

Approved December 16, 2014

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, DECEMBER 2, 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 Rappleye, Jeff Stenquist (left the meeting at 6:35 p.m.), 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; Bryan Roberts, Police Chief; and Garth Smith, Human Resource Director

EXCUSED: Councilmember Bill Colbert was excused from the Study Meeting and Business Meeting, and Councilmember Jeff Stenquist was excused from the Business Meeting.

Tour: County Hang Gliding Park

Study Meeting

The City Councilmembers and staff met with members of the Utah Hang Gliders Association at the County Hang Gliding Park. They toured the area and discussed options for preserving the area for hang gliding.

1.0 Dinner

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2.0 Presentation: Traverse Ridge Special Service District Allocation

2.1 Jason Burningham, Lewis Young Robertson and Burningham, presented the findings from their study of the Draper City Basic Service Cost Analysis. The results were as follows:

- City Proper (w/o TRSSD)
 - Road Miles (Draper City Maintained)
 - 159
 - Lane Miles (Draper City Maintained)
 - 364
 - Street Lights (Draper City Maintained)
 - 1,242
- Traverse Ridge Special Service District
 - Road Miles (Draper City Maintained)
 - 20

- Lane Miles (Draper City Maintained)
 - 46
- Street Lights (Draper City Maintained)
 - 114
- Draper City (Including TRSSD)
 - Road Miles (Draper City Maintained)
 - 178
 - Lane Miles (Draper City Maintained)
 - 410
 - Street Lights (Draper City Maintained)
 - 1,356

	Budget Actual FY 13-14	Unit Cost	Unit	Total Base Service For TRSSD Area
Streets Personnel	\$417,307	\$1,019	Lane Miles	\$46,802
Streets Operations	\$426,543	\$1,041	Lane Miles	\$47,838
Streets Capital (Ongoing)	\$0	\$0	Lane Miles	\$0
Streets Capital Outlay (One-Time)	\$15,829	\$39	Lane Miles	\$1,775
B&C Expenditures	\$412,617	\$1,007	Lane Miles	\$46,276
CIP Fund GF Road Maintenance Projects	\$48,119	\$117	Lane Miles	\$5,397
Total	\$1,320,414	\$3,224		\$148,088

Mr. Burningham indicated that each year the City should remove line items which relate to services not provided by the TRSSD (traffic signal maintenance, sidewalk construction and maintenance, streetlight electricity, etc.) or to capital improvement projects for new growth (not maintenance or repair). The total amount given to the TRSSD may change every year.

David Dobbins, City Manager, expressed his appreciation to the staff of Lewis Young for their efforts in compiling this information.

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3.0 Discussion: Draper City Code Bulk Text Amendments

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3.1 Jennifer Jastremsky, City Planner, reviewed some of the proposed changes in the Bulk Text Amendments for the City Council. Staff will have this discussion in several of the study meetings in order to review all of the changes. These amendments will be brought to the City Council with a formal presentation at a future date for consideration and vote.

Business Meeting

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1.0 Call to Order

- 1.1 Mayor Walker called the meeting to order and welcomed those in attendance. Councilmembers Colbert and Stenquist were excused from the meeting.

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2.0 Comment/Prayer and Pledge of Allegiance

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- 2.1 The prayer was offered by Jack Ongman.

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- 2.2 The pledge was led by Cambree Guest.

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3.0 Public Comments

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- 3.1 Cabot Curtis, 14811 South Maple Parke Court, indicated he lives in Little Valley. He advised he would like the City Council to release the residents in Little Valley from the Special Service District because they do not receive the extra services that the rest of the District does. However, they are charged the same fees as the residents that benefit from those extra services.

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4.0 Presentation: Police Department Holiday Card Contest Winners

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- 4.1 Chief Roberts indicated this is the second year the Police Department has held this contest. They reached out to the fifth grade students at all of the schools in Draper. They received about 200 entrees this year, and it was difficult to pick. The staff voted on the top 5 choices and then narrowed it down to 3.

The winners were as follows:

- First Place – Jack Ongman, St. John the Baptist Elementary
- Second Place – Kambree Guest, St. John the Baptist Elementary
- Third Place – Kathryn Jane Miner, Willow Springs Elementary

The winners were presented with a framed copy of their picture and had their pictures taken with the Councilmembers.

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5.0 Consent Items

- a. **Approval of November 18, 2014, Minutes**
- b. **Approval of Resolution #14-68, Supporting Transportation Funding**
- c. **Approval of Agreement #14-249, Easement for Draper Irrigation Company for Culinary and Secondary Water Services at Wheadon Farm Park and South Fork Park.**
- d. **Approval of Draper View Final Plat**

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5.1 Mayor Walker took a moment to explain the need to address transportation funding and stated that all of the Mayors in Salt Lake County are supportive of the elements in this resolution.

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5.2 **Councilmember Summerhays moved to approve the consent items. Councilmember Vawdrey seconded the motion.**

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

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6.0 **Action Item: Ordinance #1135, Request to Rezone 2.98 Acres from RA1 to Institutional Care for Property Located Generally at 1393 East Pioneer Road. The Application is otherwise known as the *Beehive Zone Change*.**

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6.1 Keith Morey, Community Development Director, advised the City Council held a public hearing on this application at the last meeting. The Council wanted to take extra time to think about this before making their decision. Mr. Morey explained the Land Use Map shows this area as Residential Medium Density and the Zoning Map shows it as RA1 adjacent to the Town Center District. He displayed pictures of the surrounding property.

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6.2 Councilmember Rappleye indicated that they talked about this application last time; however, he wanted to make it clear that all of the specifics for the site would be taken care of during the site plan approval process. Mr. Morey advised that is correct.

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6.3 Mr. Dobbins noted the action tonight is just a zone change, so any potential use that is allowed in the proposed zone would be able to go in there.

Mr. Morey stated the Council has the proposed uses that would be allowed in the zone in their packets for review.

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6.4 **Councilmember Vawdrey moved to approve Ordinance #1135. Councilmember Summerhays seconded the motion.**

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6.5 Councilmember Summerhays noted the property entrance for Willow Bend was a safety issue for many years because of the bend in the road; however, the configuration turned out very well. He said if this property owner does something similar, it will solve a lot of the concerns.

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6.6 Councilmember Vawdrey noted the decision tonight is for zoning, and this is a good use for the property. The Council can address the other concerns as they go through the process.

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6.7 Councilmember Rappleye noted he went and looked at the area and also went to the existing Beehive location. He came to the conclusion that Institutional Care is really the least impactful zone they could put in that area. A townhome development would cause a lot more traffic impact.

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

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7.0 **Public Hearing: Ordinance #1137, Request for Approval of a Zone Change from RA1 to RA2 on 1.05 acre Located Generally at 606 East 12000 South. The application is otherwise known as the *Lavery Zone Change*.**

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7.1 Mr. Morey stated this is a pretty straight forward request. The Zoning Map shows this property as RA1. In the past, the surrounding property owners wanted their property to be rezoned to RA2, but this property owner was not ready to pursue that zoning at that time. However, they are now ready for the change and ask for the Council's consideration. The RA2 zone does fit in with the surrounding area. The property owner would like to create access to the parcel and build another home back there at some point. Mr. Morey displayed a picture of the subject property.

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7.2 Councilmember Summerhays asked whether there is secondary water in this area. Mr. Morey indicated he does not know.

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7.3 **Mayor Walker opened the public hearing.**

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7.4 Brent Webb, 574 East 12000 South, stated he owns the property next to this parcel, and he does not have a problem with this request. He then noted that secondary water does run down 12000 South to 500 East.

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7.5 Dan Buchanan, 12038 South 645 East, stated he lives in this area as well, and he is supportive of this zone change. The applicant is a great neighbor and he builds wonderful homes. Mr. Buchanan indicated when he subdivided his property he had to run secondary water to the lots.

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7.6 Mayor Walker closed the public hearing.

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7.7 Councilmember Rappleye moved to approve Ordinance #1137. Councilmember Summerhays seconded the motion.

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7.8 Councilmember Rappleye said the City is in a transitional time. There are many residents that want to hold onto the farm, but the city is changing. He noted half-acre lots in this area make sense, and he does not see the lot sizes going any smaller than that. The animal rights remain with the half-acre lots, and he said he feels this is a good and appropriate zone change.

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

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8.0 Council/Manager Reports

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8.1 Councilmember Rappleye noted the Lighting Ceremony last night was terrific. He said he was talking with Steve Linde, Public Works, and Mr. Linde indicated the Christmas lighting takes more staff time than Draper Days does. Councilmember Rappleye thanked staff for all of their efforts to make the lighting display something the City can be proud of. He said it is important to recognize the amount of time that is put into this.

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8.2 Councilmember Vawdrey said she would like to have the Parks and Trails staff come and meet with the City Council to talk about what they are doing and what their goals are. She would like to talk about trail safety and some of the other issues they have had.

Councilmember Summerhays agreed. He said he has received a lot of comments from people asking for the trails to be widened to make it safer for the pedestrians and the bicyclists.

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8.3 Mayor Walker also thanked staff for the Christmas tree lights.

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8.4 Mr. Morey noted the City Council asked for more time for the moratorium on high density housing in the commercial zones. He asked the City Council to decide what information they want staff to present and when they would like to discuss it. There are a few projects that could be impacted by the moratorium. Another thing is the pole signs in the freeway frontage.

Councilmember Rappleye noted he wants it brought back sooner rather than later, and he is in favor of allowing the housing as long as they have the right mix.

Mr. Morey explained the intent of the ordinance right now is to allow residential development in commercial areas as long as they can put commercial on the first floor. He noted the nature of the sites will restrict how many units would be allowed because of the amount of parking required and the landscape requirements. He asked the City Council if they want staff to add percentages to the language.

Councilmember Rappleye suggested they could also require a development agreement for each application. Different areas require different approaches. Some might work fine with retail of the main floor, but others may never do that. It is problematic to have a one size fits all approach.

Councilmember Summerhays asked whether there is a height restriction on the buildings. Mr. Morey replied the maximum height allowed is forty-five feet.

Mr. Morey noted the perception is that this would allow for unlimited density. However, the forty-five foot height limit, landscape requirements, and parking stall per unit requirement helps to limit the density allowed.

Councilmember Rappleye indicated the City needs to look to the future and what they want to see in the future in terms of density, transportation, and housing types. Cities are trying to encourage people to get out of vehicles and on to bikes, buses, Trax, etc. and Draper needs to address this in their own housing mix.

Mr. Morey then indicated the City Council made some changes to the tower sign ordinance a while back, and there had been a discussion about staff bringing it back to the Council to look at other areas. This is something that will have to go back through the Planning Commission process, and staff wants to address the Council's concerns before starting the process.

Councilmember Rappleye commented that he made a mistake in seconding the motion last time this was heard. He said that night he thought it was okay to split the area. However, he feels that Sign Zone A should be allowed to have the tower signs as well. He would like to see the ordinance come through with the same language as Sign Zone B. Councilmember Summerhays agreed.

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9.0 Adjourn to a Closed-Door Meeting to Discuss Litigation and Property Acquisition Pursuant to State Code 54-4-205 (1)(c) and (d).

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9.1 Councilmember Vawdrey moved to adjourn to a closed meeting to discuss litigation and property acquisition. Councilmember Summerhays seconded the motion.

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9.2 A roll call vote was taken with Councilmembers Rappleeye, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

9.3 The meeting adjourned at 7:56 p.m.