

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 10, 2012, 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 Darrel Smith, Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Troy Walker.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Russ Adair, Garth Smith, Tracy Norr, Danyce Steck, Troy Wolverton

1.0 A motion to adjourn to a closed meeting to discuss litigation, property acquisition, and the character and professional competence or physical or mental health of an individual was made by Councilmember Rappleye and seconded by Councilmember Summerhays. The motion carried unanimously.

2.0 A Redevelopment Agency meeting was held.

BUSINESS MEETING

1.0 Call to Order

[6:55:20 PM](#)

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

2.0 Comment/Prayer and Flag Ceremony

[6:55:43 PM](#)

2.1 Doug Ahlstrom offered the prayer and led the Pledge of Allegiance.

3.0 Citizen Comments:

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3.1 William Lenkowski, 1421 Lantern Lane, proposed the city initiate a semi-annual curb-side yard waste pickup.

4.0 Consent Items:

- a. **Approval of Minutes of City Council meetings held June 19, 2012 and June 26, 2012, and July 3, 2012**
- b. **Grant Award from Utah Commission on Crimination and Juvenile Justice**
- c. **Resolution #12-28, Authorizing Reimbursement of Paving Costs for South Mountain Pet Care**

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- 4.1 A motion to approve the consent items as presented was made by Councilmember and seconded by Councilmember Rappleye.**

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

5.0 Public Hearing: River Park Estates Phase 2 Plat Amendment

[7:04:30 PM](#)

- 5.1 Dan Boles said the plat amendment is to remove a slope easement of approximately .33 acres into River Park Estates Phase 2. The slope easement was identified for the construction of the nearby local street. The remainder of the applicant's parcel was not included in the River Park Estates Plat. The need for the slope easement is no longer a concern. By removing this parcel from the plat, the property owner will be able to include it with his property for an independent subdivision in the near future. The Planning Commission has recommended approval.

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- 5.2 Jeff Anderson, applicant, said he agrees with the staff amendment. He noted he did not have an option to include his property in the River Park Estates subdivision. As part of a settlement agreement, the property in question was deeded to Mr. Anderson, but the plat was not revised to exclude this parcel. He thanked the council for the credit on the fees.

[7:11:06 PM](#)

- 5.3 A public hearing was opened. No comments were received and the public hearing was closed.

[7:11:15 PM](#)

- 5.4 A motion to suspend the rules was made by Councilmember Rappleye and seconded by Councilmember Stenquist.**

[7:11:26 PM](#)

- 5.5 The motion carried unanimously.**

[7:11:32 PM](#)

- 5.6 A motion to approve the plat amendment was made by Councilmember Rappleye and seconded by Councilmember Summerhays.**

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

6.0 Public Hearing: Draper Hillside Homes Preliminary Plat.

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6.1 Dan Boles explained the location of the property which is off Southfork Drive. He said the townhome project has received approval of the townhome project. There are 90 units and at least 30% open space. An emergency access is available with a Knox-Box for the Fire Department. Councilmember Rappleye asked if the driveways are long enough for a full-size pickup to park in the driveway without hanging over the sidewalk. Mr. Boles said they meet code and should be adequate to park two cars. The private road and public parking arrangements also meet code.

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6.2 Boyd Martin, DR Horton Homes, 6378 West 10670 North, Highland, said they are excited to build in Draper and are glad to have done the deal with the bank. The product fits with what is popular right now and will be in the right price point. He said the staff has been great to work with.

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6.3 A public hearing was opened. No comments were received and the public hearing was closed.

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6.4 A motion to suspend the rules was made by Councilmember Stenquist and seconded by Councilmember Walker.

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6.5 The motion carried unanimously.

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6.6 A motion to approve the plat amendment was made by Councilmember Stenquist and seconded by Councilmember Walker.

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

7.0 Public Hearing: Baywood Plat Amendment.

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7.1 Dennis Workman said the plat was approved in 2007 but only five of the 27 units were built. The project has been acquired by Brad Reynolds Construction and a minor site plan amendment was approved due to architectural design of the townhomes. Some of the property lines need to be adjusted to accommodate the new design of the units. Mr. Workman said a public hearing could be waived if the council desires. Questions about the road were raised.

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7.2 Brad Reynolds, 2400 East Haven Lane, Holladay, explained the hatched area is an access and maintenance easement. It has not changed from the previously approved plat. He said the price point will average \$225,000-\$285,000 each.

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7.3 A public hearing was opened. No comments were received 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 Colbert.

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7.5 The motion carried unanimously.

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7.6 A motion to approve the plat amendment was made by Councilmember Rappleye and seconded by Councilmember Summerhays.

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7.7 The motion carried by unanimous vote.

8.0 **Resolution #12-29, Authorizing an Interlocal Agreement With Utah Transit Authority to Establish a Quiet Zone for FrontRunner.**

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8.1 Doug Ahlstrom said a resolution has been prepared to establish a “quiet zone” where UTA cannot blow its horn at the two crossings in Draper City. It has been adopted by other FrontRunner cities. Signage about the quiet crossing was discussed.

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8.2 A motion to approve Resolution #12-29 was made by Councilmember Rappleye and seconded by Councilmember Colbert.

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

9.0 **Agreement #12-84, Professional Planning Services with EPJ Architects, LLC**

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9.1 David Dobbins said the senior planner is not being filled until Russ Fox, the Community Development Director, is back from his military deployment. The agreement will

employ Edward James, EPJ Architects, as a temporary fill-in to help the planning staff. Mr. James knows the state code and will be trained in Draper processes.

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9.2 A motion to approve the agreement was made by Councilmember Stenquist and seconded by Councilmember Rappleye.

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9.3 The motion carried unanimously.

10.0 Council/Manager Reports

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10.1 Councilmember Summerhays asked about the bump on 1300 East (by Corner Canyon Creek) and said he hopes the contractor keeps up on it. He also said the cones by the Pet Care have been there for months. He is glad to see that cleared up.

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10.2 Councilmember Walker asked if all dogs had been banned in Corner Canyon. Mr. Dobbins said he is meeting with WaterPro to make sure it is clear what is allowed. Mr. Ahlstrom said WaterPro has a 200' easement on each side of the creek.

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10.3 Councilmember Stenquist said he had told a lady about the leash requirement. The lady was concerned about her dog's tether getting caught in a bicycle.

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10.4 Councilmember Rappleye said he talked to Blaine Nelson about pulling rock fill at the end of the sidewalk by the barn. He also said a resident contacted him because the LDS Church is not abiding by the agreement to turn the temple lights off.

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10.5 Councilmember Colbert asked about fireworks at Hidden Valley shopping center last year. Mr. Dobbins said he had talked to the center about it and they said it would not happen again.

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10.6 David Dobbins asked for clarification that the Smithfield Park will not include a dog park. He also said residents have called about weeds in vacant lots. The staff will actively enforce the ordinance. Zions Bank has been notified. He said he met with a group that owns the Butterfield car dealership. He said the sale of vehicles is not allowed in that zone. He asked that a staff-initiated change be authorized to clean up the problem. He said the county does not have the funding for the bridge by the Senior Center but will contribute a couple of thousand dollars if the city will install the bridge. The estimated cost of the bridge is \$8,000. The consensus was to build the bridge.

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10.7 Garth Smith invited the council to attend the employee recognition dinner on July 11, 2012.

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10.8 Mayor Smith said he had attended a quarterly UTA update. Three main concerns were expressed: informing citizens about rail safety, enforcement of the crossing violations, and the art work. David Dobbins discussed the art work and said no budget had been set. He asked for input and said a budget amendment would follow. Discussion was held about soliciting proposals for art. Mayor Smith said Draper Days activities will begin next week. Recognition for volunteers will be held at the amphitheater.

11.0 Closed Meeting to discuss litigation, property acquisition, and the character and professional competence or physical or mental health of an individual.

[8:04:26 PM](#)

11.1 A motion to adjourn was made by Councilmember Walker and seconded by Councilmember Summerhays. The motion carried.