

Approved December 10, 2019

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, NOVEMBER 19, 2019, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green (by phone), Tasha Lowery, Alan Summerhays (by phone), Marsha Vawdrey, and Michele Weeks

EXCUSED: None

STAFF PRESENT: David Dobbins, City Manager; Mike Barker, City Attorney; Laura Oscarson, City Recorder; Scott Cooley, City Engineer; John Eining, Police Chief; Russ Fox, Assistant City Manager; Rhett Ogden, Recreation Director; Christina Oliver, Director of Community Development, Bart Vawdrey, Deputy Fire Chief, and Bob Wylie, Finance Director

Dinner

Study Meeting

1.0 Discussion: Street Parking – Scott Cooley

1.1 Scott Cooley explained that street parking in Draper was a perpetual problem, especially during the winter. He identified Senior Band and Pepi Band Roads, noting that there were always cars parked on both sides of the road. Normally, staff would post “no parking signs” on either side of the road; however, in this case, parking was allowed during winter hours. In the most recent Traffic Committee meeting, it was discussed that the City could allow parking on one side of the street and then alternate every other week to allow for snow plowing. Another problem with the area in question was that there weren’t any driveways on those particular units. The units did have garages, but they were mostly used for storage; therefore, cars ended up on the street. Staff was proposing this parking policy just for the road in question and would not apply elsewhere. After subsequent discussion on the matter, the Council agreed this was a good plan. Other policies for snow removal were then briefly discussed.

2.0 Discussion: New Dog Park – Rhett Ogden

2.1 Rhett Ogden indicated that a few weeks ago, the Council had asked about a new dog park and off-leash area near Galena Park. Staff put together some cost estimates in response to that request. He presented several images of the area along with concept images, noting that the park in question would be located down the hill from the northwest sports fields near the retention basin. The City had already recycled asphalt that could be laid down in addition to planting a grassy area. Other amenities that could be included with the dog park were various play features. The City had always wanted a connection between Galena

Park and the Jordan River Trail, and this dog park could help facilitate that connection. Mr. Ogden also noted that the old canal trail would be re-graded.

Councilmember Weeks stated that parking was an issue and she wanted to know if there would be a sufficient amount at the new park. Mr. Ogden indicated that the City had just finished a parking lot in the early fall, which he identified on an aerial map of the area. He continued by discussing the development process. Councilmember Weeks inquired as to how much acreage was at the dog park itself, to which Mr. Ogden answered that there were two. The baseline cost of the project with partial fencing was \$151,000. Fencing the entire area would cost another \$85,000, and to lay down recycled asphalt and add drainage would cost another \$55,000. Therefore, the entire project would cost around \$300,000. There was further discussion on the need for this park to alleviate strain on the other dog park. The group also reviewed the pros and cons of fencing the whole area versus just a portion of the park, as well as a project timeline.

3.0 Council/Manager Reports

- 3.1 David Dobbins, City Manager, explained that WaterPro had been working with the sewer district for reuse water. All of the City's toilet water went through South Valley Sewer where the water was treated to be reused. Draper City bought its water from Jordan Valley. After Draper customers used it, part of the water went back to South Valley in order to be treated and therefore be used for secondary irrigation water. This was better secondary water because it had been treated. Mr. Dobbins explained that at this point, the City did not want to give up its rights to that water. He noted that it would cost \$3 to \$4 million upfront for the City to install a main line to the road. There was also a cost for residents to connect to the new water line. While everyone wanted secondary water, it was a matter of what they were willing to pay for the service.

Mr. Dobbins discussed sponsorships for trails, explaining that a local company could opt to sponsor a trail and the proceeds could go into maintenance of the system. If the Council was open to this idea, staff could begin looking into all of the legalities of the matter. He noted that this could generate around \$20,000 per year. Councilmember Weeks expressed that this was a good idea.

Mr. Dobbins stated that staff had received inquiries pertaining to internet fiber. He discussed the history of UTOPIA which serviced neighboring cities. Some cities had conducted a survey to determine what citizens were willing to pay for the level of service UTOPIA could provide, and typically, residents supported the idea. If the Council was interested, the City could issue an RFP for internet fiber services. The take rate was 30 percent of households in Draper that would have to opt in to the service. There was further deliberation on the matter.

- 3.2 Councilmember Lowery relayed concerns some parents had expressed with regards to kids not getting off bikes to cross the streets, and crossing guards not addressing the issue. She asked Chief Eining if he could discuss the matter with the crossing guards, to which he responded in the affirmative.

Councilmember Lowery then asked Scott Cooley, Public Works Director, about the installation of fog reflectors on both sides of Suncrest. She stated that they made a big difference on foggy nights. Mr. Cooley responded that the fog reflectors cost \$100 apiece, and the total cost to have them installed would be \$25,000 to \$30,000. These funds were currently in the budget if the Council wanted to have them installed. The Council expressed its support.

Lastly, Councilmember Lowery stated that she took her kids to the haunted woods in Murray and it was awesome. She asked Mr. Ogden if Draper could do something like this, suggesting that it would be a good opportunity to put funds into the trail system. Mr. Ogden said sure.

- 3.3 Councilmember Vawdrey discussed funding a hawk signal on Vestry and Highland. Staff noted that this item was added to the budget that was being reviewed tonight. Councilmember Vawdrey asked how much the signal would cost to which staff responded it would be \$200,000 for the whole signal.
- 3.4 Councilmember Weeks asked about benches for a memorial. She said she never saw any sketches and would like to. Staff said they'd send sketches and price estimates.
- 3.5 Councilmember Lowery asked about funding for an all-abilities park. Mr. Ogden reported that he received an email 10 days ago reporting that the grant for which staff submitted was forwarded by the TRCC Committee. A final decision as to whether or not funding would be received for the project would be made in mid-December.
- 3.6 Mayor Walker discussed several poorly lit tunnels in Draper that needed to be addressed.
- 3.7 Scott Cooley, Public Works Director, provided updates on various projects taking place throughout the City.

Business Meeting

1.0 Call to Order: Mayor Troy K. Walker

2.0 Thought/Prayer and Pledge of Allegiance

2.1 Joshua Blair from The Rising offered the prayer.

2.2 Newly Elected Council Member, Cal Roberts, led the Pledge of Allegiance.

3.0 Recognition: Corner Canyon High School Mountain Bike Team for winning the 2019 State Championship Title

3.1 Mayor Walker remarked that he was amazed at the level of achievements made by Corner Canyon High School students. He explained that the Mountain Bike team was in its

seventh year and had won four State titles. There were 40 to 46 adult volunteers needed to supervise the team. The youth on the team were hard working students: 41 riders achieved a 4.0 GPA, 17 riders achieved a 3.9 GPA, and the team average GPA was 3.5. The team also had three Sterling Scholars. Over 20 students placed at the State tournament. He recognized the players present as well as Coach Whitney Pogue present in the audience. He stated that Coach Pogue was one the best mountain bikers he knew and invited her forward to speak.

- 3.2 Coach Whitney Pogue thanked the Mayor and Council for continuing to support the team and for making the trails accessible. She acknowledged the volunteers who made the team possible.

4.0 Proclamation: Extra Mile Day

- 4.1 Mayor Walker read the Proclamation declaring November 20, 2019, Extra Mile Day.

5.0 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.

- ** Mayor Walker noted that Item 8 would be moved to the January meeting at request of applicant.

- 5.1 Councilmember Weeks asked if there were individuals present who were going to speak about Item 8, if they could still address the Council on that item at this time. Mayor Walker said it would be better to wait until the item was discussed during the January meeting because the applicant asked for it to be continued.

- 5.2 Reed Gibby, resident, remarked that he and his wife attended a school play at Corner Canyon High School last week and it was a fantastic production. He and his wife were going to make sure they attended the school play every year from now on. He then explained that as he was traveling northbound on Lone Peak Parkway to turn right on to 12300 South, he had a difficult time doing so. It took until the fourth green light to get out onto the freeway at that interchange. Three years ago he suggested to the Council that there be some grade separations on each side of 12300 South. In particular, at 11800 South would be a good location because the freeway was depressed, it would be easy to make a structure, and there would be no ramps. This would take some of the local trips off of 12300 South so it wouldn't be so congested and dangerous.

- 5.3 Kathy Anderson, resident, thanked the Mayor and Council for responding to an email she had sent a while back regarding the installation of safety features near Oak Hollow. She and her neighbors appreciated the City's response to the inquiry.

- 5.4 David Anderson, resident, thanked City officials on behalf of himself and his neighbors for installing a light at Highland and Vestry, especially with the new complexes being built in the area. The light would make the area safer for pedestrians.
- 5.5 Aleya Mason, resident, commented on the lighting on Highland Drive between 13200 South and 1300 East. She said it was a really dark area and was not safe.

** *Councilmembers Green and Summerhays joined the meeting at 7:20 p.m.*

6.0 Consent Items

- a. **Approval of October 8, 2019 and October 15, 2019 City Council Meeting Minutes**
 - b. **Approval of the 2019 General Election Canvass of Votes**
Staff: Laura Oscarson
 - c. **Approval of Interlocal Cooperative Agreement#19-254,**
An agreement with the State of Utah, Division of Air Quality, for Workplace Vehicle Charging Program.
 - d. **Approval of Resolution #19-66, amending the Consolidated Fee Schedule**
Staff: Bob Wylie
 - e. **Approval of Resolution #19-69, appointing Jared Turner to the Draper Tree Commission**
 - f. **Approval of Resolution #19-70 , acceptance of dedication of Vista Station Bridge**
A resolution allowing Draper City to accept real property in the form of a bridge by dedication agreement. Staff: Rhett Ogden.
 - g. **Approval of Resolution #19-71, acceptance of Vista Station Public Access Easement**
Allowing Draper City a public easement access on private property near Vista Station Blvd. Staff: Rhett Ogden
 - h. **Approval of Interlocal Cooperative Agreement #19-258, with Utah Department of Transportation for a future signal at 11950 South and State Street**
- 6.1 **Councilmember Weeks moved to approve the consent items. Councilmember Vawdrey seconded the motion.**
- 6.2 **A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

7.0 Public Hearing: Approval of Ordinance #1412, Draper City General Plan, Moderate Income Housing Plan, Master Transportation Plan, and Land Use Map Request (Legislative Action) On the request of Draper City to review the General Plan update, including the Moderate Income Housing Plan and Master Transportation Plan elements, and changes to the Land Use Map. These plans are City wide in scope.

** *Councilmember Summerhays joined the meeting at 7:35 p.m.*

7.1 Christina Oliver, Director of Community Development, stated that staff had been working on this item for over a year, and the work conducted had been a collective effort of Jennifer Jastremsky, Todd Hammond, and two outside contractors. She reviewed the community's mission and values, General Plan definition, the City's public outreach strategy, the Moderate Income Housing component of the General Plan, the transportation element of the General Plan, and land use development. She explained that Draper City was incorporated in 1978.

In 1999, the Draper City Council adopted the following mission statement: "Draper City is a community that preserves its unique identity and heritage and provides protection and services for its citizens." The supporting values to that mission statement were unity, respect, quality of life, environment, and pride. General Plans were defined by the Utah State Legislature. Every municipality was required to have a land use plan and a specific direction had been outlined in Utah Code Title 10 Chapter 9A. Ms. Oliver then discussed the components comprising a General Plan. The General Plan could be as massive or narrow as a City wanted it to be as long as it included three main elements: a Moderate Income Housing plan, a Transportation/Circulation plan, and a Land Use Map.

In 2015, the Council was presented with a General Plan that was significant in size and changed the intents of the City's zoning. It increased items such as multi-family housing to levels that were at "industry standards." The City reverted back to the original intent of the Council and the type of items that were brought to its attention on a weekly basis. Ms. Oliver explained that the updates presented tonight limited the City's land use maps to follow Draper Zoning Codes; staff was not proposing any additional density with these proposed changes.

Ms. Oliver explained that a General Plan was an advisory document; zoning was what dictated what could go in any specific location. The Land Use Map was more of a visionary document. As an advisory document, the General Plan was a living document that could change at any time. A General Plan was not a regulatory document, did not dictate zoning, and was not all-encompassing. Staff chose to limit the General Plan to the three specific elements required by the Utah State Legislature. There were a variety of reasons for this, most of important of which was that each individual plan that the Council approved were standalone plans that informed its decision and did not need to be tied together in a legislative action.

Ms. Oliver reviewed the public outreach timeline which included three open houses and several public meetings. Staff initiated a multi-pronged communication approach for this particular process: two large postcards were sent to residents, a website landing page with an interactive Land Use Map and email address (managed by Ms. Oliver) was created, and the process was also advertised in the City's newsletter. She noted that the survey results presented to the Council a month ago had been advertised via the newsletter. Staff also had several face-to-face meetings with people and had maintained a significant social media presence throughout this process. She presented an example of the postcards that were mailed out to residents, and further described the interactive Land Use Map that was available on the City's website.

The City received 1700 survey responses, 1300 of which were scientifically surveyed. The remaining responses were opt-in. Comments were also submitted online, on open house comment cards, through emails, phone calls, and face-to-face meetings. Overall, the survey results communicated that Draper residents reported a high quality of life that had been relatively consistent over the past five years. Nine out of ten residents would recommend moving to Draper to their friends and family. Residents were very pleased with the trails and nature in Draper. Their major concerns were focused on managing growth and traffic. Residents were hesitant about new development; however, they felt that the prison site was seen as a ripe opportunity for development. 56% of residents would prefer to see some degree more of communication from Draper City. Ms. Oliver noted that staff created a summary document of the public comments submitted throughout this process, and she would be happy to go over it with anyone.

Many residents were concerned about the increase in housing density which they felt directly contributed to traffic congestion. Residents generally did not want to see additional housing development. However, some supported additional housing development, hoping that it would create jobs and reduce traffic. Some comments supported the development of low and moderate income housing, while others feared it would diminish quality of life and property values.

Residents were concerned with increased traffic congestion impacting home values, safety, and quality of life. Several residents were particularly concerned with widening popular corridors such as Highland Drive, 700 West, and 13600 South. They felt that road expansion would decrease safety and increase crime rates within their neighborhoods. However, others wanted the City to invest more in east-west roads and to alleviate north-south congestion. Many residents were against the expansion of light rail along the Porter Rockwell Trail because they did not want to see high speed trains running next to their neighborhoods.

Many residents were concerned about the overall safety at popular Draper City parks, particularly Galena Hills. They had concerns with overall vehicle traffic around the park and how it affected the safety of those participating in events. Many insisted on increased signage and police patrols to ensure safety, and some were interested in having the City build more trails that improved trail connectivity.

A handful of residents were excited about the new recreation center, a few were in support of a cultural center, and others asked for an increase in shops and restaurants around the new office buildings in order to accommodate employees.

Moderate Income Housing was mandated by State of Utah. As of the last session, Draper was required to provide an update on this component of the plan to the State. As such, staff hired Zions Bank to conduct a holistic housing assessment as part of its responsibility to address Moderate Income Housing in Draper. The study looked at current availability, current and projected need, and plans to meet the affordable housing need. Draper had roughly 15,500 households total. This information was updated based upon assessment data at the Salt Lake County Recorder's Office

Councilmember Weeks asked how many townhomes versus single family homes the PUD entailed. Ms. Oliver explained that this was the assessor's categorization. Staff could ask the County to break out the PUD based on townhomes and single family homes.

Ms. Oliver presented a current summary of the affordable households in Draper City. Right now there were 1,268 households plus 50 to 80 percent AMI, which was based on Salt Lake County. When Moderate Income Housing was viewed on any level—Federal, State, County, or City—it was based upon the metropolitan statistical area. In this case, this was Salt Lake County. Staff asked Zions Bank to project what the housing need would be for affordable income housing units. The projected available units in 2023 would be 1,314, which was slightly up from 2018 data. Staff's projected number of units needed was significantly higher; in 2028, the projected available units would be 1458, but the projected number of units needed also increased at roughly the same rate.

The State of Utah outlined a menu (included in the council packet) and of those menu items the City was required to choose a minimum of three. In addition, they could choose either Option G or H, and staff chose Option G based on the feedback received from the public. Draper needed to adopt a Moderate Income Housing plan because certain transportation funds may not be available to the City otherwise. The State Legislature dictated that if the City did not pass a plan by December 1, 2019, road funding would be in jeopardy.

The Draper Moderate Income Housing Plan that staff was suggesting included five elements: 1) consider General Fund subsidies for other sources of revenue to waive construction related fees that were otherwise generally imposed by the City; 2) create or allow for and reduce regulations related to accessory dwelling units in residential zones; 3) encourage higher density or moderate income residential development near major transit investment corridors; 4) apply or partner with an entity that applied for affordable housing programs administered by the Department of Workforce Services; 5) apply or partner with an entity that applied for programs administered by the metropolitan planning organization or other another transportation agency that provided technical planning assistance.

Ms. Oliver said that a couple of meetings ago, the Councilmembers were asked to support a TLC grant in partnership between UTA and Draper City for some stationary and planning.

Staff submitted for that grant in the past and would be submitting another application in December.

- 7.2 Charles Allen, Parametrix, has been working on this item since late 2017. He provided an overview of the major components of the Transportation Master Plan, noting there were major changes made to this plan in 2007. Updates were then initiated in 2012 to account for impacts of the new high school, changes to the west side of the City, and updates to the capital facilities plan. In the 2019 plan, more updates were being made to the capital facilities plan. In addition, they were refreshing the regional traffic forecast and accounting for some changes that had occurred since 2012, such as completing transit facilities and the updated land use plan. One of the main components of developing a transportation master plan was understanding travel demand. Parametrix conducted an exercise to determine baseline conditions for the present day compared to that of a 2040 forecast. He presented a map to illustrate which roads were performing well versus those that were starting to become congested. Through planning work and analysis, they arrived at a capital facilities plan to help address congestion caused by growth. These projects were put into phases—short, medium, long—so that the City could coordinate with other agencies and budget accordingly.

There were more than two dozen projects identified that were split in between these phases: widening projects, construction projects, and engineering projects. In addition, Parametrix identified what the ultimate road network should look like, and he presented a functional classification map as part of his discussion of this matter. He explained that this was the ultimate build-out configuration of what they believed the roads needed to be in Draper City. The roads were divided into groups: functional classes, materials, collectors, and local. Subgroups existed for each of the main groups. The Transportation Master Plan gave definitions for each classification.

An open house was held specifically for the Transportation Master Plan update back in March. There were 40 to 58 attendees and a lot of good comments were received. Mr. Allen briefly discussed the Highland Drive extension. He noted that this project was adopted in the 2007 Transportation Master Plan and had been part of Wasatch Regional Front Council's original transportation since that time, too. This project had been continued into the current proposed Transportation Master Plan and was put into Phases 2 and 3: medium- and long-term range. Councilmember Weeks inquired as to the priority of each project phase, to which Mr. Allen explained that transportation master plans tended to be updated every five to seven years.

It was noted that a UDOT-funded corridor study would kick off in 2021, and it would focus on transportation on the east side of the valley. A project like Highland Drive wasn't going to happen without a lot of coordination from different agencies and public input, following a federal process called NEPA. Other cities would also be involved with this process.

Councilmember Weeks expressed concerns with pages 2-6, relating to work trips to and from Draper City. She said she was shocked by the data presented with regards to the

number of residents who commuted outside of the City for work. She wanted to know how the City planned to fix this problem.

Jennifer Jastremsky, Planner, said she noticed these numbers presented, too. She took this information and thought about it as a need to bring more opportunities for employment into Draper.

Councilmember Weeks asked what the City's priorities were for expansion. She asked if there were ways staff could elaborate on ways of bringing more employment to the City, and if these priorities were outlined in the master plan. Mr. Allen discussed several priorities as indicated on the map shown as part of the presentation.

Ms. Jastremsky added that funding had been allocated towards the higher congested roads, so there would be some improvement that should occur within the next few years. She agreed that they needed to work on bringing jobs into Draper so that they could also work on active transportation. Mr. Allen noted that they had compiled some high level estimates for every project presented on the map.

Councilmember Weeks asked about crash data for 12300 South, Pioneer Road, and 1300 East. Mr. Allen stated that they had looked at all the hot spots and looked at the patterns of crashes to see if there was a project that would help address the issue. He explained that with safety, there were many elements to consider: engineering, behavioral, and emergency response. They had looked at engineering elements that could be added to some of these locations and identified striping improvements, better maintenance, etc., as ways of reducing the number of crashes in those areas. He noted that all of the safety instructions were in the transportation master plan.

- 7.3 Jennifer Jastremsky, Planner, distributed a letter from Mr. Lamb, a property owner, indicating a request that his property be excluded from the Land Use Map changes. She clarified that staff was proposing to update the City's Land Use Map to accurately reflect what was already developed in the City; staff was not proposing to change any zoning or to make changes to land that was subject to development. The intent of these changes was not to circumvent any public hearing process that an individual property owner would go through if they were developing their property. The last time the Land Use Map was updated was in 2004, so it was very outdated and needed to reflect current day development. Additionally, there had been inconsistencies between the Land Use Map and the General Plan document itself, and those changes had also since been made. The General Plan included the updated Land Use Map, a summary table of the acreage breakdown, and a vacant properties map.

Ms. Jastremsky presented the existing Land Use Map as compared to the proposed map. She noted there were drastic changes made between the two maps, particularly on the mountain. The document presented the open spaces on the mountain and ensured the City was accounting for conservation easements that the City owned. The previous map looked at the overall master planned development densities for South Mountain and SunCrest, which, given the thousands of acres of open space that was part of those original

developments had a very low overall density. The proposed map accurately reflected what had been developed. The Land Use Summary Table listed out acreage and percentages for all of those proposed land use categories. Currently, there was 33% open space in Draper, which reflected the City's commitment to trails and open space.

Staff received a few requests from neighbors to exclude their properties from the Land Use Map. The first three of those requests were included in the packet, and Mr. Lamb's request was received over the weekend. The City was also looking at removing UTA's property on Draper Parkway. When changing the map on those Trax stations, staff looked to put in a cultural institutional land use category on UTA's property for the town center station north of the parking lot. There is some vacant property that they may sell that would be subject to development; the type of development that would occur was unknown. Ms. Jastremsky also noted that the City received a request from the Michel's to include their property in the land use changes. The Planning Commission did not vote to make any changes to the Michel's property with this land use, but they did with the others. Ms. Jastremsky then presented the interactive Land Use Map and reviewed the proposed land uses for various areas, noting which properties were requested to not be included with these changes.

Councilmember Weeks asked how many more acres were being proposed to change from low density to medium density. She wanted to know exactly where the numbers were increasing. Ms. Jastremsky stated she did not have that information readily available, but she would get it to Councilmember Weeks. She explained that staff was not proposing any changes on properties that were vacant; just properties that have already been developed. Councilmember Weeks was concerned that there were a lot of one-acre property owners that wanted to maintain their lots sizes. If the City was changing the land use in certain areas to two to four acres, then they would have a lot of people subdivide their properties. The data-driven process of conducting the analysis for the proposed changes was then briefly discussed.

Councilmember Weeks expressed concerns with density in the Transit Station District. She then thanked staff for not changing the definition of high density housing. Ms. Jastremsky said the Transit Station District density was reflective of what was entitled in those areas.

Councilmember Weeks inquired on information presented on pages 6 and 52, relating to the Transportation Plan. She explained that per the document, Draper had 2,112 multi-family units including in the PUD, but what was already being proposed and had yet to be built yet was 2,087 multi-family units. She was concerned with how this increase in units would impact the roads. Ms. Jastremsky stated that the map identified the units that had already been entitled.

Councilmember Weeks thanked staff for their efforts in producing this document.

7.4 Mayor Walker opened the meeting for public comment.

- 7.5 Janna White, resident, expressed concerns with pages 41-43 of the document. There were several different traffic plans done and she wondered how much those plans talked to each other about what happened in all the other areas. She was concerned with traffic at 700 East, 12300 South, Pioneer Road, and Boulter, especially if the Trax Station was built. If Highland Drive expanded, she identified a sliver of land that was originally zoned commercial that was located in between residential areas. Exceptions would be needed on everything with regards to development of that sliver of land because commercial didn't fit in that area. She noted that in driving around Draper, there were a lot of empty business spaces.
- 7.6 Renea Weigan, resident, expressed concerns with Deer Ridge, which was slotted for low density housing. She requested that the Council rescind its intent to surplus and sell that property off. It was the only open space that was left for the wildlife to migrate through, and it was used all-year-round for recreation.
- 7.7 Kathleen Keller, resident, identified a stretch of land she owned. She noted it was already subdivided into half acre lots, and she wanted to maintain this consistency throughout the area.
- 7.8 Reed Gibby, resident, thanked staff for their public outreach efforts throughout this process. He noted that per the Transportation Plan, Draper valued providing a safe and efficient transportation network. In April, the Council added goals to the Transportation Plan, but none of them addressed public safety, pedestrian safety, school trip safety, and bike safety. He felt this was a major oversight and recommended that the Council add in goals to those effects.
- 7.9 Mayor Walker closed the meeting for public comment.**
- 7.10 Councilmember Weeks inquired as to the sliver of land mentioned by Ms. White. Ms. Oliver explained that the property in question dated back to when this area was supposed to be the city center. She said the entire premise of the Land Use Map update was that if the property was undeveloped and had the potential for development, then staff would not be changing them. They were only changing parcels to reflect as built or as entitled. This piece of land did not have a zone which was why staff did not change it. There was no data to say that this land use was incongruent with the zoning because it was not zoned. Councilmember Weeks asked if they could make this area medium density instead of high density commercial. Mayor Walker stated that the property owner could request this but the City could not change it. There was further deliberation as to how this property could be designated.
- 7.11 Ms. Jastremsky stated that she found a land use summary table from the existing Land Use Map. The existing Land Use Map had parks and open space at 11% and the residential hillside at 38%. The proposed map had parks going up to 33%, and that included all of the open space in the new conservation easement. The residential hillside went down to 12%. The other change was in the medium density areas which went up from 8% to 13%. What these changes showed was that in SunCrest and South Mountain, the City had a lot of areas

that were developed at a medium density instead of a lower density. All of this was reflected in the new map.

- 7.12 Ms. Oliver explained that Parametrix embedded work that had been done at the regional level through the Wasatch Front Regional Council, which was Draper's metropolitan planning organization. Draper's Transportation Plan was part of their transportation plan; everything in Draper's plan worked with their plan as well.
- 7.13 **Councilmember Green moved to approve Ordinance #1412, Draper City General Plan, Moderate Income Housing Plan, Master Transportation Plan, and Land Use Map Request. Councilmember Vawdrey seconded the motion.**
- 7.14 **A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**
- 8.0 **Public Hearing: Approval of Ordinances #1410 and #1411, Offices on 7th Land Use Map and Zoning Map Amendment (Legislative Action), on the request of Keaton Morton for a land use map amendment from Residential Medium Density to Neighborhood Commercial and a zoning map amendment from RA2 (Residential Agricultural, 20,000 square foot lot minimum) to CN (Neighborhood Commercial) on 0.99 acres of property located at 681 East Pioneer Road and 12388 South 700 East**
- 8.1 **Councilmember Green moved to continue Ordinances #1410 and #1411 to a date certain. It will be heard at the January 21, 2019 City Council Meeting. Councilmember Lowery seconded the motion.**
- 8.2 **A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**
- 9.0 **Action Item: Approval of Resolution #19-67, Fiscal Year 2019 Comprehensive Annual Financial Report (CAFR) (Administrative Action), accepting the Audit and Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2019.**
- 9.1 Rob Wood, auditor, explained that the purpose of the audit was to have an independent CPA firm come in and make sure the City's books were accurately representative of the City's actions. While they could not look at every single transaction, they could assess samples and confirm information with the City's banks and financial advisors. Pages 1-3 included an independent auditor report. It was the auditor's opinion that there were not any material misstatements within Draper's entity-wide or fund-level financial statements from governmental fund and business activity funds, major funds, aggregate remaining fund info combined. This was the best opinion that an auditor could offer an organization. Mr. Wood presented a table showing comparative results from previous years as well as highlights from this year's audit. Next, Mr. Wood explained the nature of reports generated at the end of the audit process. Right now, Draper was about \$3.4 million over the 25% threshold, which meant that the City had additional funds to cover various projects. He concluded his

remarks by saying that the City's finance staff had been very accommodating throughout the audit process.

9.2 Councilmember Weeks moved to approve Resolution #19-67, accepting the audit and Comprehensive Annual Financial Report (CAFR). Councilmember Vawdrey seconded the motion.

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

10.0 Public Hearing: Approval of Resolution #19-68, amending the current Fiscal Year 2020 Budget (Legislative Action)

10.1 Bob Wylie, Finance Director, highlighted the following budget amendments:

- 800 East property purchase—\$1.3 million.
- Website design—\$50,000.
- Police Building, 3rd floor remodel—\$50,000.
- UTA matching grant—\$20,000.
- Fire Department equipment—\$11,000.
- Arena concert—\$80,000.
- Volunteer Policing Program for neighborhoods, parks, and trails—\$43,000. The funds would be broken down as \$28,000 for a new vehicle and \$15,000 for e-bikes.
- 11950 South and 150 E. State Street road project—originally \$100,000 came out of the General Fund, but staff had since discovered that these funds could come out of the RDA budget. Therefore, a transfer was initiated and needed to be approved by both entities.
- Amended item—\$200,000 for a hawk signal on Vestry and Highland Drive.
- Amended item—\$160,000 of additional funds needed for the East Jordan Canal/Corner Canyon Creek Trail project.
- Amended item—\$30,000 for reflectors along SunCrest Road.
- Amended item—\$300,000 for Galena Dog Park.

10.2 Councilmember Weeks inquired as to the cost of \$15,000 appropriated for e-bikes, stating that this number seemed high. Staff noted that the bikes cost approximately \$3,000 per bike. They budgeted for additional bikes for staff to use during lunch breaks and other uses. Councilmember Weeks supported purchasing bikes for volunteers but not for staff to use at their leisure.

Councilmember Weeks was also concerned with spending \$80,000 for a concert, stating that it was difficult to make money off events like that. She would be more comfortable allowing people to rent the arena and spending the \$80,000 elsewhere.

Councilmember Vawdrey stated that just because they budgeted \$80,000 did not mean that this would be the actual expense to the City. At least some of that money would be recouped through ticket sales. Furthermore, the event would likely be co-sponsored with another organization. She noted that the third item in the City's mission statement was to

provide events to the community. Councilmember Lowery added that everyone was paying taxes to maintain the arena, and this was an opportunity for more residents to use the space. There was subsequent deliberation on the matter.

10.3 Mayor Walker opened the public hearing. No one came forward so Mayor Walker closed the public hearing

10.4 Mayor Walker explained that the volunteer policing program proposed by Chief Eining was in direct response to an incident wherein a person was attacked on one of Draper's trails. The e-bikes would help volunteers navigate these areas better. This was something the City promised the public it would do in order to protect them.

Councilmember Weeks stated that she was not against the program. However, she did not support the purchase of extra bikes for the use of City staff.

10.5 Councilmember Green moved to approve Resolution #19-68, amending the current Fiscal Year 2020 Budget. Councilmember Summerhays seconded the motion.

10.6 Councilmember Weeks reiterated that she was against spending \$80,000 for a concert.

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

11.0 Public Hearing: Approval of Ordinance #1409, vacating a Detention Basin Easement (Administrative Action), vacating detention basin easement on Lot 1 of the Southam Estates Subdivision.

11.4 Councilmember Summerhays moved to continue to a date uncertain, Ordinance #1409, vacating a Detention Basin Easement. Councilmember Lowery seconded the motion.

11.5 A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion to continue passed unanimously.

12.0 Recess to a Draper City Redevelopment Agency Meeting

12.1 Councilmember Summerhays moved to recess to a Draper City Redevelopment Agency Meeting. Councilmember Vawdrey seconded the motion.

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

13.0 Council/Manager Reports

**** *These were heard during the Study Meeting.***

14.0 Adjournment

- 14.1 Councilmember Summerhays moved to adjourn the meeting. Councilmember Lowery seconded the motion.**
- 14.2 A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**
- 14.3 The meeting adjourned at 9:18 p.m.