

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY,  
MARCH 12, 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, and Jeff Stenquist.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Tracy Norr, Troy Wolverton, Todd Hammond.

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**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. He spoke about the nice spring day then introduced the council and staff. A video showing a news report about the first stop light in Draper was shown. Mayor Smith said this shows there are some who want improvement and others who don't. The building of the new schools shows the growth. He said with growth comes change and some anxiety. They also bring about miscommunication and misunderstanding. Interstate 15 was the first big change in Draper, and it took out his home. The frontage road was closed with no notice to the residents and businesses. He said the council wants to make sure there is an opportunity to get the citizens together to explain and understand the plans for the road widening project. He said the project will cause change to the neighborhood. He noted that in 1849 there was one family in Draper; in 1851 there were 12 families. The 1980 census showed a population of 5521; 1990 the population was 7,257, in 2000 it was 25,200, and in 2010 the population was 42,274. He reminded those in attendance that the council and staff are dealing with growth and trying to communicate and recognize the impact on the residents. He said we move on and adjust; but want to hear from the residents about their concerns.

**2.0 13200 South Street Widening Project**

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2.1 Troy Wolverton reviewed the history associated with the new high school. News of the new school brought about a huge concern to the residents around the high school. When looking at the Master Transportation Plan, staff realized the plan had not anticipated the high school. Roads showing traffic increase were identified, as were roads where traffic would reduce. The traffic study shows expected increases of 150-200 vehicles along the roadway and significant increases at the intersection. As a result, the transportation engineers expressed concerns about 13200 South and suggested changes to the road.

Medians were recommended for left turns to reduce accidents and increase the level of service. A center median has the ability to increase the traffic flow about 25% on the road without requiring additional width. The Master Transportation plan was amended in November 2011. Originally a 74' right of way was contemplated for 13200 South, but staff felt that was an unjust impact, so the recommendation of a commercial minor collector designation was applied to the road. The intention was not to bring commercial traffic to the road but to allow a narrower park strip and a center median to provide safety. That recommendation was accepted by the council.

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2.2 Mayor Smith also noted a charter school is being built on Lone Peak Parkway. There will be ten schools in the community, with 9,000-10,000 students in the schools.

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2.3 Todd Hammond summarized the project plan. He said the plan for this summer is to widen 1300 East and 13200 South as far west as Bear Hollow Drive. The next phase will continue next year to widen the rest of 13200 South. He said 1300 East will have two 12' travel lanes, a 12' median, 4.5' bike lanes, 7' park strips, and sidewalk on both sides of the road. There will be a 12' median, two 11' travel lanes, 5' shoulders, curb and gutter, 3.5' park strips, and sidewalk on each side. He noted a recent change on the cross section which widens the shoulder and narrowing the travel lanes to allow for on-street parking. He noted the narrower traffic lanes are better for traffic calming. The speed limit will not increase. Mr. Wolverton added that the change on 1300 East is because the shoulder is not plowed and there is not a student. This has been a public safety issue for students at the existing charter school. The sidewalk is being included to alleviate that concern.

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2.4 Mayor Smith opened the meeting for public comments.

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2.5 Wayne Ballard, 959 East 13200 South, said he understands progress is needed but is concerned about the extravagance. He said the appraiser erred. She appraised the growth in value at 3%. The Salt Lake Tribune had an article that the Board of Realtors said it is 10.2%. He said the homes on the north side of 10600 South devalued by half and became rentals after that road was widened. He said he worries about safety of children in the roundabout on Fort Street. He said less than 1/2 of 1% of people use bike lanes. He thinks the city is doing something for special interests. He said the project probably won't as go fast as the city wants if they are going to use federal money. The council clarified that transit would use federal money. He said there is a four-way stop sign at Alta High School. Draper City does not need to be extravagant.

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2.6 Derek Coulter, 1017 East 13200 South, said he had addressed the council on neighborhood concerns and requested this opportunity to meet. He said there are five items they addressed in a letter to the city: doing the project in a way to save money,

improvement safety and effectiveness of the road, preserve the neighborhood, minimize the impact to the affected property owners, and permit the project to go through in 2013. He said the goal is to reach a compromise on the city's plan for the 66' wide road with the center turn lane and all the addendums that go with the 66' wide road. He said the proposals superimposed by the master plan on 13200 South is something that came from a planning department to match Carlquist. He said there is different nature of the two streets. This neighborhood has old home which are already close to the street. He said the speed limit should be 25. There is nothing magical about a 66' wide road or 5' sidewalk or park strips. These are not necessary. If a compromise can be reached by taking less property and insuring the safe corridor, the project can probably go this year. If the neighbors feel there is miscommunication and no public comments, they will feel like they are being backed into a corner and will not go along with the project. He said there are a lot of large trees and a historic nature of the neighborhood. The project will tear down the old trees. There will be a bike lane that would not allow parking. Changes are a moving target with the Engineering Department, so he wants changes that allow the compromise with the neighborhood. He expressed concern about the center turn lane and widening to the extent that the only way to increase traffic flow is to increase the speed limit. To make it safer, he wants the speed to be lower. He said he does not want the center turn lane all the way except at intersections with the roundabout or 4-way stop sign. He said the wider shoulders can accommodate the turning traffic. If the project is narrowed, the city can save money. The wide sidewalks are not needed. He said the improvements could be made with minimum impact, preserving the trees, and improving safety to pedestrians. He said the park strip is not needed. He said there is pressurized irrigation. The people did not want to live in a subdivision. They want discussion, not decisions. He asked the council to look at the appraisals as none are remotely close to accurate and are flawed.

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2.7 Shari Moore, 1083 East and 783 East, thanked her neighbors because they are respectful and want to do the right thing. She said the sidewalk is needed for the children because it is dangerous. She asked who planned three schools within a half mile area. She asked about 13800 South improvements because she thinks there is more traffic on 13800 South and there is more space on that street. Councilmember Stenquist said 13800 South is on the plans to be widened. She said she sees the cars turning on the cross streets and thinks the center lane is not needed because there is not much traffic coming in and out of the neighborhoods. She distributed a picture of 300 East and said she appreciates the wider park strip. She said they have been told they can park in the bike lane, but it is not safe without safe street parking. She said should would like reduced sidewalk widths, reduced park strips, and increased shoulder widths. She said there are a lot of horses on the street. There is not a lot of space for them or bikes. She said she sprays cars with water if they go fast up and down the street. She said one person was killed a few years ago on that street and the speed needs to be reduced. She said the police told her the speed limit is set by how fast people drive.

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2.8 Suzanna Hansen, 13263 South 1162 East, said this is her third time addressing the council. The other times regarded reduction of lot sizes, adding traffic on Fort Street, and the importance of the historic district. She said communities are about where you live, not how fast you can move traffic. She said she would rather see corridors on 1300 East, Pioneer, 300 East, and 13800 South. She said traffic should be moved from neighborhoods, not through them. She said there are no schools in Utah County that are not bordered by a 25 mph limit on the feeder roads. She said speed bumps are not a problem for plows. The University of Utah uses large corridors and putting speed bumps in the neighborhoods. There are speed bumps on other streets and those streets get plowed. The distance between 1300 East and Fort Street is very short. She said she already waits five minutes to get onto 13200 South. She asked why moving more traffic as fast as we can is a priority rather than the quality of the neighborhoods. She said the growth of Draper has been on small tracts of land. The council is trying to retrofit what is left of a rural community to fit the new norm of McMansions. The spirit of Draper means diversity and the council needs to come up with a compromise. Another meeting is needed with representatives of the neighborhood and the planners.

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2.9 Joava Good, 1047 East 13200 South, said she lives in the oldest house on the street and she is excited for the project because it is needed. She said the road need to be widened and she thinks the council's direction is correct. There are schools and kids with no sidewalks and there is already an issue with the traffic. She said we need to grow up and be a city.

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2.10 Matt Curland, 13260 South 1162 East, said he is somewhat impacted. The engineer said we want to decrease the lane width from 12' to 11' as a pinch point to slow traffic. The roundabout and stop light will already do that. It is already a race way between the two points. It is hazardous to get out there. The center turn lane will not help that. The sidewalk is long overdue. He said he doesn't know if the park strips are needed, but the stoplight and sidewalks are. He said the center turn lane isn't needed. He is willing to wait 20 seconds to turn onto the road. He doesn't want a wider road that invites speeding.

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2.11 Chad Sumsion, 1322 East 13200 South, said the mayor and council have been gracious to present this opportunity for comments. He said he feels he and his wife are close to reaching an agreement regarding their property and he hopes his comments will improve the process. He said he thinks the real desire of the neighborhood is to do the right thing for the city. The people in the neighborhood are more in touch with the situation than those attending the schools. He said part of the need to widen 1300 East is for the school students. The traffic study does not indicate new traffic on 13800 South or the south end of Fort Street. He said some of the traffic will come from the west. The only traffic on 1300 East will be those closest to the underpass. He thinks there are questionable

numbers in the traffic study because it is based on assumptions not measurements. He said he has studied the 2007 Master Transportation Plan. He said he heard that residents should have been involved in that approval process if they really had input. He said the plan is not being followed in this design. There are multiple things that have been changed in the design. That plan identifies this road as a residential minor collector, which were supposed to become prevalent in the city, and the commercial minor collector is more specified for areas where commercial turns are appropriate. He said he understand the desire for the center turn lane from an engineering perspective but has great empathy as a resident. He said no residential minor collectors have been built since 2007; only commercial collectors are being put in. He said a light has always been planned on 1300, but the 2007 plan does not include separate turn lanes. He summarized that if there are changes to the master transportation plan, the neighborhood's changes should be considered equally as well.

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2.12 Hollis Hunt, 1025 East, said his lane's access is off 13200 South. He said notice is a huge issue for council action and simply following the notice for the master plan is not sufficient, especially because of the time frame since the adoption of the 2007 Master Plan and changes that are made. He said a left-turn lane is not needed at the roundabout and a center lane is not needed. The left-turn lane is needed at 1300 East. He recommended vacating the center lane. He said Mr. Coulter's comments about speed are correct ASHTO standards. He said traffic is speeding now, and he can't pull out of his driveway between 8:00 and 8:30 a.m. He said he doesn't know if there is a traffic study for the schools, but volumes will increase. He said the condemnation costs for the property will exceed the budget. He added he doesn't think the appraiser did his/her job; the cost of acquiring the property will be excessive. The quality of life for those houses will improve if the width of the road is reduced.

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2.13 Ken Hoffman, 13200 South, said he hasn't heard anything about concerns about the speed of students traveling to school. He said something needs to be done to slow them down.

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2.14 Scott Stillman, 1053 East 13200 South, said he echoes a lot of the comments. He moved here for the rural feel. He also has concerns about the speed and asked for control through electronic signage and/or speed bumps. He agreed the appraisals are skewed and he is not being offered fair compensation on this project. He said that when this project is done, the residents will still be living with the impact for decades. If he had known the schools were going to be built, he probably would not have purchased the home. He said west of 13200 South and Fort Street is part of historic Draper, so the people would appreciate minimization of the impact.

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2.15 Ryan Herzog, 13207 South Fort Street, said he has concerns about the school kids. The staked property comes close to the house on the corner. He asked why a roundabout is being considered instead of a light.

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2.16 Scott Rolf, 13145 South Fort Street, agreed about minimizing the project. He said the improvements would create a better property flow. He said for those with earlier subdivisions, like his father-in-law, there is an agreement with the county for the curb, gutter and sidewalk. However, he got a letter from the city manager listing twelve other items to pay for. He said he does not think that is fair.

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2.17 Shari Moore said she lives on the corner of Ptarmigan and Bear Hollow. She suggested a 4-way stop sign at 13200 South and the two cross streets. She said that would slow down the traffic. She said she also has a letter from Liz Henson with a request to minimize.

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2.18 Jeffrey Luck, 1051 East 13200 South, said he has a deferral agreement. He is okay with the project and road widening. He would like the center median removed and would like a decent shoulder. He said the sidewalk does not need to be as wide. He said there had been discussion of a meandering sidewalk on 1300 East to save trees. He said the house next to his has a large tree. He asked if design could go around it. He asked if there is a possibility to make these changes. He said he has four cameras aimed at the street and can show how crazy it is with only two lanes and the speeding. He said Chief Roberts said the speed limit is up the council to set. He asked the council to reduce the speed limit.

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2.19 There were no other comments. Mayor Smith said the council will consider the comments made; there was good input. He also recognized the scout troops in attendance at the meeting.

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2.20 David Dobbins said the council should respond to some of the comments in a written manner.

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2.21 Councilmember Stenquist thanked those who attended the meeting and said the council was listening. He said the council must consider the needs of the entire community weighted against the impact to a small neighborhood and must also take a long-term view. He said some things in the 2007 Master Plan do not reflect realities, such as the high school. Now this project has moved to the top of the priorities. Future population growth must also be considered. There are very few east-west corridors so all traffic is on 13200 South, 13800 South, and Pioneer Road. The council is looking at other east-west

corridors, but there are also impacts in those neighborhoods. The traffic has to go somewhere. He said he feels the center turn lane is necessary, but he is willing to reconsider it. There are a lot of complicated issues, including deferral agreements, appraisals, and engineering. He is willing to take additional time if it is needed so the project is done correctly.

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2.22 Councilmember Rappleye thanked those in attendance. He said this is one of the reasons he wanted to be on the council. The process is hard and is not perfect, but the city must do something. He said he has heard good input. This is a great neighborhood. He said his neighborhood has also been impacted by the new high school and it also has problems with speeders. He said the city will get a better product when the people are engaged and the council is not rushing this project.

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2.23 Mayor Smith said he heard that a child was hurt in West Valley City earlier in the day while walking to school. Safety has to be the number one concern. He also noted that the Arts Council is presenting a play the new two weekends. He said the residents would be told about the next step.

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2.24 A recess was called.

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2.25 Mayor Smith said notice had been given about a public hearing regarding eminent domain for this project. He asked if the council wanted to continue with that public hearing, if they want a cross section without the center turn lane. He noted that people seem to want the sidewalk. Councilmember Rappleye asked about issues with the trees and power lines relating to the sidewalk. David Dobbins said a cross section could be drawn to illustrate the project without the median and park strips, with the power poles behind the sidewalk. Discussion was held about the width of the sidewalks. Mr. Wolverton said the ADA standard is 4', but Draper's standard has been 5'. He said the difference is not much. Councilmember Walker said the center turn lane seems to be the biggest issue. Mayor Smith said another overriding comment was to slow the traffic. The council discussed speed limits. Councilmember Walker said the money could be spent somewhere else if the neighborhood does not want the improvements. He thought this process would improve the traffic and sidewalks for them. Councilmember Rappleye said if it is not convenient, traffic might go somewhere else. He does not know if traffic studies prove that. Councilmember Stenquist said a lot of the school traffic comes from South Mountain and cannot turn left onto 13800 South under the bridge at 1300 East. People will still go across 13200 South. Mr. Wolverton said he has been working with two traffic engineers on Wayne's World Drive problems. It will cost a lot of money and will not improve the situation. It might be safer. Councilmember Walker suggested just putting curb, gutter and sidewalk on 13200 South. Mr. Wolverton said the road width would need to be determined before the improvements are done. He said that people can

park on the shoulder of the road. He said if the cross section is built as proposed without the center median, the 12' median could be split for 6' shoulders with 4' bike lanes and two 12' travel lanes. It does not narrow the cross section, but it gives us the ability to grow into the roadway. If traffic as projected occurs, we have width if we need to make a change later through striping. This does not change the taking of property. Mayor Smith said that is an option but the residents seem to want to eliminate the taking. David Dobbins pointed out you cannot narrow the road and provide on-street parking. Councilmember Stenquist noted that there is no center line on Vestry, but the shoulders are wide. Mr. Wolverton said 13200 South would be a little wider than Vestry is. Discussion was held about the bike lane. Mr. Wolverton pointed out the Transportation Master Plan defines the shoulder/bike lane. Cars can park in the bike lane. Mr. Ahlstrom suggested a narrowing the right of way to 60', eliminate the center turn lane, add 3' to either shoulder. That would narrow the cross section by 6'. Councilmember Stenquist said that would make a difference of 3' for each property owner. Councilmember Walker said if we avoid condemnation we save money. He asked why the plan is for a roundabout at Fort Street rather than a traffic light. Mr. Wolverton said both had been proposed. Councilmember Rappleye said a feels a semaphore on Fort Street would be ugly and is not in character with the road. Mayor Smith asked if the roundabout and center median are eliminated would the amount of property taken be reduced. Mr. Wolverton said the problem was the alignment of the lanes with Carlquist Drive. The lane shift is required to make the intersection work. He said the cost and taking for the roundabout and the light are about the same. He said the impact of traffic during peak times would be 2-3 hours/day, so other than that the traffic flow continues without stopping at a light. There is too much traffic for a 4-way stop.

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2.26 Councilmember Summerhays suggested only doing the light at 1300 East and the roundabout at Fort Street this year. Mayor Smith suggested doing a four-way stop instead of the roundabout this year. Councilmember Walker suggested using the electronic traffic speed signs to help with traffic control. Mr. Wolverton said the four-way stop was studied two years ago. A four-way stop requires close to equal traffic from each direction. The four-way stop was not warranted but could be used until the study is redone. Mayor Smith suggested traffic counts again after the schools opens. Mr. Ahlstrom said the staff has already acquired 25 properties. There are 21 left. Condemnation is required for the Fairbourn property so they can maintain their greenbelt status. The public hearing needs to be held to authorize condemnation. Councilmember Walker said the improvements on 1300 East need to be done. Councilmember Walker and Rappleye agreed they are in favor of the stop light and the four-way stop. Councilmember Stenquist asked if the road could be improved from 1300 East to Bear Hollow, keeping a turn lane by Summit Academy. He added that he thinks property negotiations should continue. Mr. Dobbins suggested keeping the project funded and doing some of the improvements within the current budget. He said the city does not want to put in sidewalks only to tear them out within a couple of years. He asked if the council wants the four-way stop signs put in now or when school starts. Councilmember Stenquist asked about the concerns with the appraisals. He asked that those and the

deferral agreements be worked through. Mr. Dobbins said the staff would bring options back to the next meeting. Notice was discussed. Mr. Dobbins said that notice would be given to each property owner for the rest of this project.

### **3.0 Council/Manager Reports**

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3.1 Councilmember Summerhays said he had received calls from contractors about their plans taking too long. He said five positions were eliminated in 2008. He said Russ Fox had suggested getting a planner at the counter full time. David Dobbins said the permit revenue is up but we haven't increased the resources. Staff is concerned about the revenue going up and down. Right now it seems to warrant another employee, but if the number of permits drops, that would be the first position eliminated. He said it needs to be looked at now.

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3.2 David Dobbins said a notice was received from Utah County about the taxes on the greenbelt property. The tax commission has made changes, and Utah County said beekeeping does not warrant the greenbelt status. The taxes due are \$640,000. He said the staff is checking to see when the changes took place, if they are retroactive, and if a conservation easement should be considered. He also said that there is an outdoor artificial turf field in Park City. He asked if the council wants to visit that site when they go on their field trip. He said the CDA agreement with the county is on their agenda next week.

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3.3 Doug Ahlstrom said the attorney representing Bob Irvine's property which the city is trying to acquire has filed an application with the property ombudsman saying they don't agree with the city's appraisal. The ombudsman can require the city to pay for an appraiser to do a second appraisal. It will take a couple of weeks to get the appraisal before further negotiations on the property. Meanwhile there is a pending lawsuit in district court to get occupancy of the property. The filing with the ombudsman may delay the court case. David Dobbins said the only urgency is access to eBay when it opens. He also said parking at Galena Fields has been coordinated, so he will make sure eBay is aware of the conflict with the park users until the second access is done. Strict parking enforcement is necessary in this situation. Mr. Dobbins added that the staff is putting together the budget and is looking at changes in some impact fees, including park impact fees. Options will be brought to the council. Councilmember Summerhays asked if it is worth meeting Mr. Irvine's price. Mr. Dobbins said staff will calculate the costs.

### **4.0 Adjournment**

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**4.1 A motion to adjourn was made by Councilmember Stenquist and seconded by Councilmember Walker. The motion carried by unanimous vote.**