

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JANUARY 13, 2015, 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; 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

Study Meeting

Dinner

[5:57:53 PM](#)

1.0 Presentation: Wasatch Elk Park Group - Rustin Diehl

1.1 Rustin Diehl presented a request to the City Council to have them name and charter some open space land in the SunCrest area for a Wasatch Elk Park. He indicated there are many benefits to doing this, which include a five to fifteen percent increase in property value. The requested area includes property that is owned by Micron in Lehi.

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2.0 Presentation: Parks/Trails Naming Criteria – Brad Jensen

2.1 Brad Jensen, Parks Department, reviewed the proposed criteria for naming parks and trails. Those included the following:

- Duplication of other park/trail in the area shall not be considered. Similar names shall be avoided (i.e., Southfork Park & Southridge Park)
- Prominent geographic features in area (i.e., Willow Creek Trail, Red Rock Trail Head, Steep Mountain Park)
- Prominent vegetation & wildlife in area (i.e., Rattler Trail, Meadowlark Park, Maple Hollow Trail Head)
- Local reference points, such as street or neighborhood name (i.e., Cranberry Park, Bellevue Park)
- Functional use of park/trail (i.e., Flight Park, Historical Park)
- Cultural/Emotional connection to the park/trail (i.e., Jacob’s Ladder Trail, Rush Trail)

- Prominent historical figure, event, or place (Porter Rockwell Trail, Sadler Trail Head, Day Barn)
- Individual that has contributed significantly to the development of the overall park/trail system, or to the community at large (i.e., Ann's Trail, Clark's Trail, Andy Ballard Equestrian Center) – Subject to City Council approval
- Major donations to the park/trail facility, such as donating the land or funding at least 50% of the park/trail facility (i.e., Bunny Bradley Trail) – Subject to City Council approval
- Donations for an amenity within a park/trail facility, such as a playground, picnic shelter, or bench, may be named separately from the park/trail.

This will be brought back to the City Council for their formal adoption.

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3.0 Presentation: Parks/Trails Update – Greg Hilbig

- 3.1 Greg Hilbig, Parks and Trails, reviewed what is currently being done to relieve trail conflict in Draper. He advised they have been working on this problem since December 2011. They have posted signs, banned users, created user only trails, and have done better trail designs. This is working, but they could use more volunteers to help.

4.0 Council / Manager Reports

These reports will be done during the business meeting.

Business Meeting

[7:04:28 PM](#)

1.0 Call to Order

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

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2.0 Comment/Prayer and Pledge of Allegiance

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- 2.1 The prayer was offered by Henry Purser, Scout Troop #1481.

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- 2.2 The pledge was led by Talmage Handley, Scout Troop #1481.

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3.0 Presentation: Knights of Columbus

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- 3.1 Anthony Ratola, Knights of Columbus, presented a check to Mayor Walker for Draper Days. The amount of the check was \$1,300. He thanked the City Council for allowing them to participate in the event.

Richard Lewis, Knights of Columbus, indicated it is a pleasure to participate with the City of Draper with Draper Days and the rodeo. It is always a good experience.

Mayor Walker thanked the Knights of Columbus for their efforts and support of Draper City.

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4.0 Public Comments

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- 4.1 Michael Day, 448 Brown Farm Lane, indicated his grandfather was born in Draper, and his great great grandfather has a statue in the Draper Historic Park. He said he has lived here most of his life, and he has enjoyed hiking in the foothills. The Draper Canyon Road in Corner Canyon has always been open except for recently. He expressed his opinion that there is no good reason to close the road. It restricts the access up there. Once in a while, there may be a good reason to close it; however, there is no access to the wilderness on the east side of the road without starting at the bottom. He asked the City to look into keeping that road open.

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- 4.2 Steve Maddox, Edge Homes, stated he met with Mr. Dobbins on Wednesday of last week, and Edge Homes is interested in working to update the development agreement for Hidden Canyon Estates. The development will not have any attached homes, and the density is similar to what was previously proposed. They plan to build larger estate type lots. The material they want to work with is traditional material, and they plan to work with the Urban Interface to make sure they coordinate any combustible materials. One of the concerns that was brought up was how to restrict trampolines, tot lots, and other items from protruding into City-owned property. They are proposing to do a wrought-iron type of fence that would restrict residents from utilizing open space. He indicated the square footage of homes will be market driven; however, that will be defined in the agreement. The homes will be on the upper scale as there are not many lots available on the east side in Salt Lake County. They would also like to add a trail component that will appeal to the equestrian element and possibly bicyclists. They are not set on anything at this point and would welcome input from the City. This will have to move fairly quickly.

Councilmember Colbert noted he would like Mr. Maddox to look at what has previously occurred in SunCrest in terms of swells and drainage to avoid that happening with this project.

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- 4.3 Gabe Thomas, 13703 Brown Farm Lane, thanked Mayor Walker for the challenge coin.

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- 4.4 Councilmember Summerhays asked Mr. Day whether or not he is talking about the road being closed to vehicle traffic. Mr. Day indicated he is. He would like to access some of the trailheads up in that area.

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5.0 Consent Items

- a. Approval of December 16, 2014, Minutes
- b. Approval of December 30, 2014, Minutes
- c. Approval of Agreement #15-01, Professional Services with Greg Curtis

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- 5.1 **Councilmember Stenquist moved to approve the consent items. Councilmember Rappleye seconded the motion.**

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

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- 6.0 **Public Hearing: Terrace Trails Amended Subdivision Plat, Request to amend Lot 11 of the American Estate Management Corp. Commercial Subdivision Plat No. 2 in Order to Create a Four-Lot Residential Subdivision Located at Approximately 1451 East Pioneer Road. The application is otherwise known as the Terrace Trails Amended Subdivision Plat Request.**

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- 6.1 Keith Morey, Community Development Director, displayed a map of the subject property. He noted the property was rezoned in 2006, and since then there has been a lot of discussion on how it should develop. The Zoning Map shows it zoned as RA2. The property owner would like to carve this into four lots. He is not proposing to build any homes at this time. There is a significant slope of the property, and there will have to be a lot of geological engineering done on retention walls and such. This will have to be done prior to any building approval. The action tonight is to approve the subdivision. Due to the traffic along Pioneer Road, the Engineering Department has restricted where the access to this subdivision can be. He then reviewed the landscape plan for the property. The Planning Commission and staff recommend approval of this project.

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- 6.2 Councilmember Rappleye asked how deep it is from Pioneer Road to the foot of the slope. Mr. Morey replied he has not done the calculations on this. There is enough depth that they can fit homes on the lots with the appropriate setbacks. There could be issues with what can be done in the backyards, and that would take the geological reviews.

Councilmember Rappleye stated his son bought a home on Carlquist, and it fronts on Carlquist, which is a busy road. There is a secondary access road in behind the other one

with two access points, and it seems to work very well. Pioneer is a very busy road as well. He wondered if there was enough space to do something similar at this location.

Jennifer Jastremsky, Planner, advised she does not know the specific depth on the lots, but they are at least 100 feet. The lot sizes range from half an acre to almost one full acre.

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6.3 Mr. Morey noted they would get more into the technical issues when they are doing the review for the site plan or for a home. All they are doing tonight is approving a subdivision according to what the zoning allows.

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6.4 Matthew Idema, applicant, advised there is a 30-foot setback to accommodate the driveways, and there is a minimum of 70 feet for each lot. Each home can accommodate a 4,000 square foot footprint.

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6.5 Councilmember Colbert asked whether there are any groundwater concerns. Mr. indicated there are not any concerns. They have done a geotechnical study on the area, and high-seasonal ground water was marked to be eight to ten feet deep.

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

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6.7 Councilmember Stenquist moved to approve the request to amend lot #11. Councilmember Rappleye seconded the motion.

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6.8 Councilmember Summerhays stated he spent a lot of time walking the property, and he believes the staff will take care of any of the concerns he might have with the development.

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

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7.0 Public Hearing: Bandon Estates Preliminary Plat, Request for Approval of a Preliminary Plat for an 11-Lot Subdivision on 3.92 Acres in the R3 Zone, Located at Approximately 491 East Kimballs Lane.

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7.1 Mr. Morey clarified that this is the project Ivory Homes proposed at Cranberry Hill. They have changed the name to Bandon Estates. The City Council recently amended the

development agreement because one of the lots did not meet the required setback. This action is to approve the preliminary plat. The Planning Commission and staff recommend approval.

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7.2 Councilmember Summerhays asked whether there is a trail system near here that would be affected by this change. Mr. Morey said he is not aware of any. That has never been a part of the discussions he has participated in.

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7.3 Councilmember Colbert asked whether the development agreement meets all of the requirements in the City Code. Mr. Morey stated it does.

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7.4 Bryon Prince, Ivory Homes, stated he is very excited about this project. He thanked the City Council for working with them on the previous lot issue.

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

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7.6 Councilmember Vawdrey moved to approve the Bandon Estates preliminary plat request. Councilmember Summerhays seconded the motion.

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

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Council/Manager Reports

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Councilmember Rappleye said there seems to be a growing problem with vehicles parking in the no parking zone on the IFA property when they pick up train passengers. It obstructs the vision from the road by the library, and drivers pull out in front of other vehicles. He asked Chief Roberts to check to see if anything can be done to mitigate the safety concerns.

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Councilmember Colbert said he is still getting a few concerns from the residents living on the mountain that have to make left turns at difficult locations. He asked whether the City can look at restriping Traverse Ridge Road and SunCrest Drive to accommodate two uphill lanes and one downhill lane to make it safer to make left turns. Canyon Heights and Stoneleigh Heights would be good locations for this. It is especially dangerous when there is snow on the roads.

Councilmember Summerhays recommended this be brought before the new TRSSD Board for their recommendation.

Mr. Dobbins indicated that now the City knows the final unit count for the mountain, they can look at the traffic patterns to see if there is a chance for the City to do that.

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Councilmember Summerhays said the Parks and Trails people were asking for help in getting volunteers for the parks and trails. The people on the committee are getting older, and they are not finding volunteers that are willing to come in and take care of the trails like they have in the past. He asked the Councilmembers to talk to people that might have an interest.

Councilmember Summerhays then noted Food for Thought has signs up on the south side that identifies all of the parking as Food for Thought parking. He said he thought it was shared parking.

Councilmember Colbert said Food for Thought probably owns half of those lots. They are only opened for breakfast and lunch, so it would not affect the night activities.

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Councilmember Vawdrey asked whether the City is planning a City Council retreat. Mr. Dobbins noted staff will put together a couple of dates for the Council to consider.

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Mr. Dobbins noted as the economy is starting to improve, the City is starting to see some employees leave to go to other cities or the private sector for more pay, and it is taking the City longer to replace the positions. This is a challenge that Draper has not faced for a long time. With the budget process coming up, staff is looking at things the City can do to retain the employees.

Councilmember Colbert noted he understands that people have to take the best opportunity for their careers and personal life. He noted if the costs are increasing to a point, the City might want to look at areas in the City they could privatize. Some cities are going to contracting some of the services out.

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Rhett Ogden, Recreation Director, updated the City Council on what is happening with the Recreation Department. He advised they have about 1,200 youth playing basketball through the City programs this year. They have 130 teams. They had to turn away some kids after the deadline because they have maximized every hour they can get out of renting the schools. They are at their capacity with the facilities for the basketball programs. They have received good feedback about the program.

Mr. Dobbins noted he and Mr. Ogden have had a lot of discussions about the ZAP Tax that was renewed. The County has indicated that Draper is still first in line for a facility. This year the County will go through the bonding process, and next year they will be ready to start construction. The City will need to provide a formal recommendation as to the type of facility they want and where they would like to put it. The Council will need to have a lot of discussion about the details. The City could lose this opportunity if they are not ready to go when the County needs them to be. The City would like to engage in detailed discussions with the community and the Council to make the decisions.

Councilmember Colbert stated they need to do a viable survey to see what the residents want in terms of this facility.

Mr. Dobbins said he would like to know the Council's priorities so they can format the survey to fit that vision. They could go with a wide open survey; however, there are limitations with that. The County bases their prioritization on whether there are City lands contributed. Mr. Dobbins advised he would like to do a full survey of the community to see what they want.

Mr. Dobbins then stated he and Mr. Ogden met with the Canyon School District about use of facilities, and staff would like to enter into a formal agreement with the District for use of the basketball courts and tennis courts. This is a big asset in the community that is not being utilized to its fullest extent. The District seemed open to doing this.

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Mayor Walker recognized the Former Speaker of House, Rebecca Lockhart. He noted she is a personal friend of his, and she is gravely ill. He has had the chance to work with her over the last couple of years. This is a tough time, and his thoughts go out to her and her family.

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Councilmember Rappleye said he is not sure if the parking in front of City Hall will continue being full when the addition is completed. He asked whether they can stripe the property across the road for parking stalls.

Mr. Dobbins noted staff looked at this several years ago and due to the sidewalk location there is not enough room to do that. He will have staff look at it again.

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Mayor Walker said he wanted to make the public aware of the prison relocation. He noted this Council is interested in moving the prison from its current location. The information pertaining to the relocation can be found on the City website. There are a lot of things being said about this issue, and it was worth understanding the reason for moving the prison. There is a statewide economic benefit by moving the prison.

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8.0 Adjournment

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8.1 Councilmember Vawdrey moved to go to a closed-door meeting to discuss litigation and personnel. Councilmember Summerhays seconded the motion.

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

The meeting adjourned at 7:58 p.m.