighbor, and he hates to see her go. He expressed his hope that the Council would make the right decision for this property.

[7:52:13 PM](#)

6.13 Michelle Palmer, property owner, said she grew up in Draper. She noted many of the residents here would not be here if the residents had not developed their property. She stated she has lived at this location for almost seventeen years. Now that 1300 East has become so busy, and the trails have become so unsafe from the mountain bikes, the area is no longer conducive for horse operations. Her horses have been terrified by the neighbors' fireworks and by cars speeding past. She hopes to relocate to a more rural area that is safer for the horses and riders. She said she has a right to develop her property and respectfully asked for the Council's approval of this zone change

[7:54:28 PM](#)

6.14 Tony Neeley, resident, said the traffic study was prepared in 2012 which was when the middle school was constructed. Summit Academy has grown since then. He is fine with the development of the property, but he feels that they should fit within the current zone of one-acre lots. The neighbors do not see any benefit of landscaping the triangle piece, and nineteen homes will equate to more than twenty-four vehicle trips. Other property owners in the area have had desires to subdivide their own lots, and they were told it was not in the zoning. He asked the City Council to listen to the residents and keep the zoning as it is.

[7:57:04 PM](#)

6.15 Amanda Peeler, resident, thanked Michelle Palmer and said they recognize her right to develop her property. The neighbors do not oppose the development just the density. She moved from a similar subdivision in Provo, and they checked the zoning prior to purchasing their home. There are currently drainage issues in the area, and they are taking a custom neighborhood and putting in non-custom homes. Some of the neighbors expressed an interest in putting another home on the lots, but they were told it did not meet the character of the neighborhood. The neighbors are concerned with traffic and the change to their community. She asked the City Council to please consider the density.

[7:59:56 PM](#)

6.16 Linnea Charnholme, resident, said she is against the rezone because she is a mom. The traffic going through their neighborhood is already an issue, and this will increase the problem. She expressed her hope that the Council will protect the children by not increasing the traffic.

[8:00:56 PM](#)

6.17 Jared Ellsworth, resident, said the current zone is RA1. The request to rezone this to RA4 is inconsistent with the use and changes the entire neighborhood. There have been comparisons made between the Park Place Bungalows development and this proposal. The Palmer Estates development is not isolated by any manmade or geographic area from adjoining RA1 parcels. The Park Place Bungalows is abutted by RA2 as opposed to RA1. Park Place is on arterial roads that join 13200 South and 1300 East, which have sidewalks, turn lanes, center lanes, and a signalized intersection. That has safety implications for children, pedestrians, and access for emergency vehicles. The traffic study referenced was conducted to address traffic on 13400 South, but it is unclear if it addressed any secondary impacts to 1300 East or Bear Hollow Drive. He displayed pictures showing the public notice that was placed on the property. It showed the applicants construction trailer pulled up to the fence, which blocked the view of the sign. He said if that is the tactic of the developer and the builder, it makes his mind wonder how they will act in terms of additional permitting, inspection, and general construction practices. The pictures were given to the Recorder to be placed in the record.

[8:03:55 PM](#)

6.18 Jason Neeley, resident, said the aerial map makes the area look beautiful, which it is. He is a businessman, and he understands the desire of wanting to put as many homes on this parcel as they can. This area in Draper is beautiful due to the trees, grass, and open space. It takes a lot of time and/or money to maintain the large lots, but that is what makes it Draper. He expressed concern that they would be going from R1 to R4. Someone mentioned that the last time the General Plan had been reviewed was over eight years ago. He asked what would happen in eight years when they look and see these are R4 and if they would allow it to go even smaller. Going from R1 to R4 is a major step down a slippery slope. He noted his home is nothing compared to what his property is worth.

[8:06:34 PM](#)

6.19 Doug Watson, resident, indicated he moved from a congested area with a lot of traffic. Draper is different, and there is a much different feel. He actually moved from Sandy. Sandy used to be like this, but one neighborhood at a time the community dwindled away. He expressed concern that Draper will turn into Sandy if they keep changing it one neighborhood at a time. People are attracted here because of the lot size. It is easy to sell acre-by-acre. He upholds Mrs. Palmer's right to sell and develop her property, but she should do it within the current zone. He stated he is in the road business, and this proposal will cause a thirty percent increase to the traffic. It will also reduce the property values due to the smaller homes. It will require another light, which will change the nature of the area. There is no reason to change the premise of how they build in Draper because it is special, and there is already "too much common".

[8:09:29 PM](#)

6.20 Joy Johnson, resident, said she is on a one-acre parcel, and she paid a premium to live in this area. She is disappointed with the frenzy of the development in Draper. She and her neighbors would like to maintain the current zoning of the neighborhood. It is already difficult to get out on 1300 East. There was a lot of opposition to the Park Place Bungalows, and it was still approved. She asked the City to focus less on revenue increases and more on quality of life. The change from R1 to R4 does not fit with the continuity of this community. She said she is strongly against this zone change.

[8:11:58 PM](#)

6.21 Jeff Nelson, resident, stated all of these comments are from people who were looking for and bought larger lots. Draper used to be the place to get the larger lots. He counts himself as lucky in being able to find one. It scares him every time he hears that someone wants to do a flag lot, because he is afraid it will cascade through the neighborhood. He said they need to hold on to what they have and keep this zoned according to the area.

[8:13:34 PM](#)

6.22 Brandon Quinton, resident, said he lives one-half mile way from this project. The bottom line of this application is how much money they can put into the developer and property owner's pockets. He said the original realtor listing had it listed at \$1,729,000. It showed the RA1 zone with 1-lot per acre. It said they could fit 8 lots at 22,000 square feet. He does not see any benefit to the adjoining neighbors with this development. The triangle piece will turn into weeds. No one in this area ever expected high density to come into play in this neighborhood. He asked the Council not to think in terms of higher revenue with building permits and impact fees. This all seems to be about money with the proposal. He commended Derek Wright, developer, for his Akagi Farms development. He made larger lots, and there is a demand for that in this city. Mr. Nelson said he is in favor of 1-acre lots with decent homes that fit better with the neighborhood. The loss of animal rights would be a shame as well.

[8:16:58 PM](#)

6.23 Jayme Norrie, resident, said she has lived here for twelve years, and she is disappointed that Draper does not consider the value of horse property. She is a transplant here from New York. This past Friday, the Wall Street Journal talked specifically about the economic impact for new developments for retirees. Having horses was a major catalyst in those communities. She questioned whether the City Councilmembers are paid for their service. She said the Council is accountable to the people that live here first.

Councilmember Rappleye called a point of order and indicated that they are not talking about the City Council right now. They are discussing this development. He asked Ms. Norrie to come back to the subject at hand.

Ms. Norrie noted this is the subject at hand. The people that live here have infrastructure issues that the City is responsible to support. She asked the City to consider the people that they service. There have been many new developments built, but as she looks at the budget, there has not been an increase to the Police Department or Fire Department, and

there is no funding for 1300 East. She asked the Council to consider the people they serve.

[8:20:20 PM](#)

6.24 Craig Peeler, resident, said he moved here for equestrian property, and he called the City before purchasing his property to make sure the area was set to remain RA1. He expressed his opinion that Draper and Lehi have the opportunity to be one of the best tech centers in the country, and the highest property values in the country are rural areas located adjacent to tech centers. That is where the executives of the tech companies want to live. He said when they dilute property values; they dilute the quality of life. He asked the Councilmembers to hear and represent the residents.

[8:21:55 PM](#)

6.25 Richard White, resident, stated there is a letter in the Council's packet in regards to the neighbors' concerns. He appreciates the fact that Mr. Dana met with the neighbors prior to this being submitted and that there were changes made to the plan as a result of the neighbors concerns. He has lived here for twenty-six years, and Ms. Palmer has been their neighbor for sixteen years. He said he has known Mr. Dana for that same length of time. He expressed his opinion that he does not think either of them would have parked a trailer in front of the public notice to obscure the sign. Mr. Shipp had indicated the traffic study was done for 13400 South, which is not the traffic issue here. The main concern is 1300 East and Bear Hollow Drive. The traffic study was based on the 2005 model. He said he is a civil engineer by training, and the Institute of Transportation Engineers indicates there will be 9.6 trips each day from each residence. He said the primary concern is the additional traffic this project will add. He clarified that 1300 East has been funded as far as 13200 South. There is no funding to continue the improvements south of that location. Several people have indicated it is difficult to get onto 1300 East. That is why people find alternate routes. Traffic is a real concern to the existing neighbors. He said he trusts that the City Council will consider the matter carefully and will make the right decision.

[8:24:37 PM](#)

6.26 Summer Pugh, resident, said there is no compelling reason to change the zoning. The current zone is a fit for development in this area. She lives across from the property, and it was news to her that there was a commercial use going on. She rarely saw a car going in and out of the property. She said she likes Troy Dana, but she does not believe that he would want this kind of development next to his home. This development does not fit the area. It is not a special development. It is "cookie cutter" typical high density. There are more than fifty lots in this area, and only five of them are less than one-half acre. It feels like this development is more about the money than what is best for the area.

[8:28:15 PM](#)

6.27 Mike Norrie, resident, noted that he moved to this area in 2002. They looked all over the valley for property and wanted a place for their horses. They chose Draper. They have watched the city change to the point that it is dangerous to ride horses. Many of his neighbors have talked about the desire to have a flag lot on their property, and he has told

them he will not support it. He wants to see the character of the area maintained. Once the City goes down that path, they cannot go back. The Council should be careful with how they proceed.

[8:30:19 PM](#)

6.28 Kathryn Myers, resident, said she is an advocate for children. She has service on the PTA for many years, and she is concerned that nineteen homes in that area will add an average of seventy-six new students to the schools that are already too full.

[8:31:32 PM](#)

6.29 Rod Jones, resident, said he has lived here for twenty years. He came to this meeting for the same reasons as everyone else. He would like to put a flag lot behind his house. He had spoken with a Councilmember about this, and the Councilmember told him to go and talk to his neighbors about it to see if he would have their support. Mr. Jones did that, and he was told no by all of them. It is clear that the neighbors do not feel this is a good thing for the area. He said this is the City Council's opportunity to talk to the neighbors to see if the developer has their support.

[8:33:02 PM](#)

6.30 James Rasmussen, resident, expressed his opposition to this development. He voiced his gratitude to Mr. Dana for his willingness to listen to the neighbors and make some concessions. He is not against the development of the property as long as it is within the current zoning standards.

[8:33:48 PM](#)

6.31 Sterling Oaks, resident, said he believes that the traffic will also affect him on Rancho Drive. He has lived here for eleven years after moving from another area because of the traffic. They chose to move to the "promised land" so they could have a garden and teach their children to work. He chose having land over a nicer house. There are two deaf children on Rancho Drive, and there is a huge concern with the speeding traffic on the street. He recommended the City Council oppose this proposal.

[8:36:05 PM](#)

**6.32 Mayor Walker closed the public hearing.**

[8:36:19 PM](#)

6.33 Councilmember Stenquist asked Mr. Morey how many homes could be put on this property with the current zone. Mr. Morey explained they could do one or two homes. The Council will continue to see applications like this because there is no access to the rear of the property.

[8:38:08 PM](#)

6.34 Councilmember Colbert asked if they could put in more homes if there was a private lane.

Mr. Morey said they could, but the number of homes allowed would depend on where they put it and how they configured it.

Councilmember Colbert said he shares a lot of the same concerns of the neighbors. They do not have many large lots left in Draper, and they are not making any more. He likes the development concept, but he thinks the Planning Commission was correct in saying this is not the place for this. He lives in a small lot subdivision, and that is his choice. He has open space behind him so he gets the benefit of a larger lot feel. Part of what makes Draper special is that they have large lots like this, and the animal property is what makes the area valuable. This property can be developed with the current zone.

[8:40:14 PM](#)

**6.35 Councilmember Colbert moved to deny Ordinance #1157.**

**The motion failed for lack of a second, so this item will be forwarded to June 16, 2015, for City Council consideration.**

[8:41:12 PM](#)

6.36 Councilmember Stenquist said he is not prepared to vote on this tonight. He wants to carefully consider some of the comments the Council has heard. He chose to live on a small parcel of land because he does not want to take care of that much property; however, he respects there are others that have different viewpoints than him. The area around Lone Peak is a very enviable place to live, and he is sympathetic to the traffic concerns. The way to remedy this is to connect 13400 South through but that will impact other neighborhoods and children. Councilmember Stenquist then advised he does not take offense to comments about smaller lots being a bad thing; however, it does ruffle his feathers when suggestions are made that the Council makes decisions based on monetary gain. He takes a lot of time away from his family to serve this community, and it is not for the small amount of salary they gain especially considering the amount of time they put in. It is not always an easy job, and they understand there are a lot of concerns with the proposed development. The property owner also has rights, so that has to be considered as well.

[8:44:24 PM](#)

6.37 Councilmember Rappleye thanked the residents for coming out tonight. He needs to consider the comments made. He promised the residents that he will do his due diligence for the next meeting.

[8:45:01 PM](#)

6.38 Councilmember Summerhays asked Mr. Morey whether the lots on Lone Peak Lane are on pressurized irrigation. He was told that they were.

[8:45:30 PM](#)

6.39 Mayor Walker expressed appreciation to the residents for the respectful way they addressed the Council. He added that typically the City does not see residential as a revenue generator. If they are looking for revenue, they are looking at commercial and

retail. None of these decisions are based on how much property tax they will get out of a residential unit. That is not a zoning motivator.

[8:46:08 PM](#)

\*\* *The Council took, at break at 8:46 p.m.*

\*\* *The meeting resumed at 9:00 p.m.*

[9:00:51 PM](#)

**7.0 Public Hearing: Fox Meadows Preliminary Plat, on the Request of Derek Wright, Wright Homes, for Approval of a Preliminary Plat to Allow 74 New Residential Lots on 37.7 Acres in the R3 and RA1 Zones at Approximately 11580 South 700 West**

[9:01:41 PM](#)

7.1 Mr. Morey reviewed the application for those present and displayed pictures of the area. The Planning Commission recommended approval of the preliminary plat in May; however, they did revise some of the conditions. There was a small boundary dispute with the property to the north, so they wanted that resolved prior to the City Council hearing. That issue has been resolved, and it will be recorded at the County.

[9:04:52 PM](#)

7.2 Councilmember Summerhays asked whether there is anything in the future transportation plans for 700 West. Mr. Dobbins explained there is no short-term plan for that road. The City does not have the funds to do it.

[9:05:49 PM](#)

7.3 Derek Wright, Wright Homes, said he does not have a lot to add. They have spent the last few months working with engineering and the County. They have exceeded the average lot size and are below the density that was proposed in the development agreement. They actually have a waiting list of people wanting this to be brought to market so they can purchase a home.

[9:06:54 PM](#)

**7.4 Mayor Walker opened the public hearing.**

[9:07:12 PM](#)

7.5 Sue Ellen Rifkin, resident, said she loves the layout of this development, and she thinks the phasing is appropriate. She said it is not clear what is happening on 840 West because it is not on the Master Plan. The sidewalk on the west side of 700 West is a curvy sidewalk, and she wondered whether they would be continuing that for Fox Meadows. She said she likes it. Ms. Rifkin noted her driveway and water meter are not on the street cross section plan but her neighbors are. She wants to make sure those get recorded. Ms. Rifkin said her biggest concern is that she and Sandra Ball own the property to the current middle of the 700 West road's pavement. It appears that Fox Meadow is using six to ten feet of her western property as part of the thirty feet street width they are dedicating to Draper City. She asked whether Fox Meadows should have to negotiate with her prior to

Council approval. She said she does not want to delay approval; however, she feels this needs to be taken care of prior to final approval.

[9:09:46 PM](#)

- 7.6 Bruce Waddell, resident, said he is one of five people who has the gap behind them, so he was gratified to hear that it has been resolved. He said he looked at the build out of Phase 1, and on the back of his property it refers to an irrigation easement. He knows there is currently one taking water, and someone to the east of him is using an easement that is not shown on the map. He said he is not sure what the map was really trying to show. He was told there would be a change to the water line, but he is not sure what that was going to be. He does not know what improvements he can make to the back of his property.

[9:11:45 PM](#)

- 7.7 Robyn Kruppa, resident, said this site plan looks a lot different than what was presented at the Planning Commission. She questioned which one was the correct site plan. She said she is concerned with the 13,000 square foot lots adjacent to A5 and RA1 property. The density is inappropriate land use and deviates from the semi-rural and large lot lifestyle that has existed in this area for decades. Draper City has already determined that 20,000 square foot lots are appropriate on the north boundary. She wondered why that lot size was not appropriate for the southern boundary. She recommended a minimum lot size of 20,000 square feet to be more compatible with the surrounding properties to the south. She asked that a precast fence be installed on the southeast corner of the subdivision to protect the existing properties from such things as pollution, traffic, noise, trash, debris, activity, vibration, odor, and visual disorder. This is an agricultural neighborhood, and the traffic is a huge consideration on 700 West. If they add an additional 600 trips a day, it will be a problem for the entire neighborhood.

[9:15:09 PM](#)

- 7.8 Mike Tynan, resident, expressed concern with the excessive traffic in the area. This subdivision will bring 600-700 more traffic trips. The heavy equipment that will come up and down 700 West during the construction will destroy the roadway. He questioned whether the City will be doing anything about the reconstruction of the road or whether they will do anything to slow traffic down.

[9:16:34 PM](#)

- 7.9 Mayor Walker closed the public hearing.**

[9:16:41 PM](#)

- 7.10 Councilmember Stenquist questioned whether there would be fencing along the southern boundary. Mr. Morey explained when this was brought to the Council with the development agreement, the Council had expressed concern with the northern edge due to the larger lots there. That is why they did the phasing approach there. The southern boundary was not discussed at that point. The developer has complied with the terms set in the development agreement.

Councilmember Stenquist asked whether the question about the property lines is something that can be investigated. Mr. Morey said the one he knew about has already been addressed, and the County will see that it is corrected.

[9:18:14 PM](#)

7.11 Councilmember Colbert stated Ms. Rifkin brought up some points and asked whether that is something the applicant can answer before the final plat. Mr. Morey said they can.

Councilmember Colbert then asked whether there have been two different plats presented. Mr. Morey said he has never seen a site plan with five lots along the southern boundary. The one in front of the City Council is the correct one.

[9:19:05 PM](#)

7.12 Councilmember Summerhays questioned whether there would be a fence along the southern edge. Mr. Wright indicated he will work within the CCRs to make sure the fencing is cohesive. They will have a monument type entry on 700 West and will require the fencing to be done according to the CCRs. The west side will be a see-through fence so as to not block views. The homeowners will be providing the fencing.

[9:21:10 PM](#)

7.13 Mr. Dobbins noted if the City Council wants anything done for the final plat, they should include that in the motion tonight.

[9:21:37 PM](#)

7.14 Councilmember Summerhays wondered whether they have everything taken care of with Soccer City. Mr. Morey said there were some issues with Soccer City, but they are not a part of this development and cannot be considered with this decision tonight.

[9:23:19 PM](#)

**7.15 Councilmember Summerhays moved to approve the Fox Meadows Preliminary Plat with the requirement that the developer should take care of the boundary issue with Sue Ellen Rifkin and to make sure the fencing is clearly noted that it will be installed within one year of occupancy.**

Mr. Morey clarified it might be better to require that the developer put the fence requirement language in the CCRs. That will clarify the fact that the developer intends the property owner to install the fence within one year and that it has to be a consistent style.

**Councilmember Summerhays amended his motion to include that the CCRs would require the fence to be installed within one year of occupancy and that the boundary issue with Sue Ellen Rifkin to have been resolved to the satisfaction of City staff. Councilmember Colbert seconded the motion.**

[9:28:21 PM](#)

7.16 Councilmember Colbert said there was question about the sidewalk. He asked whether there is a standard with the sidewalk design on 700 West.

Mr. Robbins said the standard is a straight sidewalk, but the Council can change it to serpentine if they want.

[9:29:05 PM](#)

**7.17 Councilmember Colbert moved to amend the motion to include that the sidewalk will be the serpentine design. Councilmember Rappleye seconded the motion.**

[9:29:42 PM](#)

**7.18 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.**

[9:30:12 PM](#)

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

[9:30:26 PM](#)

**8.0 Action Item: Draper Village Development, for Approval of a Development Agreement for the Draper Village Located at 303 East 12100 South**

[9:30:44 PM](#)

8.1 Russ Fox, Assistant City Manager, noted this is the development agreement for the property off 300 East. The current zone is Community Commercial. The developer had a proposal submitted in September of 2014 for a mixed-use development prior to the moratorium on residential within commercial zones. The developer is entitled to proceed with that application. The developer met with the neighbors many times, and there was a request from the neighbors to decrease the number of residential homes. The developer has complied with that request by eliminating the commercial element and reducing the density by 100 units. They also reduced the structures from 4-story to 3-story units. The Community Commercial requires the commercial with the residential, which is why this application has a development agreement. He displayed the new site plan with the elevations of the proposed units.

[9:34:42 PM](#)

8.2 Councilmember Colbert asked whether the homes facing the existing residential commercial area have architectural standards. Mr. Fox said the driveways will be accessing from the interior of the development.

Councilmember Colbert then questioned whether there is a way to stagger these so it softens the landscaping. He wants the view from the homes to be a good one. Mr. Fox showed the elevations they would be seeing.

[9:37:39 PM](#)

8.3 Tim Soffe, architect, said the elevation on the left shows the backside of the units. The neighbors requested that the backs were to the street so they did not line the roadway with driveways. Mr. Soffe thanked the City staff. Everyone has been marvelous to work with. This has been one of those projects that has been a collaborative effort from the developer, neighbors, and City. It has been pleasure.

[9:39:23 PM](#)

8.4 Councilmember Rappleye asked whether there would be fencing along 300 East. Mr. Soffe explained they were requested to make the back of the homes look like the fronts. Ivory has requested that they continue the pre-cast concrete wall, but the developer does not know.

Councilmember Rappleye said if he lived there he is not sure he would want the back of the home so exposed to that road. He likes that the backs look like the fronts. A wrought-iron open fence might be a better option.

[9:40:46 PM](#)

8.5 Councilmember Colbert asked whether the setbacks will vary a couple of feet. Mr. Soffe stated they will. The buildings move as well as the pods within the buildings.

[9:41:04 PM](#)

8.6 Mr. Dobbins explained if this item is not approved, it defaults back to the mixed-use proposal. The neighbors did not want that density, so they came up with this compromise.

Mr. Soffe clarified that this proposal reduces the residential units by ninety-three, eliminates 30,000 square feet of retail, and reduces traffic by seventy-three percent.

Mr. Dobbins said some of the neighbors do not like either option; however, they prefer this one.

[9:42:54 PM](#)

**8.7 Councilmember Summerhays moved to approve the development agreement for Draper Village. Councilmember Vawdrey seconded the motion.**

[9:43:24 PM](#)

8.8 Councilmember Rappleye said he saw the original intent for development. This looks like a quality development and will probably attract people. He feels more comfortable with this proposal. There are a lot of traffic demands in the area and this is a great compromise.

[9:44:41 PM](#)

8.9 Councilmember Colbert said this change provides some buffering for the single-family homes. Not having the garages facing the existing residential is a good buffer. They have had some problems filling the retail on 12300 South, so this is a good plan.

[9:45:33 PM](#)

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

[9:45:43 PM](#)

**9.0 Action Item: Agreement #15-117, for approval of a Boundary Line Adjustment between Draper City and Property Venture Draper, LLC.**

[9:45:56 PM](#)

9.1 Glade Robbins, Public Works Director, indicated this action will allow the City to obtain the full right-of-way width of Carlquist Drive. The exchange would be for like amounts of property, and they are very small pieces.

[9:46:48 PM](#)

**9.2 Councilmember Rappleye moved to approve Agreement #15-117. Councilmember Colbert seconded the motion.**

[9:47:15 PM](#)

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

[9:47:30 PM](#)

**10.0 Discussion: Trail Use Fee**

[9:47:40 PM](#)

10.1 Rhett Ogden, Parks and Recreation Director, reviewed options for the trail-use fee, which included:

- Volunteer box donation
  - Stationed at entrance to Equestrian Center and major trail heads
  - Have a nice kiosk asking for voluntary donations for trail use
  - State reasons why trail fees are important and what they go for
  - Offer a suggested donation price
  - Pros
    - Inexpensive
    - Gets users thinking about facility
    - Little staff time needed
    - No enforcement
  - Cons
    - Not mandatory
    - Vandalism
    - Harder to separate residents from non-residents
    - Donate once and feel entitled
    - Lots of entrances and trails into canyons
- Honor box – pay to use system
  - Stationed at entrance to Equestrian Center and major trail heads
  - Users submit day/time/vehicle info on form provided

- Could number stalls as needed
  - Submit payment with form in sealed envelope and put in payment box
  - Detach half of form and set on vehicle dash
  - Similar to many Forrest Service or BLM or minor fees
  - Users are held to a higher standard
  - Notice of non-payment may result in citation or ticket
  - Have nice information signs as to reasons for fees
  - Pro's
    - Notice of enforcement, more payments
    - Easy to fill out and understand
    - More revenue generated
  - Cons
    - Needs enforcement
    - Resident complaints “pay twice”
    - Vandalism
    - Users may go down
    - Lots of entrances into canyon.
- Trail Permit
  - Signs at all trail-heads “parking by permit only”
    - Violators will be ticketed
  - All residents are issued one at no cost
  - Non-Residents may purchase an annual permit (ex. \$40-50) through City
  - Permits are displayed on windshield in specified location
  - Good for all trails, trail-heads, and locations

[9:57:36 PM](#)

10.2 Subsequent to Council and staff discussion, staff will install a voluntary donation box at the Equestrian Center with signage explaining what the donations would go for.

[10:03:40 PM](#)

10.3 Councilmember Summerhays stated the bridge being constructed in Bear Canyon could not have been accomplished without the help of Draper Irrigation or Water Pro. They have gone over and above the call of duty with this. This has been a twenty year dream. He wanted to recognize all of the efforts. It will be beautiful.

Mr. Dobbins said Salt Lake County put several million dollars to help buy up a lot of the open space that they have, so they have to be careful in trying to separate residents from non residents. They are all residents of the County

[10:06:04 PM](#)

## **11.0 Council/Manager Reports**

[10:06:15 PM](#)

11.1 Councilmember Rappleye said he spoke with a resident the other day who would like the roundabout at 1300 East restriped. Mr. Robbins replied that is in the plan. There are a lot of streets on the list for restriping.

[10:06:57 PM](#)

11.2 Councilmember Colbert suggested they look at allowing beehives in certain areas like they did with the chicken ordinance. He asked whether there was any interest in doing that. Many of the Councilmembers agreed to look at it.

He then asked whether selling engraved pavers would generate money for the parks. They could do it at the dog park. Mr. Robbins said he thinks they cost more than they can actually make; however, they will look into it.

[10:09:39 PM](#)

11.3 Councilmember Summerhays advised they were going to put in a bike wash at one point in time.

Councilmember Stenquist said there is already a bike tool stand. They could just add a hose.

[10:10:26 PM](#)

11.4 Mr. Dobbins said Geneva Rock is looking at rezoning their property. They want a round table with the Council, but Mr. Dobbins told them it would be inappropriate while they have an application with the City.

Mr. Dobbins then noted the Godfreys now own the Park School. Staff is working on moving the glass recycling bin to a different location.

Mr. Dobbins advised there are quite a few new ribbon cuttings for the new parks. Ms. Bain will be getting with the City Council to schedule these.

[10:13:27 PM](#)

11.5 Mr. Morey noted he needs one or two Councilmembers who want to participate in the General Plan process. Councilmember Summerhays and Councilmember Colbert volunteered.

[10:13:51 PM](#)

11.6 Mr. Ogden reminded the City Council about the ribbon cutting for the Cycle Park this Saturday at 10:30 a.m. There will be activities all day.

[10:15:59 PM](#)

\*\* *The Council recessed in order to change rooms for the continued budget discussion.*

[10:21:55 PM](#)

## **2.0 Continued Discussion from Study Meeting - Fiscal Year 2015-16 Budget**

2.1 Mr. Dobbins continued with the budget staffing requests as follows:

- Public Works
  - Reclassify Manager Solid Waste Program
  - Reclassify Fleet Manager

- Reclassify Water Tech to Water Foreman
- Create Positions
  - Streets Equipment Operator
  - Storm Water Operator
  - Water Technician
  - Facilities Maintenance Manager
- Total cost for Public Works is \$62,000 each year
  - They have eliminated one position and cut others in order to make that cost lower
- Parks
  - Recreation Department currently includes Rhett Ogden and Chance Hunter with two part-time front office clerks.
    - Reclassify Recreation Director to Parks and Recreation Director with a salary increase
    - Reclassify Recreation Coordinator to Recreation Manager with a salary increase
      - \$13,000 increase
    - Hire a new position for Recreation Coordinator
    - Hire a dedicated Administrative Assistant
- Total cost for Recreation is \$276,000 each year

[10:33:38 PM](#)

2.2 Mr. Dobbins asked the City Council what they were interested in adding to the budget from the list.

[10:33:47 PM](#)

2.3 Councilmember Stenquist said he is not interested in doing the paved trail in Corner Canyon this year, but he is interested in doing the other two items on the list.

Mr. Dobbins noted that is fine. That comes out of the bond refunds.

[10:34:10 PM](#)

2.4 Mr. Dobbins then reviewed his understanding of the Council's decision as follows:

- Equestrian Center - \$75,000
- Health Care - \$0
- Recreation Center Architect - \$75,000
- Trail Signage - \$6,000
- UFA – Not funding at this time
  - City will talk about options
- Wind Study – Not funding at this time
- Legal Fund - \$500,000

He stated these items will be added into the final budget for the Council's consideration on June 16, 2015.

[10:37:15 PM](#)

**12.0 Adjourn to a Closed Meeting to Discuss Property Acquisition**

[10:37:13 PM](#)

**12.1 Councilmember Stenquist moved to go to a closed meeting to discuss property acquisition. Councilmember Colbert seconded the motion.**

[10:37:20 PM](#)

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

12.3 The meeting adjourned at 10:37 p.m.