

Approved February 21, 2017

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, FEBRUARY 7, 2017, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy Walker, and Councilmembers Bill Rappleye, Jeff Stenquist, Alan Summerhays, Marsha Vawdrey, and Michele Weeks

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

Dinner

[6:00:14 PM](#)

Interviews: Traverse Ridge Special Service District Administrative Control Board

The City Council interviewed Justin Buehler, Simón Cantarero, and Rollin Johnson to fill the vacancy on the Traverse Ridge Special Service District Administrative Control Board.

Study Meeting

1.0 Council/Manager Reports

1.1 These will be taken care of at the end of the Business meeting.

Business Meeting

[7:01:47 PM](#)

1.0 Call to Order: Mayor Troy K. Walker

[7:02:28 PM](#)

2.0 Thought/Prayer and Pledge of Allegiance

[7:02:49 PM](#)

2.1 Justin Buehler offered the prayer.

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2.2 Ethan Stenquist led the Pledge of Allegiance.

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3.0 Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments

pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

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- 3.1 Mike Tynan, resident, came forward to comment on Willow Creek which borders the western edge of the Frampton property and was rezoned by the City Council in January. The plan for the area is to have a walking trail. Ivory Homes wants their largest homes to border the creek. Salt Lake Flood Control wants to remove the beaver dams that is in the area. Mr. Tynan said removing these dams would cause a large pond area to disappear, and in its place would be a mud flat. Mr. Tynan said no one would want the walking trail to be a mud flat, which could stink for up to a year. Salt Lake Flood Control said that in the event of a large water runoff, there could be flooding issues along the creek. Mr. Tynan said Salt Lake Flood Control has not properly maintained the area, which also has wildlife. Mr. Tynan said if Salt Lake Flood Control removed the beaver dams they would be morally and legally responsible for destroying this wetland and wildlife area.

[7:09:18 PM](#)

4.0 Consent Items

- a. **Approval of January 17, 2017, City Council Meeting Minutes**
- b. **Approval of Agreement #17-13** with Cody Ekker Construction for the 13800 South Storm Drain Canal Crossing Project. Staff: Glade Robbins
- c. **Approval of Agreement #17-16**, with Acme Construction for the Andy Ballard Arena Improvements - Phase I. Staff: Rhett Ogden
- d. **Approval of Agreement #17-17** with South Valley Sewer Improvement District for Sewer Service at the Smith Fields Splash Pad. Staff: Rhett Ogden
- e. **Approval of Resolution #17-09**, Declaring February 10-29, 2017, "Honor the Blue - We Are the Businesses Behind the Badge" Recognition
- f. **Approval of Resolution #17-13**, Appointing Justin Aquino as an Alternate Member of the Equestrian Board
- g. **Approval of Resolution #17-12**, Appointing Matt Evans and Anne Hansen to the Draper Tree Commission

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- 4.1 **Councilmember Stenquist moved to remove Item C from the Consent Items. Councilmember Weeks seconded the motion.**

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- 4.2 **A roll call vote was taken with Councilmembers Stenquist and Weeks voting yes and Rappleye, Summerhays, and Vawdrey voting no. The motion failed for lack of a majority vote.**

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- 4.3 **Councilmember Summerhays moved to approve the Consent Items A-G. Councilmember Vawdrey seconded the motion.**

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4.4 Councilmember Weeks commented that she is very excited that Councilmember Rappleye has put together Resolution 17-09.

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4.5 Councilmember Rappleye clarified that it was the Board of Directors who were responsible for the "Honor the Blue - We Are the Businesses Behind the Badge" Recognition program. Councilmember Rappleye simply implemented the program.

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4.6 A roll call vote was taken with Councilmembers Rappleye, Summerhays, Vawdrey, and Weeks voting in favor. Councilmember Stenquist voted no. The motion carried with a majority vote of 4 to 1.

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5.0 Action Item: Resolution #17-14, Appointing a Member to the Traverse Ridge Special Service District Administrative Control Board

5.1 Councilmember Summerhays indicated there will be future opportunities to serve on this Board and recommended the applicants that are not chosen tonight reapply in the future.

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5.2 Councilmember Rappleye moved to appoint Simón Cantarero to fill the above stated position. Councilmember Weeks seconded the motion.

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5.3 Councilmember Rappleye said the application process is difficult and commended the applicants for answering all questions honestly. Councilmember Summerhays reiterated there would be more openings in the future.

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

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6.0 Public Hearing: Browns Pond Phase 2 Zone Change, Request for approval of a zone change from RA2 (Residential Agricultural) with PRD (Planned Residential Development) Overlay to R3 (Single-Family Residential) on 1.06 acre located generally at 12863 South 150 East and 12856 South Browns Pond Cove

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6.1 Dennis Workman, Planner, said this is a request for a zone change from RA2 to R3 for an acre of ground within the Browns Pond Cove subdivisions. The subject property consists of two parcels, each having approximately 23,000 square feet. The rezone to R3 would allow these two parcels to be subdivided into three parcels, each with approximately 15,000 square feet. The minimum area required in this zone is 13,000 square feet, and the subject

parcels would meet that minimum. Should the zone change be approved, the applicant would apply to amend the Browns Pond Cove subdivision plat. Staff has reviewed the request. The density of the land-use plan is medium density which allows between two and four units per acre. Staff has given the proposal a positive recommendation.

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6.2 David Dobbins, City Manager, asked if the density would be 1.3 units per acre. Mr. Workman replied it is currently 1.3 units per dry acre and will go up to 1.43 units per acre for the entire subdivision.

Councilmember Summerhays asked if they propose to have three lots on one acre. Mr. Workman said yes. Councilmember Summerhays then asked if they could have more than three units on the property. Mr. Workman answered in the negative.

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6.3 Councilmember Rappleye asked if there is a road on the subject property. Mr. Workman indicated where the access road was on the map as well as private and City roads. Councilmember Rappleye asked about possible water problems on the property, and Mr. Workman said there are no problems with the water of which he is aware.

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6.4 Alex Hedrevich, applicant, said he had no comments.

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6.5 Mayor Walker opened the public hearing.

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6.6 Kathleen Keller, resident, owns property north of the subject property. She wanted reassurance on the following matters: the property would be single family and not multiple units, construction would be in accordance with Draper building requirements, and that the buildings would be in congruence with the units that currently exist. She said at the Planning Commission meeting, they never said if they were hiring a contractor or if they were building themselves. She wanted assurance that they would not start a project and leave it abandoned like other projects on 1300 East. She also asked about access roads, and listed various safety and maintenance concerns with the subject property.

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6.7 Mayor Walker closed the public hearing.

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6.8 Councilmember Stenquist moved to approve the Browns Pond zone change. Councilmember Rappleye seconded the motion.

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6.9 Councilmember Stenquist said this zone change is consistent with surrounding areas and is appropriate given the land use. To address some of the concerns raised by Ms. Keller, at

the zone change level, the Council does not necessarily deal with questions of access, but in general they would be required to follow all the same City ordinances any other land owner is required to follow. He said this zone does not allow for multifamily use.

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6.10 Councilmember Rappleye stated the subject property would have to follow building code and would be inspected like all other buildings in Draper. They cannot have multifamily housing in this zone. Access and fire codes will be reviewed. Councilmember Rappleye said this property is one of the diamonds of Draper.

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6.11 Councilmember Summerhays asked Mr. Workman about a road. Mr. Workman said the road in question is a public street; the only private lane that is at issue is Browns Pond Cove.

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

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7.0 **Public Hearing: Ordinance #1246 and #1247 Quinn Court Rezone, Land Use Amendment, and Development Agreement, on the request of Jay Rice, representing JAR Development for approval of a Rezone from CN (Neighborhood Commercial) to RM2 (Multi-family Residential, up to 12 dwelling units per acre), a Land Use Amendment from Neighborhood Commercial to High Density Residential, and a Development Agreement on 2.01 acres located generally at 11980 South and 11990 South 700 East**

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7.1 Jennifer Jastremsky, Planner, said the Planning Commission previously reviewed this property for an assisted living facility; however, that project fell through. The current land use designation is CN, which the applicant is requesting to change to RM2. The residential high density land use designation supports eight to 20 units per acre including patio homes, town homes, and multifamily residential type uses. The property is located 696 feet away from the track station. It would be considered part of the walkable ridership area for that station. Typically, higher density is recommended adjacent to a station to provide ridership. The applicant has provided a development agreement, and therein the applicant is requesting 27 dwelling units thus putting the density at 13.43 units per acre. They are requesting a six foot rod iron fence along the canal in place of the standard six foot mason wall, four guest spaces instead of the seven required by code, and a modification to the architectural standards. The applicant is proposing three story town homes with alley access to garages. City code requires buffer trees next to single family homes, so the buffer trees would have to go along the canal. As such, an adequate buffer would be provided. Three stories are allowed outright in code for residential. The modern architecture design needs approval. She provided a list of uses allowed in the neighborhood commercial zoning district. There are some limited commercial uses, most of which involve a historic

structure where this property is vacant. Therefore, most of those commercial uses would not be allowed on the subject property. The Planning Commission recommended approval on a 4 to 1 vote and staff is recommending approval as well.

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7.2 Councilmember Stenquist asked what density of multifamily is allowed in a CN zone. Ms. Jastremsky replied that no residential is allowed in the current zoning besides assisted living or group homes. Councilmember Stenquist said that at one point the City did allow multifamily residential in commercial zones. Ms. Jastremsky said the only commercial zone that allows for multifamily is the town center.

Councilmember Stenquist asked Ms. Jastremsky to go through the justification for changing the requirements on parking. Ms. Jastremsky said the applicant is proposing four parking spaces instead of seven for the general guest parking. In place of the rest of the guest parking, the applicant is proposing to provide full two-car driveways for each unit.

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7.3 Councilmember Summerhays asked about the length of the driveways. Ms. Jastremsky said they are 20 feet.

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7.4 Councilmember Rappleye asked if the applicant was asking for a deviation from architectural standards. Ms. Jastremsky explained that R2 requires more brick or stone than the development. The proposed elevations are stucco and metal.

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7.5 Councilmember Weeks said her concern is that 700 East is a very popular road. There are new businesses opening on that street. With the City's tax base, she wants to keep as much business as possible, and asked how much more available space there is in the area. She said she is wary of giving up commercial area for residential high density housing.

Ms. Jastremsky said certain areas have been master planned for commercial. Some areas have been zoned whereas others have not, and only a portion of 700 East has been developed. There is some available space for commercial use. Councilmember Weeks asked if there was high density housing on the adjacent property. Ms. Jastremsky answered affirmatively and noted it was approved last year; about half-constructed.

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7.6 Councilmember Rappleye asked if 700 East will be widened in the future. Ms. Jastremsky answered affirmatively. Mr. Rappleye asked if the road widening has been taken into account with regards to the proposed rezone. Ms. Jastremsky said it has and demonstrated the future widening of the street. Councilmember Rappleye said residential multifamily typically has a different traffic pattern than a business does. Because the impact varies at certain times of the day, heavy traffic could be a problem. He asked when the last traffic study was taken on 700 East. Ms. Jastremsky said it has been a while, and another study could be requested.

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7.7 Councilmember Summerhays said he is concerned about parking. Typically, in these units, they don't have enough parking. He likes the garage concept, but with more units parking could be a problem.

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7.8 Councilmember Weeks said the Council just approved a zoning change off of 1000 East next to K-Mart from residential commercial to high density housing. She asked how many high density housing lots were approved in that area. Ms. Jastremsky said she didn't know how many acres were approved.

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7.9 Councilmember Vawdrey indicated the Council is being asked to allow the applicant to deviate from many things from what is currently allowed in the zone. She said it may not be a good change. She asked if the proposed units will be owned or if they will be rentals. Ms. Jastremsky said they would be privately owned.

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7.10 Jay Rice, applicant, said there are 112 parking stalls in subject development as opposed to the 67 on a neighboring property. The development would be 13.43 units per acre. A traffic study was done and was given to the planning department. The main concern for the neighbors was about the entrances and exits. They have improved on parking as per the traffic study. He says there is a good buffer between the proposed development and other properties and the canal. He said, addressing the traffic concerns, once the street is widened, there should be no issue with traffic. He said there would likely be more cars from a two acre commercial office complex than there would be on the development.

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7.11 Councilmember Summerhays asked if the State was requiring a left-in right-out from the proposed development. Mr. Rice said there is no such requirement. Councilmember Summerhays asked the applicant if he has permits for traffic to come out onto 700 East. Mr. Rice said the traffic study recommended that exit, but that the State has not yet approved it. The alternative is 12000 South. With the exterior of the town home, the architecture is meant to achieve a more modern look with 38% metal and stone. However, this requirement can be increased if needed.

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7.12 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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7.13 Councilmember Weeks said she liked the architecture of the proposed development, but her concern is changing commercial zones to multifamily housing. There is currently a lot of zoning for multifamily residential, but she wants to maintain commercial zoning for the City's tax base.

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7.14 Councilmember Weeks moved to deny this request. The motion failed for lack of a second.

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7.15 Councilmember Summerhays said he disagrees with Ms. Weeks, and said there is enough RC in Draper.

Councilmember Weeks said the population is growing and people are starting to demand more commercial in Draper. With the prison moving there is going to be more of a commercial base and 700 East is a good place for it. She said she was sad to see more of something that is already zoned RC go to high density housing. Her other concerns included the parking and other changes.

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7.16 Councilmember Rappleye said the current zone is more fitting for the area. He is concerned about traffic. He said at some point, when the road is widened the access points may be changed and it will be easier for residents to merge with traffic. He is not convinced that it is a good zone change. He is in favor of letting it go its course.

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7.17 Mayor Walker noted due to the lack of another motion, this item will be placed on the next agenda for Council consideration.

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8.0 Public Hearing: 136 Center Plat Amendment, on the request of Nate Boyer, representing the Boyer Company for approval of a Plat Amendment creating three new lots and amending Lot 1 of the Bangerter 15 Subdivision on 18.4 acres located at approximately 13705 South 200 West

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8.1 Ms. Jastremsky said this property was zone changed last year. A commercial special district was created for office retail and hotel, and the applicant submitted a site plan for their first building. The proposed plat would create three new lots. Lot 1 would include the retail and hotel, Lot 2 would house the building under construction, and Lot 3 would house the future buildings. The reason why this is a plat amendment is that it will incorporate a portion of an existing subdivision. The Bangerter 15 Subdivision Lot 1 will be incorporated into this new plat. The lots will range from 5.6 acres to 9.5 acres. Across access is provided from 200 West through all three lots, and in addition there is across access to Lot 3 through that Bangerter 15 Subdivision that was provided with the original subdivision. Staff and the Planning Commission have recommended approval.

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8.2 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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8.3 Councilmember Rappleye moved to approve the plat amendment. Councilmember Summerhays seconded the motion.

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8.4 Councilmember Rappleye said the subject motion is a cleanup. It is a matter of collecting all parcels to put their entire plan together.

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

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9.0 Public Hearing: KFC Plat "A" Amendment, on the Request of Dan Nixon, Representing SLC Developers, LLC. For Approval of a Plat Amendment in the CS (Commercial Services) Zone on Roughly 1.51 Acres Located at Approximately 12352 South 700 East, Which Combines Five Parcels into One

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9.1 Dan Boles, Planner, stated a site plan was approved on an appeal last year, and one of the conditions of approval was that the applicant return with a plat that would combine five parcels. One of the lots in the KFC plat was part of the property in question. The applicant needs to amend that lot and combine it with the other parcels involved in the proposed development.

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9.2 Councilmember Summerhays asked if the motion could be changed from the KFC plat to the Cube plat. There was further discussion on an appropriate motion to make on the matter.

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9.3 Dan Nixon, applicant, said he did not care for the name either, but there was a reason for it.

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9.4 Councilmember Rappleye said he would not want to see subject project slow down as it has already taken a long time.

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9.5 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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9.6 Councilmember Vawdrey moved to approve the KFC plat amendment. Councilmember Rappleye seconded the motion.

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

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10.0 **Action Item: Adoption of B&C Funded Projects for Summer 2017 and 2018, Adopt Pavement Preservation and Reconstruction Plan for Allocation of B&C Funds for the Summer of 2017 and the Summer of 2018.**

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10.1 Scott Cooley, City Engineer, explained the B&C funds schedule for use. Typically, these funds are not used for major projects. He said there is a program that if funds could be kept in the maintenance and resurfacing area, the roads can be preserved and other capital improvement funds can be used to build expansions. The current road projects planned for the summer are not a part of the B&C road fund. The funds include projects that were approved last year in May for preventative maintenance. Because of the emergency repairs on Bangerter Parkway, he proposed maintenance be postponed on that road for a couple years. In addition to this, there is additional money in the B&C road fund that he proposed be used for other roads that are in bad shape, as well as a signal pole repair which adds another \$1.3 million to \$1.5 million to the proposed projects, bringing the funds up to 2.75 million for this construction year.

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10.2 Councilmember Stenquist asked if the road would have to be cut to put in utilities for the recreation center project in 2018. He asked if it would make more sense to wait until after this construction to do maintenance on the road. Mr. Cooley said there are pros and cons. If too much time passes before maintenance, the construction could do more damage to the road and it would cost more to repair. He said they could rebuild the road in a more cost-effective way. Cuts could minimize damage to the roads. Councilmember Stenquist asked if he proposed an overlay or a reconstruction. Mr. Cooley said it would be a reconstruction.

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10.3 Councilmember Rappleye asked if the debt affected the B&C road funding. Mr. Cooley said it will, but it has not yet. He said they have received most of this money, but not all of it. They have not factored in an increase because they have not yet seen an increase. He said this will be a reconstruction, not a simple crack and seal.

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10.4 Mr. Dobbins explained that they typically get \$1.5 million per year. Some years they spend less than that, which carries over to the next year. They might spend more in one year, but they have never spent more than they have accumulated. That is why it doesn't always match up year-to-year, because they manage on a construction cycle. Councilmember Rappleye asked if they anticipate change. Mr. Dobbins replied that it is hard to predict.

Mr. Cooley said projections are that it will go up, but they have not seen it yet. The expenditures for past fiscal years have shown they had a savings that allowed them to spend more than they have received.

Councilmember Rappleye asked if there is a balance limit required. He said his concern was if the City was being conservative enough, and he thinks, based on Mr. Cooley's report that they are. He likes the maintenance that has been done.

Mr. Cooley said as they anticipate maintenance they will try to get more life out of roads over time. For the next fiscal year their projects are: Highland Drive, 300 East and 12900 South. Highland drive is in bad shape, but the base in good shape. His intent is to work with the developers within the next year to share the cost in widening that road. He said it is time to redo this road and plan for next fiscal year. They have received a lot of complaints about the foot traffic on 12900 South. There is an additional right-of-way they can utilize to widen that road. They are trying to design it in such a way that they don't have to purchase additional right-of-way. The project is planned for next year at a cost of \$770,000 which will include curb, gutter, and sidewalk on one side. They may not have room to put in a park strip, but they are waiting for the survey to come back to finish designs. The resolution is to approve these projects for each of the specific construction seasons.

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10.5 Councilmember Rappleye said there was a construction project on 300 East. He asked if the project was to repair that part of the street. Mr. Cooley said the project on 300 East is between 11800 South and 11400 South.

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10.6 Councilmember Weeks asked when the last time 300 East was addressed. Mr. Cooley said he didn't know.

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10.7 Councilmember Summerhays asked if the City has anything on its books like the State does that says the roads cannot be cut after they have been resurfaced. Mr. Cooley said the City has a very preventative program. If someone cuts an old road, they will do an overlay for the half that they cut in. Both halves are going to do an overlay on the entire road. Councilmember Summerhays said he would hate to see a new road cut and not repaired properly. He would rather try to get in touch with the people who want to cut the road and communicate with them about the timeline of overlays. Mr. Cooley said they try to coordinate on every one of their projects. It is difficult with developers and lot owners, but they always coordinate with utilities. They are aware of the City's policies. If they do it in conjunction with their projects they don't have to do the extensive repairs that are requires per code.

Councilmember Summerhays said 700 West needs work badly, and he wanted to know where it sits on the list of projects. Mr. Cooley said it is on the list, and he would be happy to do it anytime. The issue is a matter of funding. He said 700 West isn't highest on the project list, but they can move it up. He said there are several problems with drainage

associated with that street which need to be addressed. Councilmember Summerhays said for the benefit of building 700 West, this road should be addressed.

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10.8 Councilmember Vawdrey moved to adopt the B&C project list for 2017-18. Councilmember Summerhays seconded the motion.

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

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11.0 Council/Manager Reports

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11.1 Councilmember Weeks asked if the Council would entertain the idea of purchasing a drone in the next budget cycle. There were two reasons why she would like a drone. First, she is very worried about the infrastructure of Draper's roads, and a drone would be good for watching traffic patterns to see what is causing it to back up. She said it would be a good idea to make sure the traffic moved quicker and a drone would be able to oversee that issue. Second, drones are used for recording events. If the City owned one it would not have to be rented, and the City could do in-house projects and highlight Draper events.

Councilmember Summerhays said the City did have a drone, and the City got rid of it for liability factors. The Chamber is involved in a video program through CGI films. This individual has been operating a drone for five years, and it may be cheaper to contract his services.

Councilmember Rappleye said they are cheaper now than they used to be.

Councilmember Stenquist said he talked to a few people from other cities that are beginning to use drones. He said the County owns one. These cities were using them to patrol some of the areas along the Jordan River where there were homeless people setting up camps. Drones could be used to survey problem areas. He said Draper has a lot of open space as well. There are people who have been poaching and setting off firearms in remote areas. A drone could be utilized to monitor open space, and not be flown over residences or businesses.

Mr. Dobbins said there are new regulations and significant liabilities accompanied with owning a drone. However, there are also advantages to having a drone as well. Councilmember Stenquist said there is extensive training that goes with owning a drone as well. Mr. Dobbins said he would be concerned of the perception the public would have of the City owning a drone. There would have to be very strict policies about its use.

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11.2 Councilmember Stenquist asked about the item for the bike team fee that was pulled from the agenda. He asked if this item would come back.

Councilmember Summerhays said he called and talked to someone on the State Board of bikes. He said his objection is not the funding of it, but the protection of Draper's open space. It could be put back on the agenda after some feedback. Councilmember Stenquist said if the Council wanted to impose a fee this year it should be done within the next 60 days.

Councilmember Vawdrey said it would be nice if there was a schedule. Councilmember Stenquist said the teams need a schedule, and it would help the City as well.

Councilmember Summerhays said there is no way of implementing and enforcing a fee. The Council decided to wait on feedback from staff before making any kind of decision on a fee.

Councilmember Weeks said she got a lot of negative feedback on the idea of a fee because the cross-country teams aren't being charged fees. She is not supportive of putting anything on the agenda.

Mayor Walker said this situation differs from organized sports because it concerns open space use that was paid for by all of the taxpayers. He said the next argument about the canyon being destroyed seems unlikely. He said it would not be equitable to charge a fee, and explained there are other things the City could do to raise money for the trails such as selling stickers and handkerchiefs to bikers.

Councilmember Summerhays said the trails are just like parks used for athletic teams because they can be reserved. He said they are not destroying the mountain. He said it was a good idea to purchase the open spaces. He does not think the patrons are destroying the trails; rather, he just wants the trails reserved.

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11.3 Councilmember Rappleye said 12200 South is a heavily used road, and the lines only last a couple years before they start to fade. He said that the lines either need to be painted more often or some engineering needs to be implemented to solve the traffic confusion on this street.

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11.4 Councilmember Vawdrey congratulated Rhett Ogden and his department. She said there will be a community garden this year, and it will benefit a lot of people.

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11.5 Councilmember Summerhays said water has filled up a canal on the west side. When it gets full it floods several homes and ball fields. On 13200 South there is a gazebo that

needs to be moved when the road is widened. The gazebo in question is a historical landmark that should be preserved.

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- 11.6 Mr. Dobbins said a resident wants to know about amending the town center zoning to allow monument signs for multi-tenant buildings, as well as changing medical uses from conditional to permitted. The Council agreed to look at these issues.

Mr. Dobbins wanted to open the discussion of closing upper canyon road during the summer months to vehicle traffic. Homeowners are concerned about fire damage if vehicles are up there. Councilmember Stenquist said a lot of people look to this road for access to the East Bench trail head and also the Ghost Falls trail head. He said parts of the road could reasonably be closed, but there are legitimate uses to the road.

Councilmember Summerhays said the Corps of Engineers used to send a grader out to the road to clean the brush out and prevent fire damage.

Councilmember Stenquist said the road is well used and the City would keep it as a road, but it might be worth discussing its potential closure. Mayor Walker said a lot of people use this road to get to Ghost Falls, and there would be many complaints if it were closed. Mr. Dobbins asked if it would be acceptable to only close the upper portion of the road. Councilmember Stenquist said that would be a good idea. After subsequent discussion, the Council agreed to discuss closing the road.

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- 11.7 Glade Robbins, Public Works Director, gave an update on 13200 South. He also proposed installing a pedestrian crossing sign.

Councilmember Summerhays asked if the sign functions for 24 hours. Mr. Robbins answered affirmatively. Councilmember Summerhays asked if there was a way of shutting them off at night, to which Mr. Robbins advised against shutting them off.

Councilmember Vawdrey asked if there is a pedestrian activated sign that is more obtrusive. Mr. Robbins said there are pedestrian activated ones, but they can give pedestrians a false sense of security. The truest safety is for the pedestrian to be cautious. The Council agreed to have Mr. Dobbins look into pavement pedestrian lights.

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- 11.8 Rhett Ogden, Parks and Recreation Director, indicated the bid for the Cycle Park parking lot expansion came in lower than expected. The next Council meeting will include a budget amendment which will move the extra \$25,000 to the Equestrian Center bleacher project. He said they are very close to having enough money to purchase the main bleachers. By moving money from one project to another, they could be two weeks ahead on the project.

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11.9 Mayor Walker said he had an opportunity to speak with the Point of the Mountain Commission, the consulting firm that won the bid to plan the point of the mountain area. They are having a workshop, and everyone who wants input is invited to comment at the meeting. Mayor Walker also reported on speaking with the County about their conservation easement.

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12.0 Adjournment

[9:04:14 PM](#)

12.1 Councilmember Summerhays moved to adjourn the meeting. Councilmember Rappleye seconded the motion.

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

12.3 The meeting adjourned at 9:04 p.m.