

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY,
MARCH 19, 2013, IN THE DRAPER CITY COUNCIL CHAMBERS 1020 EAST
PIONEER ROAD, DRAPER, UTAH.**

“This document, along with the digital recording, shall constitute the complete meeting minutes for this City Council meeting.”

PRESENT: Mayor Darrell Smith, Councilmembers Bill Rappleye, Troy Walker, Alan Summerhays, Jeff Stenquist, and Bill Colbert.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Tracy Norr, Russ Fox, Troy Wolverton, Danyce Steck, Garth Smith, Dennis Workman, Rhett Ogden, Bryan Roberts

Study Meeting

1.0 Closed Meeting

6:09 PM

1.1 A motion to adjourn to a closed meeting was made by Councilmember Walker and seconded by Councilmember Stenquist. The motion carried by unanimous vote.

2.0 Presentation by Chief Roberts: Police Department Body Cameras

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2.1 Chief Roberts and Chad Carpenter gave a demonstration of the body cameras that were donated to the department because of the participation in the DEA task force.

3.0 Presentation by Salt Lake County Elections Division: All-Mail Elections

3.1 The presentation was postponed until a later date.

BUSINESS MEETING

1.0 Call to Order

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

2.0 Comment/Prayer and Flag Ceremony

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2.1 The prayer was offered by Parker Ferran of Boy Scout Troop 1165. The Draper City Police Department Honor Guard presented the flag ceremony.

3.0 Citizen Comments

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3.1 Blaine Gough, 12809 South Bolter Street, said he would like to know what to tell his customers and how to schedule his projects. He said he submitted a building permit in January. It has been eight weeks and he is still waiting. He said other cities are much quicker at getting permits issued. He said he is on the fringe of losing the job and would like an answer. Russ Fox said the work load has been heavy but he understands Mr. Gough's concern. He said there are currently only two plans examiners for the city. The staff is trying to address the problem through overtime, extra work hours, and additional employees. Mr. Gough said there are temporary employees who could be hired to help to get permits out in a timely manner. Councilmember Colbert said this is the first time he has heard about it and it would have been helpful to have heard about the problem earlier in the process. Councilmember Rappleye said he would like to have the staff look at the ratio and staffing in other cities. Mr. Gough said he would meet with Mr. Dobbins in the morning.

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3.2 Jennifer DiMarzio, 15373 Falcon Pointe Court, requested the ability to purchase some property behind her home to landscape and square off her garden. She showed photos of the land she would like to purchase, noting it is next to a swale and drainage basin. Mr. Ahlstrom said the Suncrest agreement says the city cannot sell any open space. It needs to be determined if the property is open space or if it is just property the city purchased. The city would need to declare it surplus before the property could be sold. Ms. DiMarzio said she would not interfere with the swale. Mr. Ahlstrom said he would research the property status. He added that this would be the first sale of property in Suncrest if the council decides to sell this. Mayor Smith said Mr. Ahlstrom would research the request and get in contact with Mrs. DiMarzio.

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3.3 There were no other comments given.

4.0 Presentation: Annual Court Report

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4.1 Judge Bertch summarized some of the things that have happened with the court during the past year. A recording system was installed to meet state statutes. Statutes governing small claims court shifted small claims to the justice court, but there have not been many cases in Draper's court. A survey comparing courts in the south part of the valley showed Draper and South Jordan are almost identical in revenues per resident and percentage of dispositions. Riverton is with UPD and has about 1/3-1/5 of the revenues and citations. The survey shows us to be in line with the rest of the valley. Judge Bertch said with new technology the court has been able to activate in-home alcohol monitoring which helps people with sobriety issues. Draper City was in the forefront of using

ignition interlock years ago. GPS monitoring is also available and is a big aid. He said the community service program is one of the most progressive and useful parts of the court's interface with the city. It has been a tool for him to be able to impose an intermediate sanction. He said he sees the benefit of the program in the community. Judge Bertch said he is a little hesitant to deal with peer court but he is open to looking at it. He said he does not work with minors except with traffic matters. He said he sees a fair number of substance abuse cases. Alcohol is the number one substance abuse issue he deals with. He said he is a big believer in drug testing on a regular basis and agrees with consistency. He said he tries to enforce the rules faithfully. He supports the work of the council and thanked the council for their support.

5.0 Consent Items

- a. March 5, 2013 Minutes**
- b. Agreement #13-67 with Salt Lake County for 2013 Election Administration**
- c. Bellevue 7B Final Plat**
- d. Agreement #13-04 with Canyons School District regarding Storm Water Discharges from 700 East**
- e. Revision to Agreement #13-02, General License Agreement for Multiple Use Trail with UTA for the Bunny Bradley Trail.**

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- 5.1 A motion to approve the consent items was made by Councilmember Rappleye and seconded by Councilmember Stenquist.**

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- 5.2 The carried by unanimous vote.**

6.0 Public Hearing: Resolution #13-16, Authorizing Eminent Domain for Property along 13200 South.

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- 6.1** Doug Ahlstrom said the engineering department did a design to widen 13200 South. Appraisals were secured and property owners were contacted about the property needed for the project. Staff has had success with purchasing some of the property and no success with others. It is now time to consider condemnation to proceed with the acquisition. He noted there have been negotiations and one case filed with the property ombudsman. He said an open house was held last week to accept comments and concerns. Notice was given for tonight's public hearing. One property needs to be done through a "friendly condemnation" so the property owner can retain their greenbelt status rights. He noted the resolution does not mean that condemnation shall be filed. Authorizing the eminent domain will allow the work to move forward. He said there have been complaints about the appraisals, but he does negotiate payments based on fair property values.

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6.2 Mayor Smith said the council discussed options following the public meeting, including delaying tonight's action. However, because of the friendly condemnation and because notice had been given, this needs to be done. He noted the plans are to begin at 1300 East and go to Bear Hollow at this time. The remainder of the project may not happen this year, but the city wants to keep its option open. Councilmember Stenquist asked for clarification if there are other specific properties that condemnation looks imminent. Mr. Ahlstrom said the Timmon's property on 1300 East and the Sumsion's property need to be acquired. It looks like the Sumsion's will reach an agreement. He said he would make sure the council is aware of any eminent domain filings. Councilmember Stenquist asked if negotiations would continue before filing, and Mr. Ahlstrom said the city is ahead if it can negotiate with the property owner. Mayor Smith said the council consensus was to proceed with the eastern edge of the project and putting in 4-way stop signs at Fort Street.

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6.3 The public hearing was opened.

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6.4 Suzanna Hansen, 13263 South 1162 East, asked the council to not proceed on condemnation outside of the property needed for the traffic light at 1300 East and 13200 South. She read from an e-mail she had sent to the council, noting there were good alternatives to the plans and that the city engineer and project supervisor should meet with a neighborhood group to reach a compromise. She said there is a challenge to balance the needs of the road improvements and protecting the neighborhood. She said her neighborhood is already making a huge contribution for the sake of the school: they will be hearing the period bells, have added light and noise pollution, and increased traffic. She said the rest of the community should drive around the neighborhood rather than through them, access corridors like 300 East, 1300 East, 13800 South, and 13400 South. She asked why the council is not making 13400 South as a through street. She said Councilmember Stenquist has interest in property bordering 13400 South, but there should be a cost analysis on renovations to both streets. She disagreed with a turn lane for Bear Hollow residents. She said a four-way stop at Fort Street instead of a roundabout is a good idea. She said the real spirit of Draper is for each person to come forward and identify what they can give up. She asked the council why there isn't a bigger picture for traffic planning and why the citizens were not involved in developing the plan. She asked the council to only vote on condemnation for property required for the stoplight at 1300 East. Councilmember Summerhays corrected a statement Ms. Hansen made

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6.5 Dave Fairbourn, 1718 East 5600 South, said he is part owner of the property being discussed. He said he wants to be on record that they have not requested the eminent domain and he would not necessarily describe it as friendly. They have been told their only chance to maintain the greenbelt action is through this action, but it is not automatic.

To be off greenbelt, they would have a financial burden. They are not complicit in the condemnation action. He said there are a lot of people who feel the property valuation is not accurate, and he agrees with that statement. He said there is a five-acre minimum requirement to be on green belt, and they are higher than that. The 5.12 acre shown by the city is not correct. The county records show 5.6 acres. The property line goes to the center of the road, not the edge of asphalt. The road has been widened over the years without property owner consent. The size of the taking is something else he does not agree with. He said he cannot agree to sell the property because it would take them off greenbelt.

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6.6 Derek Colter, 1017 East 13200 South, suggested the council not approve the condemnation other than the properties at 1300 East and 13200 South. He said condemnation should be the last resort. The property owners should be allowed to reach agreement through negotiation. He added there is not a lot of case law that would support the city's action. It could be long and expensive battle. The property owners are not opposed to progress. He said the blueprint from Carlquist is being superimposed on the neighborhood without any consideration for the historical neighborhood. The costs and risks should not be undertaken. The American way is to compromise on a solution. He requested the city make an effort to work with the citizens. Mayor Smith said there was a good meeting held and a lot of comments. The citizens are acting like the council is not listening, but there has been a lot of discussion and consideration given. He thinks the action the council is discussing is proof that listened. He does not think all the residents will ever reach an agreement. The residents will still be talked to and included. There were a lot of suggestions that are still being considered. Mr. Colter said he has spoken with a lot of the neighbors and believes they can reach an agreement.

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6.7 Sherrie Moore, 1083 East 13200 South, noted the patrolmen have been on the street and people are slowing down. She said she visited with the people, and none of them don't want the improvements. What they don't want is the turning lane.

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6.8 Hollis Hunt, 1025 East 13200 South, recommended the council limit the resolution to condemnation of 1300 East for the intersection and that the council put a mechanism in place for residents to meet with the engineering department. That is the frustration level he is sensing. He also recommended the council put stop signs at Trail Rider Circle and Ptarmigan Gate to slow down the traffic on 13200 South.

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6.9 There were no further comments and the public hearing was closed.

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6.10 Councilmember Walker said he thought the council listened to the residents and planned to only do the improvements by 1300 East and the stop sign at Fort Street. With respect

to the condemnation, there is no requirement to file eminent domain. Negotiations can continue. Mr. Ahlstrom said if we don't authorize this, we would have to re-notice if we need to acquire additional property for sidewalks. Councilmember Walker said his concern is that he is not an engineer. The city has an appointed statutory engineer to design the road, not the neighbors. Mr. Hunt replied that engineers can work things out in many ways to meet standards. The citizen input would be valuable. The meeting last week was an opportunity to vent. Now they want an opportunity to reach a solution. Councilmember Walker said he thought he listened and is willing to only do the improvements on 1300 East and the stop sign on 1300 East and wait on the rest. Councilmember Rappleye agreed with Councilmember Walker, noting the council took the input and prioritized the phases. There will be more time to plan. Councilmember Stenquist said the correct process is not for the neighbors to meet with the engineer. The engineer is a professional who gave options to the council. The process is for the citizen to talk to the council about which options the council chooses. That is what is happening now. The council represents this neighborhood and everyone else in the city that uses that road as a public road. The council needs to take the input and take responsibility for the decision, taking into account the comments from the citizens. He said the council has reached the conclusion that the city will probably not get a resolution west of Bear Hollow Drive in time to do the construction this year. That gives time to talk through the issues and negotiate with property owners. There may be a year of difficult traffic. He said the city only wants to put in the curb, gutter and sidewalks one time, so the decision needs to be made correctly the first time. Councilmember Summerhays added that this project did not just start a few weeks ago. Different scenarios have been considered, including other roads. He said he also supports putting in the stoplight and four-way stop and waiting to see what happens. He said traffic will make the final decision and hopefully no one gets killed in the process. He said he is concerned about safety without sidewalks.

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6.11 A motion was made by Councilmember Stenquist to suspend the rules. The motion was seconded by Councilmember Walker and carried by unanimous vote.

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6.12 A motion was made by Councilmember Stenquist to approve the resolution with the modification that it be on 1300 East and 13200 South east of Bear Hollow Drive. The motion was seconded by Councilmember Walker.

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6.13 Councilmember Stenquist said he thinks it is reasonable to only authorize eminent domain on the east part of the road. This action is somewhat of a formality. If we need to proceed with condemnation west of Bear Hollow, we can re-notice and hold another hearing. He said the council understands the process of condemnation and has done this before. He said it is unfortunate when we get to that point, and would like to avoid it because of the expense, but the council is not afraid to use that mechanism when we have to. There is a reason why we have that authority and we don't take it lightly. He said he

hopes we can move forward in good faith on negotiations, but if we reach an impasse we have no problem coming back for another resolution. Councilmember Colbert said part of the comments he heard have to do with 13400 South. He said he thinks the city should proceed with making the connection. Councilmember Stenquist said that connection is on the plan, but it is very expensive. Councilmember Colbert said he thinks a four-way stop on Fort Street is the wrong solution. He said he thinks it will be a hazard and will result in accidents, especially when the school is opened. He said he agrees with not using traffic signs for traffic calming.

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6.14 A roll call vote was taken with Councilmembers Stenquist and Walker voting in favor and Councilmembers Summerhays, Rappleye and Colbert against. The motion failed.

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6.15 Councilmember Summerhays said he thinks it needs to be all or none. Mayor Smith said he thinks the motion should have been approved. David Dobbins said he wanted it to be clear that the vote means there will be no condemnation anywhere on the project. Councilmember Rappleye said he is struggling with Mr. Fairbourn's comment and with neighbors saying they are willing to negotiate. He said it looks like it will be another year or two for that section of the road.

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6.16 A substitute motion was made by Councilmember Rappleye to approve Resolution #13-16, authorizing eminent domain for property on 13200 South east of 1300 East. The motion was retracted.

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6.17 A motion was made by Councilmember Rappleye to authorize eminent domain to Bear Hollow along 13200 South. The motion was seconded by Councilmember Stenquist.

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6.18 Councilmember Rappleye said he is trying to compromise and keep the project alive. Councilmember Walker asked if it is the same motion as was defeated. Mr. Ahlstrom said the first motion included property on 1300 East.

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6.19 A motion to amend was made by Councilmember Walker to include condemnation authority limited from 1300 East to Bear Hollow, from 1300 East north, south, and east as needed for the intersection. Councilmember Stenquist said the project area on 1300 East is more than just the intersection. Councilmember Walker corrected his motion to include all of 1300 East condemnation to do the project as presented, and west to Bear Hollow and east as needed for the project. The motion was seconded by Councilmember Stenquist.

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6.20 Councilmember Rappleye said he does not want to have bad things come to the Fairbourns. The project needs to be kept alive, but he wants them to be able to keep farming as long as they want to.

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6.21 A roll call vote on amendment was taken with Councilmembers Walker, Stenquist, and Rappleye voting in favor and Councilmembers Summerhays and Colbert opposed. The motion carried.

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6.22 A roll call vote on motion as amended was taken with Councilmembers Rappleye, Stenquist, and Walker voting in favor and Councilmembers Colbert and Summerhays opposed. The motion carried.

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6.23 Mr. Dobbins asked if the staff should continue to work with property owners west of Bear Hollow for property acquisition. Councilmember Stenquist said negotiations should continue. Councilmember Walker said he would like to see roundtable discussions with residents but the road width needs to be determined. Mayor Smith recommended a study meeting in the near future with 3-4 representatives of the neighborhood with council and staff. Councilmember Walker said the 1300 East light should get done.

7.0 Public Hearing: Ordinance #1040, Amending the Zoning Map for 3.08 acres from RA1 to RA2, located at approximately 13456 South Fort Street (Branca Rezone).

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7.1 Dennis Workman showed the aerial for the requested zone change. There are six parcels involved. The request was made by the owner of the furthest north property owner. Five of the parcels are non-conforming. The land use plan of low density allows two units per acre. Much of the surrounding area is zoned RA2. Staff feels the request is reasonable because it complies with the general plan, is harmonious with the character of existing development in the area, is contiguous with other RA2 zoning, and it would not adversely affect the neighbors. He noted there are two citizen comments in writing, one supporting the zone change and the other opposed. He noted that only one additional building lot could be created. The non-conforming lots would become closer to conforming status. The only home that could be created is a flag lot on the north parcel.

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7.2 Ron Branca, 13456 South Fort Street, said he has been a Draper resident for 10 years and is aware of the ambience of Fort Street. He said when he bought the property he didn't realize how difficult it was to care for an entire acre. He thinks the additional home would fit with the neighborhood. Only one neighbor objected when he spoke to the

surrounding property owners. That neighbor is separated from the proposed home by 150'. He said the staff has been very helpful and the Planning Commission also recommended approval.

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7.3 The public hearing was opened. No comments were given and the public hearing was closed.

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7.4 A motion to suspend the rules was made by Councilmember Rappleye and seconded by Councilmember Summerhays.

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7.5 The motion carried unanimously.

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7.6 A motion was made by Councilmember Rappleye to approve Ordinance #1040 for the Branca rezone. The motion was seconded by Councilmember Stenquist.

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7.7 Councilmember Colbert said he will oppose the request because we are losing the large one-acre lots and that is not good for the community.

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7.8 A roll call vote was taken with Councilmembers Rappleye, Stenquist, Walker, and Summerhays voting in favor and Councilmember Colbert opposed. The motion carried.

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7.9 Councilmember Summerhays said that as the residents age, they are unable to care for the large lots. He can see Draper is growing and changing.

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7.10 A short recess was called.

8.0 Public Hearing: Declaration and Sale of Surplus Property/Encroachment Request from Steve Ennis.

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8.1 Mayor Smith said Mr. Ennis was unable to be at the meeting and asked that this item be continued. Mayor Smith suggested the public hearing be held at this time. Doug Ahlstrom explained the notice was given for the public hearing. The property behind Mr. Ennis' home has been encroached on for a long time. He said he does not see any particular problems with the sale of the property at the standard terms.

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8.2 The public hearing was opened. There were no comments and the public hearing was closed.

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8.3 A motion to suspend the rules was made by Councilmember Rappleye and seconded by Councilmember Summerhays.

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8.4 The motion carried unanimously.

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8.5 A motion was made by Councilmember Rappleye to declare the property as surplus and authorize the sale to Mr. Ennis. The motion was seconded by Councilmember Summerhays.

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8.6 Councilmember Colbert asked about the terms for the sale. Mr. Ahlstrom replied it is \$9 per square foot over a four-year period.

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8.7 The motion carried unanimously.

9.0 Ordinance #1044, Amending Draper City Municipal Code Title 12-7-050 pertaining to Fees Charged for Alarm Permits.

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9.1 Danyce Steck said an ordinance with the sheriff's department was adopted in 1999 requiring a permit with no charge for alarms and a response fee of \$15 for false alarms. In 2004, the council amended the fee schedule for false alarms. In June 2008, an ordinance was adopted for revocation of a permit for misuse, identified the number of responding units based on location type, and removed the false alarm fee amount from the language in the code. In 2008 the fee schedule was amended for false. In 2010 the fee schedule was amended the permit fee to \$25 per year. She is now asking that the code be amended to be in line with the consolidated fee schedule. She review the services provided by that \$25.00 which will includes a data base with contact information and there would be the ability for the permit holders to update their contact information on the website. She also stated that static window stickers will be printed for permit holders. Invoices will be sent every December for the upcoming year. She compared the alarm permit to a business license, saying it provides an additional service to some when not everyone gets that service. She said the Police Department contacted the finance department until last month and asked for help so the Finance Department took over and built the database. The Finance Department has filtered the records and issued initial contact letters requesting alarm users to register and pay the fee. The Finance Department will administer the data base and the Police Department will have access to

it. Four hundred invoices were issued on March 1, 2013, and 164 permits have been issued.

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9.2 Mrs. Steck said her staff is participating in a false alarm committee set up by Sandy City that works with the alarm companies. The committee addresses false alarm rates and problems that the cities have. The alarm companies have offered to register all the permits when they set up the alarms in the homes. She said Sandy City has a full-time employee in their police department to work with permits and false alarms. Sand City does not charge an annual fee. Draper will be the first city charging a fee for the permitting process. Mrs. Steck said she has had some negative feedback, but after talking to the citizens, most of them are okay with the fee for the service. Mayor Smith said the bill had been sent out prematurely. David Dobbins said the fee schedule had been changed but the ordinance was not changed. It takes time to issue the permit. There are advantages to it, but staff feels justified in the charge because this is a service above and beyond what typical resident has. He said the council may want to look at businesses differently because most of them have monitored alarms. Chief Roberts said South Jordan has a \$12 fee. The other jurisdictions have a permit process but no fee. He said in 2012 Draper City had 1147 alarm calls; 1124 of those were false. The permitting process allows us to get hold of reporting parties. He added that South Jordan charges at the first false alarm. Draper City starts charging at the third false alarm.

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9.3 Councilmember Summerhays said he wants to be friendly. He said step penalties after 60 days and sending the accounts to collections after 90 days is not friendly. Councilmember Rappleye said he is concerned because a lot of people have alarms that don't work. He said it is not fair if you don't use the alarm and it goes off. Councilmember Stenquist noted no one is required to pay the permit fee. If they don't pay the fee, they don't get the service. Danyce Steck said the late fee has to do with a false alarm fee, not the permit fee. She said the rate is the same for residential and businesses. Councilmember Colbert said the city is ultimately doing it because all taxpayers should not be paying for police to respond to false alarms. He said he would like the police department to keep a database for people who might be out of town. Chief Robert said false alarms are a separate issue. The value of the permitting process is having contact information. It takes staff time to manage a program like that. The fee is to offset staff costs. The city is spending tens of thousands of dollars for false alarms. Another way to reduce those costs is to only respond to verified alarms. Councilmember Rappleye said the permitting fee should be called an opt-in value-added thing to give the police another tool to protect you. Mrs. Steck added that the monitoring companies have said they want their name as the contact for monitored alarms. If the alarm is unmonitored, the city maintains the individual's information. Councilmember Walker said the police treat alarms the same whether false alarms or verified alarms. Chief Roberts said he typically sends two officers to alarm calls. He said managing the database for any kind of reporting party would become a daunting task because there 12,000 households in the city. Councilmember Stenquist asked if the permit is optional.

Mr. Dobbins replied the ordinance requires a permit, but there is no penalty. Councilmember Stenquist said it is nice to have the contact information for emergencies too. Councilmember Rappleye recommended consideration of a different schedule for false alarms for businesses. Councilmember Stenquist suggested that the alarm permit fee be charged at the first false alarm call. Councilmember Summerhays said he thinks the businesses are getting hit hard. Councilmember Colbert said he thinks it needs to be consistent.

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9.4 A motion was made by Councilmember Stenquist to approve Ordinance 1044. The motion was seconded by Councilmember Colbert.

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9.5 Danyce Steck said she and Chief Roberts would write an article for the Draper Journal to explain the fee. Councilmember Summerhays said this sounds like what the alarm companies do. Mrs. Steck said the difference is the alarm company is only for monitored accounts. The city's database will allow the city to have a database for contact information for audible alarms, similar to what the monitored alarms have without that same level of service. Chief Roberts said the database will be updated annually.

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9.6 A roll call vote was taken with Councilmembers Stenquist, Colbert, Rappleye, Walker, and Summerhays voting in favor. The motion carried.

10.0 Resolution #13-17, Authorizing the Southwest Salt Lake County Transit Corridor Project Development Agreement.

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10.1 David Dobbins said five entities are looking into the project to bring transit from the Daybreak to the Draper FrontRunner station. The project cost is \$2 million and Draper's participation would be \$10,000.

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10.2 A motion was made by Councilmember Rappleye to approve Resolution #13-17. The motion was seconded by Councilmember Colbert.

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10.3 A roll call vote was taken with Councilmembers Rappleye, Colbert, Summerhays, Walker, and Stenquist voting in favor. The motion carried.

11.0 Council Manager Reports

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11.1 Councilmember Summerhays said he has talked to Russ Fox several times about hiring additional staff. David Dobbins said there are two plans examiners. One is at the counter

and is constantly interrupted. The other is working on plans. We are not capable of handling the increased number of applications, especially when someone is sick or on vacation. He said he is leery of adding full time employees because the general fund will not be capable of supporting them in a couple of years. Russ Fox added that Mr. Gough also brought up the price of the permit. He said a large part of the fee is impact fees. Councilmember Colbert asked if there is a way of having an expedited service.

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11.2 Councilmember Walker said the cost of watering the Galena fields is high. He suggested looked at alternate fields. He also said there is a 7 on 7 tournament being sponsored by the Recreation Department. He suggested a letter to the youth football conference noting that the tournament is city-run and is not related or competing with the to the little league conference.

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11.3 Councilmember Stenquist said there are petitions from the hang-gliders. He said he wanted everyone to see the 3-D map showing the effect on the hanggliders if Geneva continues their excavation activities. He suggested a potential of purchasing some of the property for open space. Councilmember Summerhays pointed out Geneva is the city's largest taxpayer, so it is a delicate situation. David Dobbins said Geneva is open to discussing land swaps or other solutions. Councilmember Stenquist also said he has a concern about open space in Suncrest because of the cost of developing and maintaining trails and implementing a master plan. He found there is already a grassroots group that is forming a non-profit 501C3 group to help support and maintain trails on Traverse Mountain. There is a similar group in Park City. They could serve as a consulting group for the city. Discussion was held about user fees and enforcement. Councilmember Stenquist also suggested splitting the Parks and Recreation Committee from the Trails Committee. Councilmember Colbert said we also need to move forward with the visioning for Suncrest property.

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11.4 Councilmember Rappleye thanked Russ Fox and Mindy Dansie for working with him and an applicant. He also said there would be a memorandum of understanding coming forth for the Emergency Committee's antenna at Suncrest. The committee also purchased 3 additional CERT trailers.

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11.5 Councilmember Colbert noted there is a Suncrest HOA meeting and said he would attend it.

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11.6 David Dobbins said there had been damage done at the Park School by teenage girls. They have been caught. Something needs to be done with the school. He said the city will receive \$5 million for Traverse Ridge/Suncrest Drive. The city will also receive money for the Lone Peak area. Councilmember Walker asked if Jeff Hartley could be

scheduled to do an end-of-session update. Mr. Dobbins said Salt Lake County approved the CDA today and the agreement with the developer can now be finalized. He also said Utah County wants more information on the beekeeper in regards to the greenbelt status of the property at Suncrest. Another option to avoid paying the back taxes would be a conservation easement. He noted the city received a letter from Smith's Food and Drug thanking the police department on solving the recent crime involving razor blades in donuts. He also said a letter was received from Mary Teuscher thanking City Engineer Troy Wolverton for meeting with her about development in her neighborhood.

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11.7 Doug Ahlstrom said staff had identified several encroachments off Falcon Ridge Drive. Greg Hilbig will send them a letter. If the people aren't willing to move their encroachments, they can be charged with criminal trespass. Mr. Dobbins said this is open space so you can't sell it. There is a difference between open space and some of the property the city purchased from Zions Bank. Councilmember Stenquist said the city will need to be vigilant about encroachments on the open space forever.

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11.8 Russ Fox gave a recap of 2012 projects which included Lone Peak Hospital, Mountainwest Motor Sports, 500,000 square feet of retail, 275,000 square feet of office space, 668 new residential units (573 of which are multi-family). He said that is a big component of why the staff is so busy with building permits. He said there is also 214,000 square feet of industrial projects.

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11.9 Troy Wolverton said there have been parking issues on South Mountain. Officer Johnson has worked with the residents and the school. He showed a recommendation that might be appropriate for enforcement. On certain streets there will be no parking on one side and the other side is available for parking. He wanted to know if the council wants to schedule this item on an agenda and possibly hold a public hearing. The consensus was to send out notice and hold a public hearing or neighborhood meeting. Discussion was held about road widths and parking areas, signage and times that the limited parking would be enforced. Mr. Wolverton also discussed the speed limit for the Minuteman Drive south of 14600 South. He noted there is heavy truck traffic and a limited shoulder that is used by cyclists. He pointed out a particular area and said the speed limit is difficult for the police to enforce in this area because of poor signage. He said the 85th percentile speed is 47 and 49 miles per hour, with an average speed of 37 and 41. The posted speed limit is 30. The 85th percentile speed in a different area where speeds were monitored were 54 and 50, with 45 and 41 as average speeds. The issue is significant speeding. A speed study was done, and the recommendation is to post the speed at 40 mph based on the pace speed as well as the average speeds, except by the curve going into Lehi. The recommendation for the curve is 30 mph because of the curvature of the road. He said we are trying to accommodate the cyclists by using the wrong tool, which is the 30 mph speed limit. He said the road should be posted at 40 mph and we should look at creating shoulder for the cyclists or enforce the 30 mph. He noted most of the

traffic on the road is heavy trucks. Councilmember Stenquist said there was a plan on how to fix the issue and it got messed up when Metropolitan Water put in their pipeline in and the road did not get widened. An alternate plan was made to put in a trail for the cyclists. The cyclists do not use the trail; they use the road even if it is not safe. The trail is not used because its access is too far out of the way. Discussion was held about the speed limit and the road striping. Another suggestion was to make the road one-way. The consensus was to leave the speed limit at 30 mph and put in more signs, possibly including flashing signs. Chief Roberts said the police department would do increased speed enforcement. Mr. Wolverton also reviewed the estimate for phase 1 of 13200 South which is \$1,225,756. The right of way and easement purchase for the entire portion of this project is \$1,250,000. He asked for authorization to continue paying for and recording for the property acquired for 13200 South. The consensus of the council was to continue with the payments.

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11.10 Rhett Ogden reminded the council of the tour next week. Councilmember Colbert asked if there are any grants available for artificial turf.

[11:29:33 PM](#)

11.11 Garth Smith reminded the council of the Great Utah Shake-Out on April 17.

[11:29:57 PM](#)

11.12 Mayor read a letter received from Mary Teuscher thanking Troy Wolverton and Alan Summerhays for meeting with her to explain the project being built next to her home. He also said the CDA was approved by the county. He thanked David Dobbins for his work on this project. He added that the Youth Council was at USU last week.

12.0 Adjournment to Closed Meeting

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12.1 A motion to adjourn was made by Councilmember Summerhays and seconded by Councilmember Colbert. The motion carried by unanimous vote.