

Approved January 9, 2018

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, DECEMBER 19, 2017, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Mayor Pro Tem Bill Rappleye and Councilmembers, Jeff Stenquist, Marsha Vawdrey, and Michele Weeks

EXCUSED: Mayor Troy K. Walker and Councilmember Alan Summerhays

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

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**Dinner**

**Study Meeting**

[5:59:20 PM](#)

**1.0 Discussion: Aquatics Facility Update**

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1.1 Martin Jensen, Salt Lake County, introduced himself and Angelo Calicino and provided copies of the proposed schematics of the Draper Aquatics Facility. He indicated the facility has \$19.5 million in funding available. There is a possibility for additional money that could be put towards a field house on-site; however, it may require some extra funding from the City. There could be a ten-year delay on this if they do not fund the field house at this time. He then reviewed the layout of the proposed facility, the proposed staffing, and costs for patrons. The County plans to have the design finished and construction started by this spring, and the construction timeframe is 18-24 months.

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**2.0 Council/Manager Reports**

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2.1 Councilmember Rappleye noted the City Council approved funding for the solar speed signs. He questioned whether they could put one on 300 East. Glade Robbins, Public Works Director, indicated staff purchased four signs. They have not installed the signs yet, but they can install one on 300 East.

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2.2 Councilmember Weeks thanked Councilmember Rappleye for his service on the City Council.

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2.3 Clint Smith, Fire Chief, updated the City Council on the status of the fire team that is currently in California assisting with the wildfires. There is an equipment problem with the truck, so they are waiting for a vehicle part before they can head back to Utah. They hope to have the truck fixed by December 20<sup>th</sup>.

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2.4 David Dobbins, City Manager, indicated there is a study being done on affordable housing, and he noted that Draper will probably be singled-out as not being “affordable housing friendly” due to the City’s architectural requirements and building permit and impact fee costs.

## **Business Meeting**

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**1.0 Call to Order: Mayor Pro Tem Rappleve**

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

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2.1 Rob Muse, Scout Troop #4565, offered the prayer.

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2.2 Jax Kimball, Scout Troop #4565, led the Pledge of Allegiance.

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**3.0 Public Comments**

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

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3.1 Santa Claus thanked the City Council members and wished everyone a Merry Christmas.

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3.2 Jameel Gaskins, business owner, stated he is the operating partner for the Seabird Bar and Vinyl Room. He is seeking approval to amend the code to include an additional liquor license. He is also pursuing a club license in Draper near Bangerter crossing. His partner Joshua Rosenthal currently has a business below the proposed location. He would like to be on the agenda in January.

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**4.0 Consent Items**

- a. Approval of December 5, 2017, City Council Meeting Minutes**
- b. Approval of Rivermark Final Plat.** Staff: Maryann Pickering
- c. Approval of Ordinance #1300,** Text Amendment to Draper City Municipal Code Sections 3-2-120A and 3-2-130A, Amending the phrase "sixteen hours" to "two work days" to acknowledge that some departments have a different work schedule such as Police, where two work days would be 20 hours, and Fire, where two work days would be 48 hours. Staff: Hazel Dunsmore
- d. Approval of Resolution #17-74,** Amending text in Personnel Policy 5030-Corrective Action and 5100 - Separation Procedures. Staff: Hazel Dunsmore
- e. Approval of Resolution #17-77,** Adopting the 2018 Annual Meeting Schedule. Staff: Rachelle Conner
- f. Approval of Agreement #17-259,** Assessment-in-Lieu of Public Improvements - Cubes Self Storage. Staff: Glade Robbins
- g. Approval of Agreement #17-260,** Assessment-in-Lieu of Public Improvements - Jaime Turner Parcel. Staff: Glade Robbins
- h. Approval of Agreement #17-261,** Assessment-in-Lieu of Public Improvements - Hastings Meadow Minor Subdivision. Staff: Glade Robbins

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**4.1 Councilmember Weeks moved to pull Item E from the Consent Items. Councilmember Vawdrey seconded the motion.**

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

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**4.3 Councilmember Weeks indicated the meeting schedule currently has a meeting scheduled for July 3, 2018. She stated she would like to change that meeting date due to the holiday.**

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**4.4 Councilmember Weeks moved to approve Item E with the condition that the July meeting schedule be changed. Councilmember Vawdrey seconded the motion.**

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**4.5 Councilmember Stenquist commented that the City Council often changes the dates of the meetings, and the dates are not necessarily written in stone. Councilmember Weeks said Mr. Dobbins recommended she pull that item from the calendar.**

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

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4.7 Councilmember Stenquist moved to approve the remaining Consent Items. Councilmember Rappleye seconded the motion.

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

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5.0 **Public Hearing: Ordinance # 1292 and 1293, Mountain Park Estates Master Planned Community, on the Request of Ollie Michel, Representing Michel Land, LLC, for Approval of a Zoning Map and Zoning Text Amendment Creating a New Master Planned Community (MPC) Zone and Rezoning Approximately 76.77 Acres at Approximately 2100 East Lake Bluff Drive to the New MPC Zone Along with a Development Agreement**

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5.1 This item was withdrawn at the request of the applicant.

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6.0 **Public Hearing: Resolution #17-78, Declaring Approximately 23,657 Square Feet as Surplus and Authorizing the Sale of the Property at Approximately 14000 South Upper Corner Canyon Road**

[7:12:14 PM](#)

6.1 Councilmember Vawdrey moved to continue this item until January 9, 2018. Councilmember Stenquist seconded the motion.

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

[7:13:03 PM](#)

7.0 **Public Hearing: Ordinance #1261, Davies Zoning Map Amendment, Request for Approval of a Zoning Map Amendment from RA1 (Residential Agricultural 1-acre) to RA2 (Residential Agricultural 1/2-acre) for 2.43 Acres Located Generally at 889 and 925 East Canyon Breeze Lane**

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7.1 Dennis Workman, Planner, stated this request comes by way of recommendation of the Planning Commission and Staff. It is a proposal to rezone the property at the north side of Canyon Breeze Lane. The proposal is to go from RA1 to RA2; the applicant wants to have two units per acre. Staff is recommending approval of the zone change because it is in line with the underlying Land Use Plan. The proposal is to allow the area of the front property to be adjusted down to 20,000 square feet. The boundary line adjustment cannot be done without a rezone.

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7.2 Councilmember Weeks asked if the subject property would be subdivided into four separate homes, given that the boundary adjustment would provide two acres. Mr. Workman stated this would not be possible, because there would be no access onto Canyon Breeze Lane. He would have two lots, one of which would be half an acre. Councilmember Weeks asked Mr. Workman to elaborate on why additional subdivision would not be able to take place. Mr. Workman explained Canyon Breeze Lane already has more than the allowed lots on a private lane.

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7.3 Phillip Davies, applicant, requested approval of the rezone proposal. He said he ended up with the property due to a bad business partnership. He wants to keep as much of the ground as they can, but would like to sell the home which is the biggest asset. He believes the home is very marketable, and noted it complies with the general plan. He stated they received a unanimous recommendation of approval from the Planning Commission.

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**7.4 Mayor Pro Tem Rappleye opened the public hearing.**

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7.5 Kathy Kranz-Dorobiala, resident, stated she lives on Canyon Breeze Lane on the east end of the road. She asked for clarification on the purpose of the rezone proposal. She understands the applicant wants to sell the house, and asked if this sets precedence for subdividing. The roads are private and there is no access from Canyon Breeze Lane or Rosefield Lane.

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7.6 Kent McKinley, resident, stated he lives on Canyon Breeze Lane. He wanted to know why the home could not be sold on an acre. The adjacent properties are on an acre and it does not seem fair to rezone just for the applicant to sell a home. This could set precedence for the rest of the street. He is concerned that if they get building permits, five more homes could be built right next to him. He said he is against the proposal as it has been outlined.

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7.7 Jennifer McCune, resident, said she lives north of the subject property. She indicated her questions were similar to those previously stated. She said it is a beautiful lot and hopes it is sold to someone who keeps horses. She understands there is progress in Draper, but would like to preserve its spirit. She believes it would be better to sell the whole property and not subdivide it at all.

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7.8 Greg Gust, resident, stated he lives on Canyon Breeze Lane. He said there have been a lot of changes in Draper and on Canyon Breeze Lane. He said horse property is important to him and many residents in Draper; many large animal properties are starting to disappear. He said when the last rezoning proposal on Lone Peak Lane came forward, the City Council did not give him an opportunity to purchase or add on to 970 Canyon Breeze Lane. It was

originally part of his lot, and the Council pushed the proposal through and allowed a 20 foot right-of-way by Lone Peak in order to create an access onto Canyon Breeze Lane. Mr. Gust said the property in question was now an odd lot, housing cows that are mistreated and not well tended. He said there is record of the issue with the local animal control. He said he has mixed feelings on this proposal because if the City allows 20,000 square foot lots on Canyon Breeze Lane, he would like to do the same when he sells his property. He said he can support the change only if he will be allowed do the same for his 1.2 acre lot at some point in the future.

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7.9 Daryl Beazer, resident, stated he lives one lot over from the subject property. He is against the proposal as outlined. He commented that the Planning Commission said the infrastructure, such as the sewer and water utilities, could not support more housing.

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7.10 Robert Anger, resident, agreed with prior remarks, and said he does not have confidence in Draper City.

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**7.11 Mayor Pro Tem Rappleye closed the public hearing.**

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7.12 Mr. Davies said there are five lots on Canyon Breeze Lane that are half acre in size; three are located east of the subject property, and two more are located to the south. He said he believes these are the properties that have set the precedence. He stated he is not asking for anything different than what Ms. McCune did when they sold half their land and subdivided years ago. He appreciates the neighbors want horses, but when the opportunity was right for them they sold their lot to their neighbor. He wants to retain as much property as he can and still sell the house.

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7.13 Councilmember Rappleye questioned how and why someone can apply for a rezone, and what process must be followed. Mr. Workman said there was a question about subdivision, and explained there will be no subdividing of the property in question. The owner has two lots; if the rezone request is approved, there will be two lots without any opportunity for additional lots to be created. However, building permits may be obtained for the existing lots. The rezone would have one affect; it would allow the front lot to be adjusted down to 20,000 square feet. The back lot would get adjusted up by the difference.

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7.14 Councilmember Vawdrey asked if the existing, legal lots can be built at present.

Mr. Workman said one of the lots has an existing house. He confirmed that the other lot is eligible for a building permit, as it is presently zoned.

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7.15 Councilmember Stenquist stated the property owner has two lots: one at 1.07 acre and the other at 1.29 acre. The rezone would change these sizes. He stated the applicant wants one of the lots to be a little smaller and to sell the existing home; he intends to keep the larger lot.

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7.16 Councilmember Weeks asked if there was a gate separating Canyon Breeze Lane from Lone Peak Lane. Mr. Workman answered affirmatively. Councilmember Weeks asked if that gate was removed, could the applicant go back and subdivide the subject property. Mr. Workman answered in the affirmative, and explained with half acre zoning there was potential for three or four 20,000 square foot lots to be created after a boundary line adjustment took place. However, he clarified this scenario was only hypothetical.

Councilmember Stenquist stated the gate was not the only determining factor on this scenario; Lone Peak Lane is a public road, whereas Canyon Breeze Lane is a private road. In order for the aforementioned scenario to take place, Canyon Breeze Lane would need to turn into a public road.

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7.17 In response to a question from Councilmember Vawdrey, Mr. Workman said as far as he is aware the lines depicted on the aerial map of the subject property are legal. Councilmember Vawdrey asked if all of the lots in the area are zoned RA1. Mr. Workman said there are several non-conforming lots throughout the City. He continued to explain that some of these lots existed before the City was incorporated. After the City was incorporated, the RA1 zoning was applied to this lane as well as the surrounding properties, thereby creating legal, non-conforming lots.

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**7.18 Councilmember Stenquist moved to approve Ordinance #1261, Davies Zoning Map Amendment. The motion failed for lack of a second.**

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7.19 Due to the lack of an approved motion, Councilmember Rappleye noted this item will be considered by the City Council as an Action Item on January 9, 2018.

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**8.0 Public Hearing: Ordinance #1291, Vacating a Portion of Right-of-Way Known as Lone Peak Parkway between 12900 South and Golden Harvest Road**

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8.1 Mr. Fox said this is a proposal to vacate a portion of the Lone Peak right-of-way. He explained the White Mountain Business Park design did not follow where the existing right-of-way had been dedicated, as part of the Golden Harvest Subdivision. With the construction of the road, this area is no longer needed by the City. He explained that since this right-of-way was dedicated as part of the subdivision plat, the vacated portion will

automatically defer to the adjacent property owner. The owner has expressed interested in acquiring the right-of-way, otherwise it will continue to be the City's responsibility.

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8.2 Councilmember Weeks asked Mr. Fox to clarify the zone. Mr. Fox said it is RA2, which is for half acre lots. He stated RA2 is not commercial zoning. Commercial zones begin at the north of these lots and run south of IKEA.

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8.3 Terry Dipoma, property owner, said last Thursday the Planning Commission rezoned Greenfield Farms to commercial. As a result, all of the homes in the area will be removed. He said as Lone Peak Parkway comes through, there will be a lot of traffic and the City should consider requiring the developer to build a sound wall along the east side of Golden Harvest Road. They are now boxed in by commercial and a sound wall would greatly benefit area.

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**8.4 Mayor Pro Tem Rappleye opened the public hearing. No one came forward to speak, so Mayor Pro Tem Rappleye closed the public hearing.**

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**8.5 Councilmember Vawdrey moved to approve Ordinance #1291, vacating a portion of the right-of-way known as Lone Peak Parkway. Councilmember Stenquist seconded the motion.**

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

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**9.0 Action Item: Crossgrove House Minor Subdivision, on the Request of Neil and Kathryn Hughes for the Approval of a Two-Lot Single-Family Minor Subdivision with Special Exceptions in the RA2 (Residential Agricultural) Zoning District for Property Located Generally at 12736 South Boulder Street**

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9.1 Jennifer Jastremsky, Planner, said the Council asked staff to come up with specific conditions of approval in regards to how the house will be treated. Conditions include: (1) prohibiting the house from being demolished and (2) requiring that it be maintained so as to remain eligible for the National Register of Historic Places. These conditions would be recorded on the plat, thereby alerting future property owners of these requirements as well.

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9.2 Kathryn Hughes, applicant, said she is very excited for this item to move forward, and she appreciates that the language protects this and other historic homes in the City. She invited



the Council to an open house which will take place on December 30<sup>th</sup> with the Utah Heritage Foundation.

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9.3 Councilmember Rappleye commented he follows real estate listings as his day job. He saw the listing for this home and said it is stunning inside. He is impressed by the work that has been done on the house to keep it consistent to its age, while remaining marketable.

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**9.4 Councilmember Vawdrey moved to approve the Crossgrove House Minor Subdivision. Councilmember Weeks seconded the motion.**

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9.5 Councilmember Vawdrey said that this request is unusual, but because the owners are willing to take all the risks she is willing to lend her support.

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9.6 Councilmember Weeks thanked the applicant for going the extra mile to preserve the home and the history of Draper.

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9.7 Councilmember Rappleye said he believes this home is worthy of saving, so as to preserve a piece of the community's history.

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9.8 Councilmember Stenquist said he does not support the applicant's request. He said while he respects Ms. Hughes's intent, he believes subdividing the property will only reduce its value. He said this will cause problems, because the lots will be difficult to build on in the future. He noted the Planning Commission had forwarded a negative recommendation.

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**9.9 A roll call vote was taken with Councilmembers Rappleye, Vawdrey, and Weeks voting in favor. Councilmember Stenquist voted no. The motion carried with a majority vote of 3 to 1.**

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**10.0 Action Item: Ordinance #1298, Academy Mortgage Text Amendment, on the Request of Ben Seastrand, Representing Gardner Company, for Approval of a Text Amendment to the CSD-DPMU Zone Regarding Building Height**

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10.1 Ms. Jastremsky said the proposal is to change the allowed building height in the commercial special district from 6-stories to 12-stories.

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10.2 Councilmember Rappleye asked what the height restrictions are for buildings by the Front Runner station. Ms. Jastremsky she said the TSD has minimum height restrictions, but it does not have maximum height restrictions. She noted the existing buildings are approximately five or six stories.

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10.3 Ben Seastrand, applicant, from the Gardner Company said he is excited about the possibilities of this area. Presently, they do not have any concrete plans in terms of leasing their building. He explained this is an ideal area for this type of building, because there aren't any adjacent residential neighborhoods.

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10.4 Councilmember Stenquist asked if it was their intention to build a 12 story building. Mr. Seastrand said he does not know for sure at this point.

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10.5 Councilmember Weeks asked how parking needs are being addressed. Mr. Seastrand said in order to lease the building all parking needs will need to be met beforehand.

Councilmember Weeks asked how this building will be accessed. Ms. Jastremsky said the access is through a private lane for which the hotel obtained approval. Using the aid of an aerial map of the area, Ms. Jastremsky also identified two other access points.

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**10.6 Councilmember Stenquist moved to approve Ordinance #1298. Councilmember Vawdrey seconded the motion.**

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10.7 Councilmember Stenquist said he received emails from a few residents who expressed concerns with this proposal. He clarified that the proposed ordinance would only apply to the subject property. Councilmember Stenquist explained this is across the street from the prison property and is close to transportation infrastructure. The opportunity to build at a higher density helps to bring transit areas where people can live and work in a more concentrated area. This will reduce automobile traffic and improve air quality. He said this proposal will set the tone for the area.

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10.8 Councilmember Weeks said she will vote against this proposal because Draper residents do not want their area to be a small urban center.

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10.9 Councilmember Vawdrey said she thinks the CSD zone is a viable area for additional height.

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**10.10 A roll call vote was taken with Councilmembers Rappleye, Stenquist, and Vawdrey, voting in favor. Councilmember Weeks voted no. The motion carried with a majority vote of 3 to 1.**

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**11.0 Action Item: Resolution #17-76, Annexing a Portion of the Property of the Edelweiss Development into the Traverse Ridge Special Service District (TRSSD)**

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11.1 Mr. Fox presented the staff report. He explained an annexation into TRSSD is a requirement outlined in the Edelweiss development agreement, so they can contribute to the additional taxation in order to pay for additional services. Using the aid of an aerial map, Mr. Fox identified the areas subject to the annexation. If approved, the matter will go to the State, followed by the Lieutenant Governor's office, and finally it will be recorded with the County.

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**11.2 Councilmember Stenquist moved to approve Resolution #17-76. Councilmember Vawdrey seconded the motion.**

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11.3 Councilmember Stenquist commented that this annexation will benefit everyone in the TRSSD. He supported the resolution as outlined.

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

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**12.0 Public Hearing: Public Hearing: Resolution #17-75, Amending the Fiscal Year 2017-18 General Fund Budget**

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12.1 Bob Wylie, Finance Director, presented the budget amendments as follows:

- **FY18-15 Vista Station**
  - Draper City is reimbursing Storm Water and Water Impact Fees to the developer for the cost incurred installing storm water and water improvements as provided in the approved reimbursement agreement. Funding for this request will come from the impact fees paid by development within the project boundaries described in the reimbursement agreement.
    - Amount of the requested budget amendment is
      - \$ 45,939 (Water Impact Fees)
      - \$ 374,220 (Storm Water Impact Fees)
      - \$ 420,159
- **FY18-16 Police/Parks Storage Building**

- Staff is requesting additional funding for IT/Security items to be installed at the new Police/Parks storage building. With this amendment, the total budget for this project will be \$876,600. Funding source for the requested budget adjustment will come from operational savings in both Police and Parks & Recreation.

- Amount of the requested budget amendment is
 

Police	\$50,000
Parks & Rec	<u>\$ 9,600</u>
	\$59,600

- **FY18-17 Mountain Accord/Central Wasatch Commission**

- Draper City entered into an agreement with Mountain Accord in 2014 for the Mountain Accord Study. The agreement was for three payments of \$60,000 for a total of \$180,000. The City paid the first payment in March 2016. The final two payments are due. Staff is requesting an amendment for \$60,000 in order to process the payment. Funding for this request will come from the General Fund Balance Appropriation.

- Amount of the requested budget amendment is \$60,000

- **FY18-18 CIP Adjustments**

- Staff has reviewed all current construction in process projects (CIP). After reviewing the projects, staff has determined the following projects are complete and should be closed or have a portion of unused budget that can be returned to original funding source. The remaining funds shall be returned to the appropriate source.

Close	South Mountain Retaining Wall – GF	(\$ 49,942)
Close	FY17 Street Projects – General Fund	(\$158,900)
Close	1300 East – General Fund	(\$ 76,100)
Close	Vestry Road, portion of sidewalk & tree replacement – General Fund	(\$ 18,568)
Close	Southridge Park – General Fund	(\$ 43,080)
	Park Impact Fee	(\$ 5,000)
Close	Dog Park Parking Lot – General Fund	(\$125,000)
	Park Impact Fee	(\$125,000)
Close	Backup Generators – Water Fund	(\$ 44,300)
Close	Manilla Drive – Storm Water Fund	(\$144,104)
Close	Hidden Canyon Estates Trail Improv. – GF	(\$500,000)
Close	Lower Corner Canyon Paved Trail – GF	(\$ 84,877)
	Park Impact Fee	(\$ 21,314)
Close	Questar Trail Balance – GF	(\$146,940)
	Partial Pioneer Rd, 600 E. – 900 E. GF	(\$1,000,000)
Close	Corner Canyon Improvements – GO Bond	<u>(\$262,950)</u>

- The amount of the requested budget amendment is (\$2,806,075)

General Fund -	\$2,466,357
Water Fund -	\$ 44,300
Park Impact Fee -	\$ 151,314
Storm Water Fund -	\$ 144,104

- **FY18-19 Highland Drive Improvements**

- Remove and replace curb and gutter and transition asphalt on Highland Drive at New River Drive. Funding for this request will come the B&C Fund Balance Appropriation.
  - Amount of the requested budget amendment is \$50,000
- **FY18-20 Corner Ridge Dr. Storm Drain**
  - Regrade and replace driveway and landscaping. Record storm drain easement to alleviate flooding at 7889 East Corner Ridge Drive. Funding for this request will come from Storm Water Fund Balance Appropriation.
    - Amount of the requested budget amendment is \$70,000
- **FY18-21 Boulter Easement**
  - Purchasing an easement for the future transportation needs when the Boulter Street railroad crossing is closed. Funding for this request will come the General Fund Balance Appropriation.
    - Amount of the requested budget amendment is \$20,000
- **FY18-2213200 South Boulter to Highland**
  - Staff is requesting additional funding to mitigate utility conflicts and landscaping changes for residents,. which have increased the projects costs. The total budget request is for \$200,000, and \$139,000 of the requested amount will be reimbursed by utility companies and the remaining amount of \$61,000 would be paid with B&C funding.
 

B&C Fund Balance Appropriation	\$ 61,000
Utility Company Reimbursements	<u>\$139,000</u>

    - Amount of the requested budget amendment is \$200,000
- **FY18-2313800 South Widening**
  - Staff is requesting funding for widening 13800 South to the width detailed in the master plan as a major collector. The scope of the project would also include the need to replace and repair utilities. The improvements will be from 300 East to the Draper Canal. Currently the project has budgeted \$430,000 in Storm Water Impact Fee funds and \$510,000 in General Fund budget as contributions from UDOT and developers. The total budget for this project is estimated to be \$4,029,500. Funding for this request will come from the following:
 

General Fund Balance Appropriation	\$1,333,400
Transportation Impact Fees	\$1,000,000
Storm Water Fund Balance Appropriation	\$ 56,100
B&C Fund Balance Appropriation	<u>\$ 700,000</u>

    - Amount of the requested budget amendment is \$3,089,500

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12.2 Scott Cooley, City Engineer, explained that staff is recommending funding for this project for several reasons. There is a lack of curb, gutter and adequate storm draining on 13800 South. The City has liability for storm water that floods to the north of 13800 South. The sewer trench is settling and needs to be re-compacted, which is a big project. The water line needs to be upsized, and the condition of the road is poor and needs to be redone. In order to take care of all the issues and get participation from the utility companies, they are recommending the project timeline be moved up and funded. Mr. Cooley displayed an aerial map to identify the exact location of where the project would take place. They are

anticipating the requested amount will allow them to complete the project as described. In order to make this happen, they need to take a look at the cross section. Currently, there is a 66 foot right-of-way along the entire length of the road. They have not done the design, but there are many homes that are close to the right-of-way. Expanding the right-of-way up to 74 feet is not feasible because they would have to take out the homes, which would drive up the cost. Staff proposes the City maintain the same section of pavement, with the exception of reducing the center line from 12 feet to 11 feet, and changing the park strip from eight feet to 4.5 feet. This would get them to a 66 foot right-of-way, and reduce acquisition costs.

[8:05:55 PM](#)

12.3 Councilmember Rappleye asked if any utilities will need to be relocated, to which Mr. Cooley responded in the affirmative. Councilmember Rappleye asked if there is room in the park strip for utilities. Mr. Cooley said presently there isn't a park strip; however, the utilities will be relocated to where a new park strip will be constructed. He continued that one issue they need to consider is the soil type; it is very granular, so when the sewer district comes through they will widen a section of their trench in order to construct their sewer pipe. Councilmember Rappleye asked about the landscaping. Mr. Cooley said landscaping plans will be standard, with the exception of the park strip being 4.5 feet instead of eight feet.

[8:07:07 PM](#)

12.4 Councilmember Weeks asked if they could bury the power and phone lines in the park strip as well. Mr. Cooley said it is cost prohibitive to bury the lines; however, hypothetically there is sufficient room for transmission lines to be buried under the park strip as well.

[8:08:26 PM](#)

12.5 Mr. Dobbins stated one issue they have on road projects is that they let the home owner choose what kind of treatments they want in the park strip. If the Council wants to stay consistent throughout the City, they would need to make formal actions to dictate landscape plans. Councilmember Rappleye said he is supportive of this policy, and has received positive feedback from homeowners.

Councilmember Stenquist said he is glad the City is moving forward with this project, and agrees it should be their highest priority.

[8:09:36 PM](#)

12.6 Mr. Wylie said there is \$940,000 currently budgeted for this project. He outlined the funding as follows:

- **FY18-24 Suncrest Park**
  - Staff is requesting additional funding for the Suncrest Park. The original plan includes a playground, parking, picnic areas, and restrooms. The additional funding will upgrade the park from a neighborhood park to an area park, add additional parking that ties park parking with current Eagle Crest Trail Head, a full size soccer /football field, pickleball courts, group pavilion, additional

paths, underground drainage, and a maintenance shed. Original budget was approved at \$800,000. The total budget for this project is estimated to be \$1,625,000. Funding for this request will come from Park Impact Fees.

- Amount of the requested budget amendment is \$825,000

- **FY18-25 Brookside Trail Head**

- Staff is requesting funding for a trail head at the end of Brookside Drive that will serve the trails in the Woods Hollow area, including the Vertigo and Levitate trails. Improvements will include a 45-stall paved parking lot, restrooms, picnic shelters, and a small grass area. Anticipated project construction in 2018, pending geologic studies. Funding for this request will come the Park Impact Fees.

- Amount of the requested budget amendment is \$370,000

- **FY18-26 Peak View Trail Head**

- Staff is requesting approval for funding improvements at the Peak View Trailhead. The improvements will include restrooms, picnic area, paths, paved parking and new access road from Hidden Canyon Estates. Anticipated project construction in 2019, pending paved access and utility stubs from Hidden Canyon Estates development. Funding for this request will come from Park Impact Fees and General Fund Balance Appropriation.

Park Impact Fees	\$105,200
General Fund	<u>\$994,800</u>

- Amount of the requested budget amendment is \$1,100,000

- **FY18-27 Lone Peak Pkwy**

- Staff is requesting approval for funding to reimburse the City’s contractual costs associated with the widening of Lone Peak Parkway from 11400 South to River Chapel Road. Funding for this request will come from General Fund Balance Appropriation.

- Amount of the requested budget amendment is \$200,000

- **Summary of new CIP budget requests:**

Water Impact Fees	\$ 45,939
Storm Water Impact Fees	\$ 374,220
B&C	\$ 950,000
General Fund	\$2,607,800
Park Impact Fee	\$1,300,200
Storm Water	\$ 126,100
Transportation Impact Fee	<u>\$1,000,000</u>
	\$6,404,259

[8:12:37 PM](#)

12.7 Councilmember Stenquist asked if this helps keep the City under the State-mandated cap of 25%. Mr. Wylie responded in the negative. There was further deliberation on the matter.

Mr. Dobbins said if something comes up between now and the end of the fiscal year, they will plan on allocating additional money.

[8:13:08 PM](#)

12.8 Mr. Dobbins made it clear the Council talked about Coyote Hollow. The Mayor and a couple Councilmembers asked that it be taken off of this, and that is why they do not see it on the budget.

[8:13:25 PM](#)

12.9 Councilmember Weeks stated residents have commented that Vestry Road looks unfinished. She wanted to know if there were plans for the surplus amount of \$18,568 to fix this area. Mr. Robbins responded in the negative. Councilmember Weeks asked why they would not make plans for the beautification of Draper, if they have a surplus. Mr. Robbins said the project to remove the large trees and replace them with smaller ones will not damage the sidewalk. The intent was not to upgrade the landscaping or treatments between the trees. Councilmember Weeks asked if they would be replacing the grass. Mr. Robbins said they did not take the grass out, just the trees. Councilmember Weeks said they dug holes and removed some grass to make the switch. Mr. Robbins confirmed this was correct.

[8:15:02 PM](#)

12.10 Mr. Dobbins said when they create the annual budget they will look at the beautification list, at which point projects will be prioritized.

[8:15:37 PM](#)

12.11 Councilmember Weeks asked about the \$50,000 to fix Highland Drive and New River Drive. She asked if she needed to recuse herself from voting, because she lives off of New River Drive. Mr. Barker said that she does not have to recuse herself because this is a benefit for the public at large and not her as an individual.

In response to a question from Councilmember Weeks, Mr. Ogden said the Brookside trailhead is located off of Brookside Drive. He noted there are four new trails in this area. They are planning 40 bike stalls, restrooms and a small grass area.

[8:17:57 PM](#)

**12.12 Mayor Pro Tem Rapple opened the public hearing.**

[8:18:17 PM](#)

12.13 Matt Erickson, resident, said the Mountain Accord is the economic development study for the area. He believes the term “local” refers as far south as Orem. He thinks that the City should list real estate more on the budget. He said if Draper is going to be in real estate they should also list its realtors. He said Park City buries its power lines, and it is his understanding that some communication lines can go through the sewer lines as well.

[8:20:49 PM](#)

12.14 Eli Miller, resident, asked if the City will be putting in a four-way street light on 13800 South, Osborne Lane, and on Fort Street.



[8:21:31 PM](#)

**12.15 Mayor Pro Tem Rappleye closed the public hearing.**

[8:21:39 PM](#)

12.16 Mr. Robbins said they have to complete their design and see if it is needed. They will have to perform a traffic study and see if warrants a light.

[8:21:56 PM](#)

12.17 Councilmember Rappleye asked why they do not have real estate costs in the budget.

Mr. Wylie explained the budget does not get down to sub-detail items for every possible cost.

[8:22:41 PM](#)

**12.18 Councilmember Weeks moved to approve Resolution #17-75, amending the Fiscal Year 2017-18 budget. Councilmember Vawdrey seconded the motion.**

[8:23:26 PM](#)

12.19 Councilmember Weeks thanked Mr. Wylie for walking everyone through the budget. She said she is excited for the road work on 13800 South.

[8:23:38 PM](#)

12.20 Councilmembers Rappleye and Vawdrey said Mr. Wylie has done a great job for the City and thanked him.

[8:24:07 PM](#)

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

[8:24:23 PM](#)

**13.0 Public Hearing: Ordinance #1301, on the Request of Draper City to Amend a Portion of Chapter 9-32 of the Draper City Municipal Code as it Relates to Driveway Lengths in Multi-Family Projects**

[8:24:46 PM](#)

13.1 Mr. Fox said this item was brought up by Councilmember Summerhays, with concern of larger trucks blocking sidewalks or hanging into streets. The request is to increase driveways to 25 feet. The Planning Commission reviewed the request and forwarded a positive recommendation. The majority of surrounding cities require 20-foot setbacks.

[8:26:16 PM](#)

**13.2 Mayor Pro Tem Rappleye opened the public hearing. No one came forward to speak, so Mayor Pro Tem Rappleye closed the public hearing.**

[8:26:43 PM](#)

13.3 Councilmember Stenquist asked if this is a big concern in multifamily developments. Mr. Fox said they did not get that far in depth in the study. He said parking stall depths require 18 feet in a regular parking lot, and bigger trucks tend to hang over that length. Councilmember Stenquist said the bigger problem is that there are not enough parking spaces. Mr. Fox said the City is on par with what other communities have, and they follow international transportation recommendations for parking. He believes the real issue is that the City allows for a reduction in parking. Councilmember Stenquist said in the past, Draper has been singled out as unfriendly to affordable housing; this is one such example as to why. He said adding more development requirements only drives up the cost of housing.

[8:29:55 PM](#)

13.4 Councilmember Rappleye said where he works he has observed trucks parking across two stalls because they cannot fit. He believes there is validity to this ordinance.

[8:31:06 PM](#)

13.5 Councilmember Weeks said in speaking with residents, the driveways are not long enough, especially in the multifamily units. Kids have to get off the sidewalks and walk in the streets, which creates safety concerns. She expressed support for the proposed ordinance.

[8:31:47 PM](#)

**13.6 Councilmember Weeks moved to approve Ordinance #1301 as it relates to driveway lengths. The motion failed for a lack of a second.**

[8:32:31 PM](#)

**13.7 Councilmember Vawdrey moved to deny Ordinance #1301. Councilmember Stenquist seconded the motion.**

[8:32:53 PM](#)

13.8 Councilmember Vawdrey said the extra property would be better served as more parking spaces. Councilmember Rappleye said he is torn on this issue and can see both sides of the argument.

[8:33:16 PM](#)

**13.9 A roll call vote was taken with Councilmembers Rappleye, Stenquist, and Vawdrey voting in favor. Councilmember Weeks voted no. The motion carried with a majority vote of 3 to 1.**

[8:33:40 PM](#)

**14.0 Action Item: Adopting a Standard of Record Keeping for Fire Inspections. The Draper City Fire Department Seeks to Equip Their Department with an Internet-Based Records Management Service Which Will Provide an Environment for Third-Party Contractors that Inspect, Test and Maintain Fire Protection Systems to Submit Their Reports through a Web Portal**

[8:34:18 PM](#)

14.1 Clint Smith, Fire Chief, stated they are seeking to adopt a standard of record keeping for fire inspections. They have hundreds of life safety systems throughout the City, mostly in commercial businesses, that are required by code to be inspected and tested either semi-annually or annually. It is the Fire Department's responsibility to ensure these tests take place. The proposed ordinance would give them the ability to have a central collection point for all records.

[8:36:01 PM](#)

14.2 Councilmember Rappleye commented that he is excited about the proposed ordinance, because it will hold businesses accountable and create an efficient system. Chief Smith said that fire prevention is the key part of their mission statement, which they seek to fulfill as a department.

[8:37:33 PM](#)

14.3 Councilmember Weeks said the Fire Chief is over taxed with work, and anything they can do to lessen his burden would be a benefit.

[8:37:59 PM](#)

**14.4 Councilmember Stenquist moved to approve Ordinance #1299. Councilmember Weeks seconded the motion.**

[8:38:14 PM](#)

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

[8:38:21 PM](#)

**15.0 Adjournment**

[8:38:34 PM](#)

**15.1 Councilmember Stenquist moved to adjourn the meeting. Councilmember Vawdrey seconded the motion.**

[8:38:42 PM](#)

15.2 Councilmember Stenquist expressed appreciation to staff and elected officials, and wished them luck in the future. He said he will continue serving the community and will offer encouragement to the Council as well.

[8:39:21 PM](#)

15.3 Councilmember Vawdrey said Councilmembers Rappleye and Stenquist will be missed.

[8:39:30 PM](#)

**15.4 A vote was taken with Councilmembers Rappleye, Stenquist, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

15.5 The meeting adjourned at 8:39 p.m.