

Approved October 21, 2014

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, OCTOBER 7, 2014, 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 Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Russ Fox, Assistant City Manager; Doug Ahlstrom, City Attorney; Rachelle Conner, City Recorder; Keith Morey, Community Development Director; Rhett Ogden, Recreation Director; Glade Robbins, Public Works Director; and Garth Smith, Human Resource Director

Study Meeting

Dinner

[5:02:58 PM](#)

1.0 Traverse Ridge Special Service District Administrative Control Board Interviews

1.1 The Mayor and Council interviewed the various individuals that are interested in serving on the Traverse Ridge Special Service District Administrative Control Board.

Business Meeting

1.0 Call to Order

[7:01:39 PM](#)

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

2.0 Thought/Prayer and Pledge of Allegiance

[7:01:55 PM](#)

2.1 The prayer was offered by Rhett Ogden.

[7:03:14 PM](#)

2.2 The pledge was led by Bob Wylie.

3.0 Recognition: Greg Memmott

[7:03:51 PM](#)

3.1 Mayor Walker recognized Greg Memmott for earning all 138 possible Boy Scout merit badges. On average, less than 18 Scouts per year earn all of the merit badges. Greg was given an award for his efforts.

[7:08:39 PM](#)

4.0 Public Comments

4.1 No one came forward to speak.

[7:11:39 PM](#)

5.0 Consent Items

a. Settlement Agreement with Draper Square, L.C.

[7:13:24 PM](#)

5.1 Councilmember Vawdrey moved to approve the consent item. Councilmember Summerhays seconded the motion.

[7:13:39 PM](#)

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

[7:13:55 PM](#)

6.0 Public Hearing: Resolution #14-59, Declaring the Park School Property as Surplus and Authorizing the Sale of the same.

[7:14:10 PM](#)

6.1 Russell Fox, Assistant City Manager, indicated staff has started the process to surplus the Park School property. This will allow the opportunity for the property to be sold sometime in the future.

[7:14:52 PM](#)

6.2 Councilmember Stenquist noted the resolution does not have a stipulation about the time limit. He asked if this would expire.

David Dobbins, City Manager, advised this action is to declare the property as surplus. If someone wanted to purchase it, that agreement would have to come back to the Council for approval. The declaration of this property as surplus is a one-time act.

Mr. Fox clarified that this action does not mean the City Council has to sell the property.

Councilmember Stenquist expressed his understanding that this is just the first step in the process, and it is not authorizing the sale. He said it was his understanding that there would be a time limit involved, and the buyer would have to preserve the building. He asked whether it would be appropriate to include that in this resolution or if would just be something they would make known in the negotiations for any sale.

Mr. Dobbins noted if they make it a part of the condition of approval, they would have to re-notice any change they wanted to make. If they wanted to make it open ended, they could declare it surplus and advise staff of any conditions they would like to make on the sale.

[7:17:47 PM](#)

6.3 Councilmember Colbert noted it gives the Council the freedom to consider any option by not setting any criteria.

[7:18:09 PM](#)

6.4 Mr. Dobbins advised the Historic Preservation Commission sent the City Council some information asking that the sale be conditioned on the restoration or some form of keeping the building as part of the purchase.

[7:18:40 PM](#)

6.5 Mayor Walker opened the public hearing.

[7:18:54 PM](#)

6.6 Darrell Smith, 13576 South Ivy Manor Lane, thanked the City Council for allowing comments. He indicated he is representing the Historic Preservation Commission. They recognize that this is the first step in the process the City must take in order to sell anything. He thanked everyone that attended their fundraising event last evening. He asked the City Council to consider adding some of the restrictions to the sell of the property that the Commission has recommended.

[7:21:02 PM](#)

6.7 Mr. Dobbins reiterated that this resolution authorizes the property to be sold, but any purchase offer would have to be brought back to the Council for their approval.

[7:21:38 PM](#)

6.8 Shawn Benjamin, 360 West 13165 South, noted the next item on the agenda is an action item approving a demolition contract on December 31, 2014. That essentially puts a deadline on the sale of the property. He questioned whether that deadline is for the City receiving an offer or the finalization of a sell?

[7:22:24 PM](#)

6.9 Mayor Walker closed the public hearing.

[7:22:30 PM](#)

6.10 Councilmember Summerhays stated he would like an answer to Mr. Benjamin's question.

Mr. Dobbins advised the next item on the agenda is approving a contract to have the school demolished sometime after December 31, 2014.

Councilmember Summerhays clarified that they would be able to do this in July, August, September, or whenever they wanted to.

Mr. Dobbins replied they could; however, he would recommend that they come up with a different option if they are going to wait that long. This action would just approve the demolition of the school, and the contractor would not begin any work until after December 31st.

[7:25:06 PM](#)

6.11 Councilmember Colbert moved to suspend the rules. Councilmember Rappleye seconded the motion.

[7:25:32 PM](#)

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

[7:26:01 PM](#)

6.13 Councilmember Colbert moved to approve Resolution 14-59. Councilmember Rappleye seconded the motion.

[7:26:12 PM](#)

6.14 Councilmember Colbert stated there has been some public comment asking the City to put restraints in the resolution; however, he does not think that is necessary. The City has had discussions with interested parties that want to restore the building. They understand the constraints involved, so he does not think the City is looking to sell it to any party at this time that is not interested in restoring the building.

[7:26:46 PM](#)

6.15 Councilmember Vawdrey remarked this action will allow the private sector the opportunity to preserve the building. The Mayor has been working hard to make that happen.

[7:27:04 PM](#)

6.16 Councilmember Stenquist stated he is not in favor of selling the building or the property. He would prefer the City maintain the ownership of the property. If a private party is interested in partnering with the City on a project, they could look at options. However, he does not think it is necessary for the City to surplus the property. He is concerned the City will lose control over what might happen on the property if they were to sell it. This is an important corner in the city and will have a big influence on the direction of the Town Center. There is a lot of private property along this road, and the City has zoning ordinances in place for, but this is an important piece of property that the City owns right now. It is in the best interest of the City to retain ownership.

[7:28:40 PM](#)

6.17 Councilmember Rappleye stated the Park School is a key piece of property in the Town Center. That is a good thing and a bad thing. The bad thing is that it has been left in disrepair for many years. They have gotten to the point that something has to happen. The action tonight enables parties to come up and buy the property, control it, and improve it. They could make it something valuable in the Town Center. The business owners in the Town Center have made it very clear that they would like something to happen there. He expressed his hope that this action opens the door for that type of investment to come in, whatever that may be. The City has to do something. They have let it sit for too long, and they need to move forward.

[7:30:26 PM](#)

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

[7:30:52 PM](#)

7.0 **Action Item: Approving the Contract with Impact Contractors for the Demolition of the Park School if the school property is not purchased by December 31, 2014.**

[7:31:14 PM](#)

7.1 Bob Wylie, Finance Director, advised the City Council directed staff to do an RFP for the demolition of the Park School in August of this year. The RFP closed on September 8th, and there were five responsible bidders that submitted bids. The lowest bidder was Impact Contractors for \$216,500. The action tonight is to award that contract. There is a stipulation in the contract about waiting until January for the notice to proceed if it has not been sold.

[7:32:00 PM](#)

7.2 Councilmember Colbert asked whether the contractor reserves salvage rights to everything in the building or whether the City would be able to take what they wanted. Mr. Wylie said he does not believe the salvage rights are a part of the contract.

Mr. Dobbins advised the City can remove anything they wanted between now and when the demolition occurs if the building has not sold.

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7.3 Councilmember Stenquist questioned whether there are any complications to the demolition happening in January versus a different time of the year.

The contractor from Impact Contractors stated he does not foresee any issues of whether the demolition happens in January or February. The further out they get, however, it becomes more difficult to predict what the conditions will be.

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7.4 **Councilmember Stenquist moved to approve the contract with Impact Contractors. Councilmember Rappleye seconded the motion.**

[7:34:05 PM](#)

7.5 Councilmember Stenquist noted they have had some good comments and discussions over the years about the condition of the school. It is unusual to approve a contract with a built in delay, but it is a way to allow more time to find someone interested in saving the school. He clarified that after they approve the contract tonight, assuming they do, the City will not be taking any additional action between now and January unless an offer comes before the Council. Mr. Dobbins stated that is correct.

[7:35:30 PM](#)

7.6 Councilmember Vawdrey said she does not support the City funding the building restoration nor is she supportive of leaving the building in the condition it is now. The City is in this position hoping that the private sector might be able to make it happen. Otherwise, she said she feels they need to move on.

[7:35:54 PM](#)

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

[7:36:18 PM](#)

8.0 **Public Hearing: Ordinance #1130 and #1131, White Mountain Business District CSD- Text Amendment and Rezone. This is a request to create a new zoning district and rezone property to that district. The request is being made by Ryan Kimball, representing Draper Business District, LLC for 38.68 acres of property located at approximately 220 West Golden Harvest Road.**

[7:36:47 PM](#)

8.1 Keith Morey, Community Development Director, noted this application is located next to the Coca Cola Swire building. He reviewed the development plans and the requirements of the development.

[7:42:13 PM](#)

8.2 Councilmember Colbert asked what they are doing about storm water retention.

Mr. Morey noted there is a historical agreement with this property owner and the Swire Coca Cola property owner to use some of the property to the north for storm drain detention. Part of the runoff from the road will come back into that area. The City will maintain that.

[7:43:11 PM](#)

8.3 Councilmember Colbert asked whether it has been engineered to make sure it can handle the capacity and whether it complies with the Federal Storm Water Protection Act because they will be having a large parking lot and a lot of impervious surfaces. They need to make sure none of the solvents from the vehicles gets into the system.

Glade Robbins, Public Works Director, stated it has been designed to meet the requirements.

[7:44:04 PM](#)

8.4 Mr. Dobbins noted the approval of this application comes with a development agreement that outlines the responsibilities of the developer and the City. The storm drainage is a part of that, as well as the construction of Lone Peak Parkway. The funds for that will come from a combination of State funds coming through Salt Lake County and the developer has agreed to do an assessment area that will pay for the rest of the

construction of the road and the associated storm drainage on a cautionary basis. This does not come at a cost to the City.

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8.5 Councilmember Stenquist asked whether the main reason for the CSD is for the building height. Mr. Morey noted that was part of it, but the design, setbacks, landscape, and signage was also taken into account. This allowed the City to enter into a development agreement with them as well, which kind of bundles this all together.

Mr. Dobbins noted the setbacks with this development are greater than they could have been otherwise. There are tradeoffs on both sides.

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8.6 Councilmember Vawdrey asked whether Lone Peak Parkway will end at Golden Harvest Road. Mr. Morey stated that is correct for now.

Mr. Dobbins explained they plan to extend that road down to Ikea Way area in the future. It is on the Master Transportation Plan. This is Phase I of that project.

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8.7 Ryan Kimball, applicant, noted the site is currently zoned M1. His vision for the project is to develop a clean business park similar to Lone Peak. The type of tenants he would like to see would be a retail use with warehouse such as carpet sales and an Ogio type of business. He reviewed some of the mitigations they have proposed to deal with potential issues.

[7:52:36 PM](#)

8.8 Mayor Walker opened the public hearing.

[7:52:53 PM](#)

8.9 Jeff Jones, attorney for Robert Hayman, stated his client has two primary concerns, which include the road on the west side that connects with Golden Harvest into the subdivision. There is currently a crash gate, so there would not be regular ingress and egress from the subdivision. There are a lot of families with children in this subdivision, so if that were opened up, there would be a lot of traffic generated. The second issue is the spacing between the trees at thirty-five feet but staff spoke to it being fifteen feet. The proposed trees are two-inch caliber, which is not very big. He stated the developer should be required to plant trees that are larger due to the time it takes to grow. He asked the Council to consider those additional points.

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8.10 Dale Boerboom, 376 West Golden Harvest Road, stated he is concerned about the traffic and the height of the buildings. It would be great if the crash gate stays in place. Golden Harvest is still a residential road, and the cars line up and go out around Golden Harvest twice a day because of the school. His other concern is the road coming in at Golden Harvest. As the attorney just mentioned, there are a lot of kids running around, and this would dump traffic into a residential area. In regards to the building heights, he would

like to see some type of amendment that would limit the height. If a sixty-five foot building was placed in his backyard, it would kill that whole neighborhood.

[7:58:52 PM](#)

8.11 Doug Sheneman, 1259 Wild Maple Court, noted he is a fan of this type of development. He drives through this area several times a week, and if that road was extended all the way through, it would be a great improvement for Draper for traffic flow and business opportunities. He supports this application.

[7:59:33 PM](#)

8.12 Shawn Benjamin, 360 West 13165 South, advised he lives in the neighborhood to the south of this proposal. The last development that came in here was the development directly south of Galena Park Boulevard. The applicant came in with a rendering showing the highest building not being any higher than the apartments. The reality is that he can see the top two floors of this building from Golden Harvest. The renderings are not really true to form because it is from one perspective. He indicated it is unnerving to not have a height limitation. He would prefer an additional distance restriction be placed on buildings with the additional height.

[8:02:15 PM](#)

8.13 Tom Hasleton, 1763 Ellerbeck, expressed this is a good project for the area. He has an office in similar project, and it brings great clientele to the City as well as a good tax base. He said this is a good thing.

[8:03:00 PM](#)

8.14 Mayor Walker closed the public hearing.

[8:03:12 PM](#)

8.15 Mr. Morey indicated the proposed road that goes into the south is for emergency access, so that would be gated. The intent is to have trees on a thirty-foot center. The two inch caliber trees are pretty much the best growth opportunity there is. If they were to plant larger trees, there is a greater chance of them not surviving. The applicant could request a conditional use for a sixty-five foot height in the M1 zone.

[8:05:13 PM](#)

8.16 Mr. Dobbins clarified that the M1 zone only requires a 50-foot setback, and this development is proposing a 100-foot setback to help mitigate the concerns.

Mr. Morey said from an impact perspective, if they had a 45-foot building that was half again as close to the neighborhood as what this applicant is proposing, the impact would be as significant as a 65-foot building that is 118 feet away. The developer has tried to be attentive to the surrounding neighborhoods.

[8:06:24 PM](#)

8.17 Bruce Baird, attorney representing the applicant, noted the applicant would be willing to go back an additional 50 feet before they go up to the full 65 feet. The parking ratios will kill anything bigger than that anyway, because they will not be able to park a space that

big. Both Coca Cola and the American Preparatory School are supportive of this application. The 2-inch caliber tree is the optimal size for survival, and it is a net 15 feet between trees. They are alternating between 2 different types of trees. The developer is happy to place the crash gate language in the development agreement in regards to the Golden Harvest connection. There might be some temporary construction use until the Lone Peak Parkway is built, but on a long-term basis, they do not want to add any traffic impact into the residential neighborhood. He expressed his opinion that they are actually solving some of the traffic impact by helping with Golden Harvest. He stated they are happy to be working cooperatively with the Draper staff. He indicated the way this process has worked with this developer and the staff is something that Draper should be commended for. The City is getting a better product than they would have. They have made tradeoffs that work for both parties, and the staff has been absolutely excellent to work with. The Planning Commission was also excellent to work with, and the applicants appreciate this opportunity. They look forward to being a good neighbor and a good tax generator for the City.

[8:10:05 PM](#)

8.18 Councilmember Colbert questioned whether the additional 50-foot setback would be for any building higher than 45 feet. Mr. Baird explained they would terrace it. They would start the 35-foot buildings at the 100-foot setback, and they would place the higher buildings back from there. The 65-foot buildings would not be closer than 150 feet.

[8:11:43 PM](#)

8.19 Councilmember Stenquist noted the current development agreement has the setback at 100 feet. So what the applicant is proposing is that they could do a 35-foot building at the 100-foot setback. If they go higher, it would be a 150-foot setback.

Mr. Baird indicated it is hard to understand the scale due to the size of this project. It is 700 feet from one side to the other.

Councilmember Stenquist asked what the square footage would be on a building with the 65-foot height. Mr. Baird replied it would be about 130,000 square feet.

[8:14:52 PM](#)

8.20 Councilmember Colbert moved to suspend the rules. Councilmember Rappleye seconded the motion.

[8:15:11 PM](#)

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

[8:15:39 PM](#)

8.22 Councilmember Colbert moved to approve ordinance #1130 and #1131 pertaining to the White Mountain Business District CSD zone including the stipulation of the additional 50-foot setback from the 100-foot setback for buildings exceeding 35-feet and including that the crash gate has to remain. Councilmember Rappleye seconded the motion.

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8.23 Councilmember Vawdrey noted she still has some concern with Lone Peak Parkway dropping traffic onto Golden Harvest. Mr. Dobbins explained that most drivers would want to get to 12300 South to access to the freeway. They will probably get on Lone Peak and head straight north. Right now they would have to get on Lone Peak and head south to 200 West to get to I-15 or Bangerter. The typical driver will not want to meander through a residential neighborhood. They will want to get on the new Lone Peak and head straight to 12300 South. If they find there is a problem, the City Council could add restrictions to Golden Harvest. The City will continue seeking funding from the State to push that road through to the south.

[8:18:32 PM](#)

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

[8:18:56 PM](#)

** Councilmember Colbert moved to take a 15-minute break to allow the City Council to do an interview they were not able to take care of before the meeting. Councilmember Rappleye seconded the motion.

[8:19:23 PM](#)

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

** *The Council took a break at 8:19 p.m.*

** *The meeting resumed at 8:39 p.m.*

[8:39:48 PM](#)

** Mayor Walker indicated Councilmember Summerhays was not feeling well so he left the meeting at 8:35 p.m.

[8:40:24 PM](#)

9.0 **Public Hearing: Resolution #14-56 Property Vacation and Surplus, Vacation and Surplus of 3,092.88 square feet of old right-of-way at Galena Park Blvd and 200 West.**

[8:40:46 PM](#)

9.1 Mr. Morey noted this is a result of the Draper Pointe Project. The action tonight is to declare the property as surplus. The surplus would allow the City to sell the property to the adjacent property owner.

[8:41:36 PM](#)

9.2 Mayor Walker opened the public hearing.

[8:41:44 PM](#)

9.3 Justin Draper, 12617 Webb Road, stated it is a good idea to sell that property because it is a great way to make money.

[8:42:23 PM](#)

9.4 Davin McKendrick, 12647 Webb Road, noted the property the City owns is great for the community, and it is great for the City to make money from it.

[8:43:08 PM](#)

9.5 **Mayor Walker closed the public hearing.**

[8:43:12 PM](#)

9.6 **Councilmember Rappleye moved to suspend the rules. Councilmember Vawdrey seconded the motion.**

[8:43:26 PM](#)

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

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9.8 **Councilmember Rappleye moved to approve Resolution #14-56. Councilmember Vawdrey seconded the motion.**

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9.9 Councilmember Rappleye noted this looks like it is in order. The City has heard testimony from the residents that they think it is a good idea, and he would concur. He said it would help configure a better roadway at that location.

[8:44:30 PM](#)

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

[8:44:43 PM](#)

10.0 **Public Hearing: Resolution #14-58, Amending the FY2015 Budget. Staff is presenting recommendations to amend the Fiscal Year 2015 Budget. Staff Recommends approving Resolution #14-58 amending the budget for fiscal year ending June 30, 2015.**

[8:45:06 PM](#)

10.1 Mr. Wylie indicated this is the 2nd Quarter Budget Amendments, which include:

- **FY15-007 City Office Bldg**
 - City Office Building parking lot addition.
 - The parking lot expansion was budgeted in FY2014 for parking lot at \$74,738. The \$68,755 portion was completed in FY2014 leaving a balance of \$5,983 to complete project. Project was completed in July 2015, and the funding will come from CIP Fund Balance.
 - The amount of requested budget amendment is \$5,983.

- **FY15-008 Park School**
 - Draper City Historic Preservation Commission is completing the study on the conditions and re-use of Study Draper Park School which was authorized in FY2014.
 - The additional \$5,000 in FY2015 is the City's matching portion of the grant that was not expensed in FY2014. The funding for this will be a matching grant.
 - The amount of the requested budget amendment is \$5,000.
- **FY15-009 CDBG Grant**
 - Draper City has been funded by a grant from the US Dept. of Housing and Urban Development to reconstruct sidewalk ramps to meet the current ADA standards.
 - The CDBG agreement was awarded to England Construction on August 28, 2014 with agreement #14-167.
 - The amount of the requested budget amendment is \$41,738.50.
- **FY15-010 Public Safety**
 - In order to proceed with the Public Safety addition to City Hall, Draper City was required to pay water Building impact fees to Water Pro of \$2,425 and sewer impact fees to South Valley Sewer District \$20,091.40. The funding will come from the CIP Fund Balance.
 - The amount of the requested budget amendment is \$22,516.40.
- **FY15-011 Water Trailer**
 - In the FY2014, the Water Department had a line item to purchase a 2,000 gallon water trailer with pump. This item was not purchased in FY2014 and the Water Department would like to purchase this equipment in FY2015. The funding for this request will be from Water Fund Balance Appropriation.
 - The amount of requested budget amendment is \$19,950
- **FY15-012 Corner Canyon**
 - In September 2014, Draper City refinanced the 2005 General Obligation Bond producing a savings of \$378,384. This savings must be used towards projects that were listed in the original bond offering (Corner Canyon Purchase and Projects). This re-open budget item is to take the savings and move them to the Capital Projects Fund and to assign projects to these savings (Corner Canyon GO Bond Refunding). Attached is the proposed Corner Canyon projects for these savings:
 - Potato Hill Trail Head Improvements - \$95,000
 - Upper Corner Canyon Road Upgrades - \$60,000
 - Construction/Maintenance Equipment - \$15,000
 - Future projects to be identified - \$208,384
 - The amount of requested budget amendment is \$384,384.
- **FY15-013 Salt Lake County**
 - Draper City received a grant from Salt Lake County to begin construction on the Lone Peak Parkway Grant extension. Funding will come from a grant for \$1,000,000
 - The amount of the requested budget amendment is \$1,000,000.

- **FY15-014 Water Fund**
 - The original adopted budget for the Water Fund did not have depreciation expense included. The depreciation expense is a non-cash entry.
 - The amount of requested budget amendment is \$888,400.
- **FY15-015 Police Grants**
 - Adjust Police Department's budget for Grant Revenue and Expenses. When the original budget for FY2015 was submitted and approved, an estimated amount was used for anticipated or recognized grants. At this time, all current grants have been reconciled and accounted for. This budget request is to reduce the outstanding amount of the current grants from the Police Departments operating budget and to reduce the grant revenue account.
 - The amount of requested budget amendment is <\$21,839.55>.
- **FY15-016 Elk Glen Drive**
 - Draper City has been requested to provide a bus turnaround in Suncrest for the Canyons School District. The funding for this item will come from CIP Fund Balance.
 - The amount of requested budget amendment is \$10,000.
- **FY15-017 Salz Cove**
 - The Salz Cove project was approved in FY2014. The project needs to be carried forward to the FY2015 budget. Funding will come from the Storm Water Capital Project Fund.
 - The amount of requested budget amendment is \$65,000.
- **FY15-018 Staffing Chart**
 - Amend authorized Staffing Chart for FY2015 adding part-time position in the Police Department for a Crime Analyst position. The funding for the Crime Analyst will come from existing Police Department operating expenditures. This position will begin in December 2014.
 - The amount of the requested budget amendment is \$15,419.93.

[8:55:53 PM](#)

10.2 Mr. Dobbins explained the crime analyst will analyze all of the police data, so they can start mapping out where certain crimes are happening. Rather than have a lot of raw data, they will have something to show the crime trends.

John Eining, Deputy Police Chief, indicated this will allow the City to do trend analysis, probabilities, and very detailed collections of data so they can start allocating resources in particular areas they feel are high-crime areas. They can put all the information on line, so there is a more comprehensive and statistical reporting of what is going inside the city and how they are being addressed.

[8:57:30 PM](#)

10.3 Councilmember Rappleye asked whether this will tie into other City's networks so they can see what matches. Mr. Eining indicated the crime analyst will define how this will

work in relation to other Cities. They already have some information sharing going on with the surrounding communities.

Councilmember Rappleye then asked whether the individual will be able to adequately accomplish the task at hand with the limited hours. Mr. Eining stated it is a great start, and it will be a great addition to the Police Department.

[8:58:54 PM](#)

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

[8:59:06 PM](#)

10.5 Councilmember Vawdrey moved to suspend the rules. Councilmember Rappleye seconded the motion.

[8:59:21 PM](#)

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

[8:59:31 PM](#)

10.7 Councilmember Vawdrey moved to approve Resolution #14-58. Councilmember Rappleye seconded the motion.

[8:59:47 PM](#)

10.8 Councilmember Rappleye thanked Mr. Wylie for his work on the budget. He has complete confidence that the Finance Department is doing what they need to in terms of transparency and following procedures. With the auditing that is required, it would be virtually impossible to hide money. This detail goes to show that, and he appreciates the hard work that goes into this.

[9:00:49 PM](#)

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

[9:01:03 PM](#)

11.0 Action Item: Updating the Consolidated Fee Schedule to add new fees for Appeals and Variance Hearing Officer, Records and Planning requests, and a new fee under Zone Change Application for Development Agreement.

[9:01:23 PM](#)

11.1 Mr. Wylie noted staff keeps track of the consolidate fee schedule for all of the fees charged to the public for services the City provides. There are several items that the City has not been charging for, so this is a chance to fix that. The changes are as follows:

- Appeals and Variance Hearing Officer
 - Routine and Uncontested Matters Fee
 - \$50.00

- Administrative Interpretation
 - \$50.00
- Non-Conforming Use Expense
 - \$50.00
- Records
 - House Plans 24” x 36”
 - \$3.00 per page
- Zone Change Application
 - Development Agreement
 - \$500.00

[9:02:45 PM](#)

11.2 Councilmember Rappleye asked Mr. Morey whether these charges adequately cover staff’s cost. Mr. Morey replied that he thinks it does. It is pretty representative of what is being charged in other Cities.

[9:03:26 PM](#)

11.3 Councilmember Colbert moved to amend the consolidated fee schedule. Councilmember Stenquist seconded the motion.

[9:03:54 PM](#)

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

[9:04:03 PM](#)

12.0 Action Item: Ordinance #1125, Amending Draper City Municipal Code Chapter 2-1 Governing City Council Meeting Rules and Procedures.

[9:04:20 PM](#)

12.1 Mr. Dobbins indicated this ordinance repeals the existing Section of the City Code pertaining to the Council Meeting Rules. In its place, it says the City Council should be going by the rules and procedures adopted by the City Council, which is the next item on the agenda tonight.

[9:04:53 PM](#)

12.2 Councilmember Colbert stated if they approve this but not the next item, they will not have any rules.

[9:05:14 PM](#)

12.3 Councilmember Rappleye moved to approve Ordinance #1125. Councilmember Colbert seconded the motion.

[9:05:35 PM](#)

12.4 Councilmember Stenquist expressed that he will miss suspending the rules.

[9:08:07 PM](#)

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

[9:08:20 PM](#)

13.0 Action Item: Resolution #14-54, Adoption of New Rules and Procedures for City Council Meetings.

[9:08:40 PM](#)

13.1 Mr. Dobbins noted these rules reflect the changes the City Council made from the last study session discussion. However, there is one additional thing staff is asking the City Council to amend. Paragraph 8.4 requires the City Attorney to sign every ordinance, resolution, or agreement. The attorney reviews them all, but there is not a need for him to sign them.

[9:10:09 PM](#)

13.2 Councilmember Rappleye moved to approve Resolution #14-54, with the full understanding that if any Councilmember finds any provision of this that does not work, they can amend the rules. He also moved to strike Section 8.4. Councilmember Colbert seconded the motion.

[9:11:00 PM](#)

13.3 Councilmember Vawdrey asked whether there is a rule that the City Council does not vote on an item the same night. Mr. Dobbins explained the City Council can approve the items that night. If there is no motion to approve, the item will go to the next meeting.

[9:11:58 PM](#)

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

Council/Manager Reports

[9:13:02 PM](#)

** Councilmember Colbert asked when the bus stop would be completed. Mr. Robbins noted it will be about two weeks.

Councilmember Colbert said he has received concerns about deer carcasses on the road. The residents want to know who they should contact. John Eining stated they should contact the Police, and the Police Department will call the Division of Wildlife Resources to have the carcass removed.

[9:17:15 PM](#)

** Councilmember Rappleye said the Chamber is doing several ribbon cuttings including:

- Draper Animal Hospital - October 11th
 - Open house from 10 a.m. to 2:00 p.m.
 - Ribbon cutting at 11:00 a.m.
- Chick Filet – October 16th

- Grand opening and ribbon cutting at 9:00 a.m.
- Sweet Arlene's – October 25th
 - Ribbon cutting at 11:30 a.m.
- The Rock Church - November 1st

[9:20:27 PM](#)

** Mayor Walker commended the staff for the great job they do. To have Bruce Baird say he enjoyed working with the staff is a complete 360 from what it used to be. Draper has a great staff, and he thanked them for their efforts.

[9:22:32 PM](#)

** Rhett Ogden, Recreation Director, noted he has been working with a vendor that wants to provide ice skating at the Draper Park. He asked the City Council if this is something they are okay with him pursuing. He would bring a formal proposal back to the Council for their approval.

[9:23:56 PM](#)

** Mayor Walker indicated that Summit Academy High School does not have visitor side bleachers for the football games. They are interested in renting the bleachers from Draper. The Council stated they are fine with that as long as it is City staff that sets them up.

[9:25:05 PM](#)

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

[9:25:06 PM](#)

14.1 Councilmember Colbert moved to go closed door to discuss the character and professional competence or physical or mental health of an individual. Councilmember Vawdrey seconded the motion.

[9:25:33 PM](#)

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

The meeting adjourned at 9:25 p.m.