

Approved June 20, 2017

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 6, 2017, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

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

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

Dinner

Study Meeting

1.0 Training: Open Meetings and Ethics

[6:09:32 PM](#)

1.1 Mike Barker, City Attorney, reviewed the Open Meetings and Ethics training for the City Council.

2.0 Update: Traffic Committee

[6:27:22 PM](#)

2.1 Glade Robbins, Public Works Director, updated the City Council on the status of the complaints the Traffic Committee has received and the process they use to determine ways to mitigate the traffic concerns.

3.0 Discussion: Fiscal Year 2017-18 Budget

[6:45:01 PM](#)

3.1 Mr. Dobbins explained that Mr. Wylie has been working on a spreadsheet with items the City Council has brought up in regards to potential budget items that are not currently in the tentative budget.

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3.2 Bob Wylie, Finance Director, displayed the list of projects the City Council can fund with revenue. The total cost for all of the projects on the list is just over \$31 million. There is \$3,500,000 available for disbursement in this budget process.

The Council discussed options for the funding and requested to resume the discussion at the end of the Business Meeting.

4.0 Council / Manager Reports

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

Business Meeting

[7:01:40 PM](#)

1.0 Call to Order: Mayor Troy K. Walker

[7:02:04 PM](#)

2.0 Thought/Prayer and Pledge of Allegiance

[7:02:23 PM](#)

2.1 Kevin Holt, Draper Fire Battalion Chief, offered the prayer.

[7:02:59 PM](#)

2.2 Mike Kelsey, Draper Fire Battalion Chief, led the Pledge of Allegiance.

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3.0 Presentation: Fire Department Providing Automated External Defibrillators (AED) to the Police Department

[7:04:10 PM](#)

3.1 Clint Smith, Fire Chief, discussed increasing survivability rates for those who suffer out-of-hospital cardiac arrests. About 10% survive, but survivability could increase to 85% with CPR and a defibrillator. In some cases, Draper Police can respond faster than the Fire Department can. Chief Smith presented Police Chief Bryan Roberts and Deputy Chief John Eining with three AEDs for use by the Police Officers.

[7:10:15 PM](#)

3.2 Councilmember Summerhays asked about the cost of the AEDs and the number of officers on duty at one time out in patrol cars. Chief Roberts said there are three to six officers on duty at a time. They will be able to have one AED out on patrol at a time. There will be one AED out on every shift. Councilmember Summerhays asked if that is adequate, to which Chief Roberts answered affirmatively.

[7:11:16 PM](#)

3.3 Councilmember Weeks said she used to be a spokesperson for the Go Red foundation, and said cardiac disease is the number one killer in Utah and in the world. She appreciates making these devices more accessible. Chief Smith said one of the goals in getting more AEDs available is to qualify as a heart-safe community. This could provide more grant funding to continue to place AEDs throughout the community.

[7:11:58 PM](#)

4.0 Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in

writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

[7:12:54 PM](#)

4.1 Jennifer Wilcox, resident, thanked the Council for addressing safety concerns at the crosswalk at Vestry and Rambling Road. It started as an issue of children crossing safely to get to school. The road has many blind spots, and the issues do not just pertain to school kids. The school district is addressing this as well because it is a concern in the City. The petition got many responses because there are many residents who are concerned with safety. She asked for a permanent solution to this issue. Residents have brought some solutions forward for consideration, including a four-way stop. Stopping traffic at peak hours may upset some people. Another option is a crossing light. This way, traffic would only be impeded when someone needs to use the crosswalk.

[7:16:23 PM](#)

4.2 Bryan Osborn, resident, spoke about the proposed trail for the Corner Canyon Creek and East Jordan Canal trail. His home backs up to the canal. The canal is underestimated in terms of safety with the number of children that live in the neighborhood. It is not a safe place to run. They think it needs more analysis in safety. He opposes the trail, and proposes an alternate pathway that is safer.

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4.3 Mike Jensen, resident, also had concerns about the trail along the canal and said it would create an additional hazard. He opposes the trail as well.

[7:18:37 PM](#)

4.4 Alison Vreeland, resident, is also opposed to the trail along the canal. Residents have found a better route.

[7:19:19 PM](#)

4.5 Josh Young, resident, is in favor of an alternate route for the trail, and is also concerned about safety along the canal.

[7:19:55 PM](#)

4.6 Brent Neidig, resident, is also opposed to the Draper Canal trail. He is in favor of an alternate trail.

[7:20:51 PM](#)

4.7 Adam Blodgett, resident, is also opposed to the trail along the canal with concerns about safety. They have a proposal that would save money and would be safer.

[7:22:08 PM](#)

4.8 Jim Balderson, resident, is also opposed to the trail with concerns for safety and is in favor of the alternate trail route that has been proposed.

[7:22:59 PM](#)

4.9 Andy Oliverson, resident, lives on the East side of the canal. He is also opposed to the trail. He is concerned for safety. He is in favor of the alternate route for the trail.

[7:24:04 PM](#)

4.10 Angela Neidig, resident, is also opposed to the trail for similar reasons. The master plan for the trail talks about five top needs for the trail. One is closing gaps in the existing system; another is linking neighborhoods. The proposed trail around the park would be a better option because there is a restroom at the park. She is also concerned for safety.

[7:26:37 PM](#)

5.0 Consent Items

- a. **Approval of May 16, 2017, City Council Meeting Minutes**
- b. **Approval of an Easement with South Valley Sewer District for a Sewer Line within the Hidden Canyon Estates Detention Basin**
- c. **Approval of Resolution #17-32, Appointing Matthew Greer to Tree Commission**
- d. **Approval of Resolution #17-33, Reappointing members to the Planning Commission**
- e. **Approval of Resolution #17-34, Reappointing members to the Equestrian Advisory Board**

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

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5.2 Councilmember Weeks commented that the appointment to the Tree Commission makes a quorum, and she is very excited about that.

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

[7:28:21 PM](#)

6.0 Action Item: Approval of a Lease Agreement with the Draper Chamber of Commerce for the Fitzgerald House

[7:28:26 PM](#)

6.1 Councilmember Rapple indicated he works for the Draper Chamber of Commerce, so he is going to recuse himself from the discussion and vote.

** *Councilmember Rapple left the meeting at 7:28 p.m.*

[7:28:42 PM](#)

6.2 David Dobbins, City Manager, said Draper City owns the Fitzgerald house. He said it was renovated several years ago. The Chamber of Commerce has been the tenant, and their

agreement with the City expired. This proposed lease would renew that for five more years with the option to be renewed for five years at a time.

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6.3 Councilmember Vawdrey moved to approve the lease agreement with the Chamber of Commerce. Councilmember Weeks seconded the motion.

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

** *Councilmember Rappleye returned to the meeting at 7:30 p.m.*

[7:30:03 PM](#)

7.0 Action Item: Resolution #17-31, Approval of an Agreement with Randy Bowler to Purchase 5.7 Acres of the Jenson Farm property for a City Park

[7:30:19 PM](#)

7.1 Rhett Ogden, Parks and Recreation Director, presented the proposed agreement. He explained that staff approached Mr. Bowler months ago initiating this purchase, because this area of the City lacks in parks. They knew they needed a parking area and a way to connect trails, and this property would satisfy these needs. The LDS church is also in the development as well as the park. Units per acre would be 1.7, or around 84 total homes. If the City does not purchase the property, there would be more homes in the development bringing the units per acre to 2.1. The seller has agreed to sell everything for a maximum cap of \$2 million. He would also donate two lots in exchange for the IRS paperwork to show it as a donation. This purchase would be separate from the development agreement.

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7.2 Councilmember Summerhays asked if the seller would finish both sides of the creek. Mr. Ogden said Mr. Bowler could answer that question.

[7:37:16 PM](#)

7.3 Councilmember Weeks asked Councilmember Summerhays to clarify his question. Councilmember Summerhays said there are sections of the trails that need to be completed. He asked that if the City gets the park acreage and they don't have the money to finish the landscaping, will Mr. Bowler finish the rest of the project.

Mr. Ogden said he is asking about the timetable of when the trail will go in, regardless of when the City develops the park. He explained that that this would be handled in the development agreement itself, separate from this purchase agreement.

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7.4 Randy Bowler, developer, said they would anticipate the trail system being part of the development requirements as they do the development. Those trails would go in as they developed roads and other improvements.

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7.5 Councilmember Stenquist moved to approve Resolution #17-31. Councilmember Rappleye seconded the motion.

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7.6 Councilmember Weeks said she believes they need a park in that area, but voting yes does not mean she agrees with the development. She was still concerned with the amount of homes on the development. She thanked Mr. Bowler for putting in a park.

[7:40:15 PM](#)

7.7 Councilmember Stenquist said he agrees that this part of the City needs a park. It will be a benefit to connect the trails.

[7:40:41 PM](#)

7.8 Councilmember Rappleye said it is a piece of ground the City has needed for a long time. There have been plans for a park in the area for a long time. It is a lot of money, but they need to buy it now. It is one of the last pieces of land in the City that can be developed as a park. He said that while the development isn't approved yet, this agreement will affect how the rest of the area develops.

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

[7:41:39 PM](#)

8.0 Public Hearing: Ordinance #1263 and #1264, on the Request of Mark Murdock for Approval of a Master Area Plan (MAP) and Text Amendment in the TSD (Transit Station District) Zone

[7:41:57 PM](#)

8.1 Dan Boles, Planner, provided a historical overview on this item. TSD Zoning is different from typical zoning. It requires a Master Area Plan (MAP). The MAP is a blueprint for what would be built in this zone. The MAP was approved in 2012 and modified a year or two later. He presented the TSD zone, and the roads, and the application. The applicant is proposing that the cross-section be changed. However, the road would still be widened and a bike lane added. With the proposal, the Council would be amending the approved MAP, and making a text change in the ordinance.

[7:47:11 PM](#)

8.2 Councilmember Weeks asked how many units would be going in. Mr. Boles said it would be 308. Councilmember Weeks asked if, with the extra traffic, 82 feet would be adequate to handle this amount of traffic. Mr. Boles said the engineers came up with that number.

Scott Cooley, City Engineer, said they have talked about this matter at length and believe it will be adequate. The proposed density was higher than what it will be. The capacity of what they are proposing should be sufficient.

Councilmember Weeks asked if the applicant is paying to widen the road and Mr. Boles answered affirmatively.

[7:48:39 PM](#)

8.3 Councilmember Vawdrey asked if they would be able to expand in the future, if necessary. Mr. Boles answered affirmatively, and explained that the adjacent property owners would be required to maintain that property.

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8.4 Councilmember Stenquist said at a future time the City would have the option to surplus that property as well. Mr. Boles said that was right.

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8.5 Councilmember Weeks asked if the City would pay for any future expansion, and Mr. Boles answered affirmatively. Councilmember Weeks then clarified that the extra 20 feet was weeds and asked who was responsible for maintaining that section. Mr. Boles said it would be the adjacent property owner's responsibility.

[7:50:31 PM](#)

8.6 Mark Murdock, applicant, thanked Mr. Boles and Mr. Cooley for their work, and said they have come up with a great solution.

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

[7:51:21 PM](#)

8.8 Councilmember Rappleye moved to approve Ordinances #1263 and 1264. Councilmember Summerhays seconded the motion.

[7:52:11 PM](#)

8.9 Councilmember Weeks said she is excited for this to be done.

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8.10 Councilmember Stenquist said this development has been through a lot. The division changed a lot, and was envisioned much denser than this. As local elected officials, they hear a lot of concerns about issues along the Wasatch front about traffic congestion and air pollution. They have very little control over the larger regional concerns, but one thing they can do is smart land use planning within the City of Draper. He thinks this is a successful attempt to concentrate some density with reducing traffic and air pollution in mind. The vision changes throughout the process, but it is a good development.

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8.11 Councilmember Summerhays said he is glad this is moving along, and said that it is needed.

[7:55:02 PM](#)

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

[7:55:12 PM](#)

9.0 Public Hearing: Chad England Plat Amendment, on the Request of Chad England for Approval to Amend the Fox Crossing Phase 6 Subdivision Plat at Approximately 13054 South 1300 East by Adding a Lot and Adjusting Property Lines Between Two Parcels

[7:55:36 PM](#)

9.1 Maryann Pickering, Planner, explained that this is a request to amend the existing subdivision plat. The subject property is on a private lane. The current zoning is RA2. This is a lot line adjustment, but because it is in a plat the whole plat must be amended. Both the lots will meet the standards of the RA2 zone once this is complete. The Planning Commission forwarded a positive recommendation.

[7:57:11 PM](#)

9.2 Councilmember Stenquist asked if this still conforms to RA2 zoning, and Ms. Pickering answered affirmatively. Councilmember Stenquist asked if this is an administrative or a legislative action. Mr. Barker said it would be administrative.

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9.3 Councilmember Weeks asked about the half-acre that is being sold and stated the buyers have a house on their property already.

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9.4 Kaylene England, applicant, said the buyer is expanding their backyard. The half-acre is where the house will be sold or rented.

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

[7:59:34 PM](#)

9.6 Councilmember Weeks moved to approve the plat amendment for Fox Crossing Phase 6. Councilmember Stenquist seconded the motion.

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

[8:00:06 PM](#)

10.0 Public Comment: Approval of a Development Agreement with Blue Bison Development

[8:00:20 PM](#)

10.1 Mr. Dobbins said the City currently has a real estate purchase contract in place with Blue Bison development wherein they are required to close by June 23rd. A number of issues have been brought forward. The main problem is one of access; there were two points of ingress and egress. His concern is that if they do anything that allows for more than 30 single family units with one access point, the second access would have to be through one of the adjacent cities and property owners. Without that, they would need to limit the development to 30 units. Under the fire code, if all units had sprinklers it could go up to 50 units, but that secondary access was critical. The developer was talking about secondary emergency access somewhere. Another issue is water capacity. The water infrastructure would need to be increased if anything else were to be built on this property. They are concerned about the homes being protected from risk. Utilities are also a concern, as they don't know where utilities would come from. The developer will address some of those issues.

[8:05:50 PM](#)

10.2 Councilmember Weeks asked if there was a storm water issue and if so, whether or not it has been resolved. Mr. Dobbins explained that they don't have a detailed engineering analysis completed yet. He said the storm water would have to be dealt with on-site.

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10.3 Councilmember Summerhays asked if this would be in the Traverse Ridge Special Service District (TRSSD). A lot of the homes in the TRSSD are made to have sprinkler systems. He asked what conditions there were in the TRSSD. Mr. Dobbins said the agreement was looking at 350 units. One thing the Council needs to look at is the total number of units and the lot size because that will mitigate the fire risk. Anything past 190 water units would need to have increased capacity. They may need a water tank, the cost of which would have to be factored in. They may have to increase piping capacity.

[8:09:16 PM](#)

10.4 Jacob Satterfield, developer, explained that they removed some of the language addressing their concerns. The utilities would be placed within the road. In the development agreement they want to establish that they can get a road approval for Road A to collapse their timeframes. They are aware that there are limitations on units. There is potentially another pump station. They have reduced the storage capacity they would need for the development. They are not putting anything on the City. They are going through some alternate plans to obtain additional water. The developers want to set up an appropriate reimbursement agreement. Part of what they are asking for, which is a 50% reimbursement to any developments that benefit from this. This reimbursement agreement is asking for 50% reimbursement because it is not just the road to which it will be connecting. It took the connection to add more units. In addition to the water improvements, they feel the reimbursement would be appropriate. If they are able to establish a secondary access, they would like to have 450 to 500 units. Mr. Satterfield said it seemed more appropriate to lower that number to 350. This development is backwards because they are trying to decide the capacity before the design. They would like some flexibility in the agreement. There are options for how to connect through. The development agreement indicates that if they

are able to establish those connections, they will get the density they are looking for. This is pending on approval from the Alpine property. They would comply with the wildland urban interface as an added layer of protection to the development. They had an expert express that the density isn't so much a factor when it comes to mitigating the risks of fire. It is more about building materials, vegetation plans, sprinklers, etc. The storm drain is something they addressed by storing it on the property.

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10.5 Councilmember Summerhays asked if they were going to Timpview or South Valley. Mr. Satterfield responded South Valley. Councilmember Summerhays said they don't allow pump stations. Mr. Satterfield said they are on their agenda to discuss that issue. They have two options about how to address that matter. One might be through lift stations. The other is access through a private property. Councilmember Summerhays asked about the additional surplus. Mr. Satterfield said to offset costs, they proposed 30 lots. The typography is difficult.

[8:22:10 PM](#)

10.6 Councilmember Weeks asked about the reimbursement for lots along the road. She said 50% seemed like more than reimbursement. Mr. Satterfield explained they wouldn't be able to develop any units if they hadn't been able to connect through. If they maximize all the units, there are no units to be developed. Councilmember Weeks said the road they are considering to surplus seems steep. Mr. Satterfield asked to look at it from the standpoint of what Draper would gain. They would have taken land that is worthless to the point of being developable. They have increased the land's value. Future developments would only have to put laterals into the already established units. Future developments would not have to install infrastructure. They think they are bringing a lot of value to the City and would like a reimbursement. Future developments would have to put in the same water improvements if it was 20 lots.

Councilmember Summerhays said there are a lot of moving parts to this to make it work by June 23rd.

[8:26:38 PM](#)

10.7 Mayor Walker opened the meeting for public comment.

[8:27:00 PM](#)

10.8 Rodney Smith, resident, said this has been very educational. He said the picture display does not show storm water retention. He said it would be inaccurate because there should be one or two storm water basins. There are a lot of open issues with this property that require more time and study to develop a real plan.

[8:28:55 PM](#)

10.9 Sheldon Wimmer, Mayor of Alpine, clarified Alpine City's situation on access roads west of Alpine City. Alpine City made a decision 40 years ago not to connect any cities on the west side. The developments on the west side are boxed in. There are no further roads planned.

[8:31:36 PM](#)

10.10 Heather Groom, Highland resident, asked that the Council vote no on the development because it does not adhere to the development code. The number of units is out of line, and there are too many hypothetical situations. She read out of the development agreement, and pointed out that the developer claims access through Alpine while he does not have access yet. There are concerns with water easements. She asked that the Council vote no.

[8:33:37 PM](#)

10.11 Terry Devine, resident, talked about the trail behind Bellevue and said it is unsafe to have a trail along the canal.

[8:35:18 PM](#)

10.12 Mark Ellis, resident, said they understand the need of the City to recoup revenue tied to the experience at Suncrest. They support that idea as residents. The cost for a five-acre parcel is about one third of the cost of 170 acres that the City owns and is talking about developing. The south end doesn't have a park. Mr. Ellis thinks there should be a toll road on Suncrest drive. Usage is about 90% non-Draper residents using the road. He thinks Alpine and Highland should be more involved in the use of this land. In regards to development, there is no way to move forward with any plan that doesn't have more than one access. The idea of having more than 50 units with one road access is a safety hazard and it could not be done. Developing this land is not reasonable right now. The density issues and the issues of drive and access make this not feasible. There should be a larger deposit to move forward on extensions so they are more serious.

[8:38:13 PM](#)

10.13 Rick Louder, Highland resident, is opposed to this plan. He read a letter about the questionable tactics of the developer. He suggests the Council not deal with this developer and vote no.

[8:39:37 PM](#)

10.14 John Brennan, resident, thanked everyone in the Council for listening to all sides of the argument and for their time.

[8:40:12 PM](#)

10.15 Steve Anderson, Highland resident, said the development is out of code and it impacts the residents. He asked that the Council vote no.

[8:41:02 PM](#)

10.16 Russ Lambert, Highland resident, is concerned because his property borders the south end of the development. He is afraid of the water runoff issues. His basement has flooded many times, and removing the natural vegetation could make things worse. There is a Questar gas line that was put in that would obstruct development. There are trails that would be gone if the development continued. He asked the Council to vote no.

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10.17 Heike Smith, resident, said she attended a lot of fire prevention meetings. She thinks this development would be a disaster waiting to happen. They have a fire suppression system in their home, but that would not prevent a fire from outside their home. The greatest transmission of wildland fire to homes is when one house catches fire then home to home transmission takes place. These houses would be too close together. The loss of potential life would be huge with only two access roads.

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10.18 Rustin Diehl, Salt Lake City resident, said he has been interested in this land for a long time. This area has been an area of interest of the forest service. He said that for the last two years he's been working with Utah State University, and he is speaking on behalf of one of their projects tonight. In the rationale for this development it has been pointed out that Draper is acting under an obligation. He read from the master plan that Draper is under an obligation on this land as part of the Suncrest development to provide parks and trails. He thinks a discussion of quality of life should attend the discussion. He thinks a change in discussion from maximizing density to work for Draper's obligations would be necessary.

[8:47:16 PM](#)

10.19 Carolyn Lambert, Highland resident, lives on the southern edge of Draper bordering the 110 acres. She read from the Salt Lake Tribune about Draper's developments. She talked about preserving the wilderness. Other issues with the development are the roughness of the terrain, the high winds, recurrent flooding, and the new gas line. The services connected to this project would have to be considered as well. Preserving open space is important. She asked if the impact to wildlife has been thought through.

[8:50:34 PM](#)

10.20 Keyne Monson, Highland resident, of the details of the plan that are clear, there are a lot of concerns. He agrees with what has been said. A property like this is majestic, and they have one chance to develop something like that. He asks that the Council reject the proposal.

[8:52:04 PM](#)

10.21 Mayor Walker closed the public comment.

[8:52:15 PM](#)

10.22 Councilmember Weeks said the development agreement states "...the City accepts the developer has obtained right-of-way through an easement that provides a secondary emergency access to the developer property through Highland". At that time Councilmember Weeks said she called the Mayor of Highland and asked if anything had changed. She said he had said no. Councilmember Weeks said she felt deceived about what was in the development agreement. The 50% reimbursement of road A and B is a steep amount to have to pay. With the storm weather issues and the easements, she does not think the development agreement has taken into account those issues.

[8:53:53 PM](#)

10.23 Councilmember Weeks moved to deny approval of the development agreement with Blue Bison Development.

[8:54:28 PM](#)

10.24 Councilmember Stenquist said he is not ready to make a motion because he has a lot of questions.

[8:54:52 PM](#)

10.25 Mayor Walker indicated the motion died for lack of a second.

[8:54:58 PM](#)

10.26 Mr. Dobbins explained that there is an agreement in the packet. The developer submitted a second proposal that changes a few of those things, such as the access. However, that was not in the packet.

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10.27 Councilmember Stenquist moved to continue this item to the next City Council meeting. Councilmember Vawdrey seconded the motion.

[8:56:47 PM](#)

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

[8:57:08 PM](#)

** *The City Council took a break at 8:57 p.m.*

[9:09:24 PM](#)

** *The meeting resumed at 9:09 p.m.*

[9:09:25 PM](#)

11.0 Public Hearing: Fiscal Year 2017-18 Budget

[9:09:33 PM](#)

11.1 Mr. Wylie advised this budget is the same tentative budget that was presented to the Council and approved on May 2nd. This has been available for review for the public for the last month, and tonight is the public hearing for the budget.

[9:10:27 PM](#)

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

[9:11:05 PM](#)

11.3 Councilmember Summerhays said they talked last week about \$75,000 for the Equestrian Board. He would like to get that in the budget. It would cover the bull riding event next year and another motocross event as well.

[9:11:49 PM](#)

11.4 Mr. Dobbins explained they are not ready to adopt the budget. They need to wait to receive the final property tax revenue from Salt Lake and Utah County. On the next scheduled meeting, the budget could be adopted if they have received those numbers. Now they need to have the discussion of what they want to see in the final budget. They have a list of items they can discuss after the meeting. The purpose of this item was to give the public a chance to weigh in on how to spend tax-dollars.

[9:14:01 PM](#)

12.0 Recess to a Municipal Building Authority Meeting

[9:14:10 PM](#)

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

[9:14:22 PM](#)

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

[9:20:31 PM](#)

13.0 Council/Manager Reports

[9:21:03 PM](#)

13.1 Councilmember Weeks said there is a problem with a sunken road. There are three huge dips in the road. Highland Drive from the arena to New River Drive was repaved, and it was not done well. The paint has already worn off, and the road is less than a year old. Mr. Dobbins explained that Questar gas has a warranty period that they have to meet.

Councilmember Weeks also said there is a fire hydrant by the trailhead to Coyote Hollow that is being encroached upon. It could use a red stripe or no parking signs. Residents would like to see no parking signs on the side with the homes. Chief Roberts said there haven't been any traffic violations on that street while they have had video footage of the street.

Councilmember Stenquist said restricting parking all the way around would be excessive. To consider no parking signs, they would have to be scaled back. They talked about extending the no parking, but what Councilmember Weeks proposed seems excessive. Councilmember Weeks said some of the residents have trailers and the road is too narrow for the parking on either side. Councilmember Stenquist said that is reasonable, but they don't have to restrict parking beyond letting people back out of their driveway.

Councilmember Summerhays said that they could only get a few parking spaces up in that area.

Mr. Ogden said residents would like the opportunity to address the Council on this matter.

Councilmember Weeks said there are residents who park on the street. She would like to hear from the residents.

Councilmember Stenquist said opening to comment without a proposal or plan would not be helpful. There might be a few times a year where there are events with a lot of parking on the street, but it only lasts a few hours. It would be better to have a couple proposals to consider.

Mayor Walker said he drove out there recently, and most of the cars parked there are cars with bike racks.

Councilmember Stenquist said there is need for an extended parking lot, as per the master plan. A town hall meeting or an open forum would work better for resident feedback than a Council meeting.

Councilmember Weeks said she wants to make sure that Draper residents are listened to.

Councilmember Weeks said the amphitheater is now doing assigned seating, but the seat space is sometimes too small. The seat width isn't wide enough. Councilmember Summerhays said they wanted to expand the lawn area.

Mr. Ogden said the person selling the seat tickets would be able to do whatever they wanted. In order to get the capacity they want, the seats have to be the size they are. The Arts Commission might have to make a decision regarding the matter.

Councilmember Weeks said there have been complaints about people running the stop sign on 300 East. Her son was hit by bikes on Porter Rockwell trail. She suggested some signs about shared use of the trail to protect people walking so they don't get hit by the cyclists.

Councilmember Stenquist said there is a dash line down the middle of the lane. The Council showed support for more signage on the trail.

[9:43:33 PM](#)

13.2 Councilmember Stenquist said a resident contacted him about a homeless benefit event in conjunction with Draper Days. It could be a good opportunity to reach out and for residents to show solidarity.

Councilmember Stenquist then said earlier tonight he asked a couple questions about the subdivision plat amendments, and he has talked to a couple land-use attorneys. He wonders if they could revisit the policy when it comes to Council approval of those things. If the City has very little latitude to approve something that follows code, then it shouldn't be

brought to the City Council. There is not much the Council could do in that case. The public does not understand the Council's legal limitations. Mr. Dobbins said they could look at that, because if it follows code the Council is not in a position to deny it.

[9:46:53 PM](#)

13.3 Councilmember Rappleye asked for an update regarding the field trip to the Vestry area. He was informed that they do not have a tentative date for said field trip yet. They will get one scheduled soon.

Councilmember Rappleye then asked if there is a date for when the recycling will be moved. He was informed that it has been moved already.

Councilmember Rappleye said some residents wanted to go through a warrant study. There is a road that creates a four-way, and they want to do something with that intersection. Residents would also like a speed sign installed, too. They would like to see if putting in a crosswalk would be possible because a lot of kids are crossing the street. There is a house on 600 East that has been vacant for a while. The grass is getting very long and it could be a fire hazard.

Lastly, Councilmember Rappleye reported that the board of directors wanted to thank the police department for their work on the vandalism. They were able to catch the perpetrator.

[9:51:05 PM](#)

13.4 Councilmember Vawdrey said there was a rattlesnake bite in the canyon. The mother of the child who was bit wanted to recognize the staff member who assisted with the incident. It was noted that the staff member's name is Lisa Caddy.

[9:51:23 PM](#)

13.5 Councilmember Summerhays said there are a number of trees that have been damaged from weed wackers. He would also like to revisit the ordinance on conex trailers in Draper, because there are a lot of businesses around the City that have them already. He explained that conex trailers were similar to large shipping containers. Councilmember Summerhays stated that he wanted to address the code in order to allow these trailers.

Councilmember Rappleye said it is worth looking into the matter and researching what other cities are doing in this regard. He suggested they first look at how to deal with all the ones that are currently in the City. There was subsequent discussion regarding the storage needs around the City.

Councilmember Summerhays said there is a brand new building on 700 East that is one foot away from the sidewalk. He said this is not smart planning.

Councilmember Summerhays said he asked if a 36-inch fence could be put in along the border canal. He hoped to have a response within the next week.

Lastly, Councilmember Summerhays stated that the north side of 12900 South between 1300 East and Relation Street has needed repairs for ten years but has not been fixed.

[10:04:37 PM](#)

13.6 Mr. Dobbins said they Council needs to pick a Grand Marshal for the parade. Councilmember Summerhays made some recommendations.

[10:05:21 PM](#)

13.7 Councilmember Weeks said she had a resident complain about the sound wall on I-15. There are a lot of weeds on Minuteman Drive. When it rains it gets wiped out and water gets all over Minuteman Drive.

[10:06:27 PM](#)

** **Discussion: Fiscal Year 2017-18 Budget**

[10:14:44 PM](#)

** The Council and staff returned to the Administrative Conference Room to continue the budget allocation prioritization discussion.

The top prioritizations were as follows:

- Cemetery
- Dog Park Parking
- SunCrest Community Park
- Pickleball Courts
- Galena Fields
- Salt Dome
- Traffic Calming Devices
- Community Development Software
- Mobile Command Post

Mr. Wylie then reviewed the changes he has made to the tentative budget. These will be considered by the City Council when they adopt the final budget on June 20, 2017.

[10:37:07 PM](#)

14.0 Adjourn to a Closed-Door Meeting to Discuss Property Acquisition, Litigation, and/or the Character, Professional Competence, or Physical or Mental Health of an Individual

[10:37:11 PM](#)

14.1 Councilmember Vawdrey moved to adjourn to a closed-door meeting to discuss property acquisition. Councilmember Weeks seconded the motion.

[10:37:28 PM](#)

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

14.3 The meeting adjourned at 10:40 p.m.