

*Approved March 19, 2019*

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MARCH 5, 2019, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

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

EXCUSED:

STAFF PRESENT: David Dobbins, City Manager; Mike Barker, City Attorney; Laura Oscarson, City Recorder; Scott Cooley, City Engineer; Hazel Dunsmore, Human Resource Director; John Eining, Police Chief; Russ Fox, Assistant City Manager; Rhett Ogden, Recreation Director; Clint Smith, Fire Chief, and Bob Wylie, Finance Director

---

**Dinner**

**Study Meeting**

**1.0 Discussion: Draper Elementary Road Extension – Scott Cooley, Director of Public Works**

Scott Cooley discussed the Canyons School District's desire to create a secondary access for Draper Elementary School. With the aid of a diagram, Mr. Cooley showed the proposed plan to extend 12650 South to Mansfield Way. The Council gave direction that this was important for emergency vehicle access and traffic.

**2.0 Review Council/Manager Project List**

David Dobbins, City Manager, reviewed the Council Manager Assignment List with the Council to determine what items on the list were still necessary and a priority to the Council.

**3.0 Council/Manager Reports**

3.1 Mayor Walker gave an update on legislation that could impact the City.

3.2 Rhett Ogden, Parks and Recreation Director, gave an update on landscaping at Steep Mountain Drive and Traverse Ridge Road.

3.3 Chief Clint Smith informed the Council that the Draper Fire Department ISO rating went from a 3/3xx to a 2/2xx. This will be affective in June.

**4.0 Adjourn to Closed Session to discuss Litigation, Acquisition and/or Personnel**

**Business Meeting**

**1.0 Call to Order: Mayor Troy K. Walker**

## **2.0 Thought/Prayer and Pledge of Allegiance**

- 2.1 Pastor Anthony Masinelli from Grace Lutheran Church offered the prayer.
- 2.2 Russ Fox, Assistant City Manager led the Pledge of Allegiance.

## **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.

- 3.1 Heather Beck, owner of K-9 Lifeline, spoke against pet stores like Puppy Barn, the need to revisit an ordinance change, and offered herself as a resource to the Council.
- 3.2 Tara Isaacson, Sandy resident, spoke against Puppy Barn, citing health of puppies and the sale of sick dogs.
- 3.3 Candi Huff, resident, also spoke against Puppy Barn and pet stores like it.
- 3.4 Stephanie Howells, resident, is also against Puppy Barn and urged the Council to not allow it.
- 3.5 Suellen Riffkin, resident, is concerned that the 700 West Project has become a priority.
- 3.6 Mayor Walker closed Public Comment.**

## **4.0 Consent Items**

- a. Approval of February 19, 2019 City Council Meeting Minutes**
- b. Approval of Mutual Aid Agreement with Salt Lake County and other Cities.**  
This Interlocal Agreement will provide for mutual assistance in situation's involving crimes, disturbances of the peace, riots, and other emergency situations.  
Staff: Police John Eining.
- c. Approval of a Small Cell Master License Agreement with New Cingular Wireless PCS, LLC. Staff: Mike Barker**
- d. Approval of Resolution #19-10, Edelweiss Phase 7 TRSSD Annexation**  
**Edelweiss Phase 7**, Traverse Ridge Special Service District (TRSSD) Annexation.  
Staff: Dan Boles.
- e. Approval of Resolution #19-11, Edelweiss Phase 8 TRSSD Annexation**  
**Edelweiss Phase 8**, Traverse Ridge Special Service District (TRSSD) Annexation. Staff: Dan Boles
- f. Approval of Resolution #19-12, Edelweiss Phase 9 TRSSD Annexation**  
**Edelweiss Phase 9**, Traverse Ridge Special Service District (TRSSD) Annexation.  
Staff: Dan Boles.
- g. Approval of Resolution #19-13, Amending the text to Sections 7030 and 9030 of the Draper City Personnel Policy.** The Text Amendments will apply to sections

7030 – Overtime, Compensatory Time and On Call Pay and 9030 - Tuition Reimbursement. Staff: Hazel Dunsmore.

- 4.1 **Councilmember Weeks moved to approve the consent items. Councilmember Summerhays seconded the motion.**
- 4.2 **A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**
- 5.0 **Public Hearing: Mountain Ridge Estates (MPC) Zone Change, Zoning Text Amendment, and Development Agreement, on the request of Shaun Michel, representing Michel Land, LLC, for approval of a Zoning Map and Zoning Text Amendment creating a new Master Planned Community (MPC) zone and rezoning approximately 83 acres at about 2100 East Lake Bluff Drive to the new MPC zone along with a development agreement.**
- 5.1 Dan Boles, Planner, using a power point, presented changes to Mountain Ridge Estates.
- 5.2 Councilmember Lowery asked how often the planners got last minute changes, to which Mr. Boles answered that it happens occasionally.
- 5.3 Kyle Honeycutt, applicant, came forward and using a PowerPoint presentation, reviewed the project and the changes to it that were requested by the Council previously. Councilmember Summerhays asked if the open space be part of Draper City, to which Mr. Honeycutt, replied that open space would belong to the HOA.
- 5.4 **Mayor Walker opened the meeting for public comment.**
- 5.5 Reed Gibby, resident, cautioned the Council to approve with conditions.
- 5.6 Linda Noach, resident, stated her quality of life would be impacted by the development.
- 5.7 Rob Noach, resident, voiced that he still has concerns about the project.
- 5.8 **Mayor Walker closed the meeting for public comment.**
- 5.9 Mayor Walker asked Councilmember Summerhays if he was recusing himself from the discussion, since he had on the February 5, 2019 City Council meeting. Councilmember Summerhays stated that he was not recusing himself and that his reasons for recusal last month were not reason for recusal. Mayor Walker asked that the letter Councilmember Summerhays sent to him become part of the record.
- 5.10 **Councilmember Green moved to continue to a date uncertain the Mountain Ridge Estates (MPC) Zone Change, Zoning Text Amendment and Development Agreement. Councilmember Green called for an independent investigation because of promises made. He stated he was concerned about public confidence in the vote.** Councilmember Weeks said she discussed this with David Dobbins, City Manager and Mike Barker, City Attorney. She had not been given anything by the Michels. **Councilmember Vawdrey seconded the motion, with a discussion.**

Councilmember Vawdrey asked Councilmember Green if he would be satisfied if all City Councilmembers respond?

Councilmember Green felt the process must be transparent, so no. He would like the investigation to include any gifts, contacts, donations, and so forth given to councilmembers.

Councilmember Weeks

Mike Barker, City Attorney,  
Councilmember Summerhays

Councilmember Weeks

Councilmember Green

Mayor Walker stated that he had sent an email to all of the Councilmembers asking if they had received anything from the Michel's. He had received responses from everyone except Councilmember Weeks.

Councilmember Weeks said she hadn't so she didn't respond to his email, but she had spoken with Mr. Dobbins and Mr. Barker about it. The only thing the Michel's had given her, was flowers when her husband died.

Councilmember Green asked Councilmember Weeks about any contributions to her charity. Which Councilmember Weeks said they had not.

Councilmember Lowery

David Dobbins, City Manager

Councilmember Lowery

Mayor Walker

Councilmember Lowery

Councilmember Vawdrey

Councilmember Weeks

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

**6.0 Public Hearing: Local Consent for a Full Service Alcohol License, Applicant Michael McHenry is applying for a Full Service Alcohol License for Oak Draper, LLC located at 715 E 12300 S STE #A. This request is due to an ownership and business name change. Previously approved under Oak Wood Fire Kitchen.**

6.1 Russell Fox, Assistant City Manager, demonstrated by use of visuals that the applicant met the requirements for the Full Service Alcohol License.

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

**6.3 Councilmember Weeks moved to approve the Local Consent for a Full Service Alcohol License. Councilmember Summerhays seconded the motion.**

- 6.4 A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.
- 7.0 **Action Item: Ordinance #1380 and #1381- Veranda West TSD Master Area Plan Text Amendment, on the request of Adam Lankford, representing Wasatch Residential Group, for the Veranda West Transit Station District Text Amendment and Master Area Plan on the property located at approximately 13638 South 600 West, covering 32.81 acres of land.**
- 7.1 Jennifer Jastremsky, Planner, reviewed the request for the Veranda West TSD Master Area Plan.  
Councilmember Summerhays
- 7.2 Adam Lankford, applicant, showed renderings of the site, the interiors of the townhomes and stacked flats and spoke about the amenities that will be offered.  
Councilmember Green  
Mayor Walker
- 7.3 Councilmember Lowery asked how this development will be integrated with existing residents.  
Gracia Mangrum, Manager of Parc West Apartments spoke about the activities that are provided for the residents.  
Councilmember Lowery asked if surrounding residents could be invited to build a sense of a larger community. Ms. Mangrum said that could be incorporated.
- 7.4 **Councilmember Vawdrey moved to approve Ordinance #1380 and #1381, Veranda West TSD Master Area Text Plan Amendment. Councilmember Summerhays seconded the motion.**
- 7.5 A roll call vote was taken with Councilmembers Green, Lowery, Summerhays, and Vawdrey, voting in favor. The motion passed unanimously.
- 8.0 **Action Item: Consideration of Resolution #19-09, a Letter of Intent with B&D Development B&D Development is considering the construction and operation of a new facility that would allow Draper City to divert its solid waste from the landfill. B&D Development says it can significantly increase the amount of waste that is recycled instead of going into the landfill and can do this at no cost to Draper City residents. Approving the non- binding Letter of Intent would indicate the City's willingness to initiate formal discussions with B&D Development. The City would also work closely with Trans- Jordan, which currently manages the City's solid waste, to determine what impact this would have on its operations.**
- 8.1 Councilmember Green moved to continue Resolution #19-09, a Letter of Intent with B&D Development. Councilmember Summerhays 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: Resolution # 19-14, Amending the agreement between Draper City**

**and The Metropolitan Water District of Salt Lake and Sandy, for the construction of new trails. Amending the existing Cooperation Agreement between The Metropolitan Water District of Salt Lake and Sandy and Draper City for the construction of new non- motorized trails across The District owned property.**

9.1 Rhett Ogden, Parks and Recreation Director  
Councilmember Lowery  
Mayor Walker

9. Councilmember Lowery moved to approve Resolution #19-14 amending the agreement between Draper City and the Metropolitan Water District of Salt Lake and Sandy. Councilmember Summerhays seconded the motion.

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

**10.0 Council/Manager Reports**

10.1 Councilmember Lowery,  
David Dobbins, City Manager  
Mayor Walker  
Councilmember Lowery  
Councilmember Vawdrey  
Councilmember Weeks  
Councilmember Weeks, Councilmember Green and Councilmember Summerhays

**11.0 Adjournment**

11.1 Councilmember Summerhays moved to adjourn the meeting. Councilmember Vawdrey seconded the motion.

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

12.3 The meeting adjourned at 8:43 p.m.