



**LEGEND**

-  SD Inlets
-  SD Outlets
-  Detention Basins
-  SD Lines
-  SD Manholes

Date: May 13, 2013



## Rachelle Conner

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**From:** Jeff Stenquist  
**Sent:** Tuesday, May 27, 2014 3:20 PM  
**To:** Richard Beard  
**Cc:** \* Mayor / City Council; David Dobbins; Doug Ahlstrom; Rachelle Conner; Troy Wolverton; Brien Maxfield  
**Subject:** RE: Salz Subdivision drain down our private lane.

Richard,

Thanks for bringing these concerns to our attention. I know the intention will be to minimize damage to trees and afterward restore the area to pre-construction condition as much as possible.

I encourage you to attend the hearing tonight to voice your concerns and hear the Council's discussion.

**Jeff Stenquist**  
Draper City Council  
[jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)

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**From:** Richard Beard [Richard.Beard@bankaf.com]  
**Sent:** Tuesday, May 27, 2014 1:47 PM  
**To:** Brien Maxfield; Jeff Stenquist  
**Subject:** Salz Subdivision drain down our private lane.

Ben Shirley has just alerted me to the proposed matter to be brought before the city tonight. I was aware of a hearing tonight but have had no notice of this proposal and strongly object in that all along I have wanted to protect our trees and the lane from disruption. If the trees are damaged in any way it will significantly impact the neighborhood and my wife's property. If the access to our property is in any way curtailed it will cause real and sever damage to us.

This matter should be vetted with those of us impacted. I am presuming you will discuss this matter with us, Shirleys, Wheatlys and Cole Wadsworth before any formal action is taken. Richard Beard

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Brien,

Thanks for the update.

The largest mature trees will be impacted regardless of which side of the fence the SD line is placed.

The attachment/alignment you sent will still impact the largest mature trees, and shows the SD line going right through the middle of smaller but still "very mature trees."

Also, by standard storm drain design guidelines, SD lines should be in as straight of a line as possible.

Will a "manhole" will be placed at every curve/turn (ie in our backyards)?

Kind regards,  
Ben

Ben

I stand corrected and apologize for misrepresenting the intent to follow the lane entirely. Brien Maxfield will be heading up this project and will be your most knowledgeable contact moving forward.

Troy Wolverton, P.E.  
Draper City Engineer  
1020 East Pioneer Road  
Draper City, Utah 84020  
Phone: 801-576-6565



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Date: 5/27/14

Dear Mr. Stenquist,

Thank you for your quick response, especially on a holiday weekend.

The drawings/plans that are included in the report show the drain line going down the private lane. If this is where the drain line is currently planned, then the issues raised in my letter dated 4/25/14 are resolved with the significant exception of the trees.

The drawing appears to show the drain line going underneath or right next to the 8 privacy trees and 9 large established (30+ yrs) trees listed in my letter. The residents would like to know:

1. Exactly where the drain line is planned to be located.
2. Has the impact on, and replacement of, the trees been included in the evaluation and cost estimate? In the report "Agreement # 14-93" Exhibit B lists \$7,500 for "Landscape Restoration." This low value implies that these trees are not impacted.
3. Has the significant reduction in all surrounding property value due to the loss of these trees been considered? The maturity and size of these has been a draw for homeowners in the area.
4. The option of a retention pond was proposed by the developer. If the trees are impacted, and the value has not been included, is the cost to the taxpayers less with the retention pond?

Thank you again for your consideration.

Kind regards,  
Ben Shirley

## Rachelle Conner

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**From:** Brien Maxfield  
**Sent:** Tuesday, May 27, 2014 11:32 AM  
**To:** Troy Wolverton; Ben Shirley; Jeff Stenquist  
**Cc:** \* Mayor / City Council; David Dobbins; Rachelle Conner  
**Subject:** RE: Request for Information on a Draper Development  
**Attachments:** Salz Cove.jpg

Ben,

Currently, the proposed alignment shown in the Council Packet information is just on the private lane. However, there is still concern to protect the large, mature trees in the lot to the north of you. We are still looking at using the PUE alignment through your property and the Wheatley property. I have attached an exhibit to reflect the potential alignment. This would entail installing the SD pipeline in the PUE and restoring your landscaping and fence to the preconstruction condition. Once we know if the subdivision will be approved, then we will finalize the alignment, best avoiding conflicts as possible.

I will be available this afternoon and I will also be attending City Council tonight. Since this Storm Drain pipeline will be a public pipeline, I will be the city representative through the process and construction. My contact information is below. Please feel free to contact me anytime.

Thanks,

*Brien Maxfield, P.E.*

Senior Engineer/Water Engineer

Phone: 801-576-6326

Mobile: 801-831-6184



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**From:** Troy Wolverton  
**Sent:** Tuesday, May 27, 2014 11:20  
**To:** Ben Shirley; Jeff Stenquist  
**Cc:** \* Mayor / City Council; David Dobbins; Rachelle Conner; Brien Maxfield  
**Subject:** RE: Request for Information on a Draper Development

The consideration is for down the lane as you have understood.

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**From:** Ben Shirley [<mailto:bdshirley@hotmail.com>]  
**Sent:** Tuesday, May 27, 2014 11:17 AM  
**To:** Jeff Stenquist

**Cc:** \* Mayor / City Council; David Dobbins; Troy Wolverton; Rachelle Conner  
**Subject:** RE: Request for Information on a Draper Development

Mr Stenquist,

After reading the report, our concerns are contingent on where exactly the line is being placed. The drawings/plans in the report show the drain line running down the private lane behind our properties. We (myself and surrounding neighbors) were unaware that this was an option being considered. However, it is unclear if this is what is being proposed in the meeting tonight. Therefore, I have attached a letter clarifying our concerns if the line is being placed behind our properties.

Thank you for your involvement.

Kind regards,  
Ben

> From: [jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)  
> To: [bdshirley@hotmail.com](mailto:bdshirley@hotmail.com)  
> CC: [CityCouncilMembers@draper.ut.us](mailto:CityCouncilMembers@draper.ut.us); [david.dobbins@draper.ut.us](mailto:david.dobbins@draper.ut.us); [troy.wolverton@draper.ut.us](mailto:troy.wolverton@draper.ut.us); [rachelle.conner@draper.ut.us](mailto:rachelle.conner@draper.ut.us)  
> Subject: RE: Request for Information on a Draper Development  
> Date: Tue, 27 May 2014 01:51:32 +0000

> Ben,

> The last update I received was that options for managing the storm water were still being reviewed. Looking at the report provided to the City Council last week at the same time the agenda was published (you can see the full report here: <http://www.draper.ut.us/Archive.aspx?ADID=629>) it looks like the proposal is indeed that a pipe be installed in the utility easement to Boulter street. The report includes cost estimates for installing the pipe along with a proposal for the city to pay a significant portion of the cost as it will resolve existing storm water problems that residents in the area have expressed concerns about previously.

> You'll also see that your letter to me, dated 4/25, where you clearly outlined several concerns, was already included with the report for the Council to consider. If you or your neighbors have concerns in addition to those you listed in that letter, please send them to us prior to or during the meeting tomorrow. The item is listed as a public hearing so anyone from the public will have an opportunity to address the Council. The Council will have the option of either deciding the matter tomorrow or postponing a decision to a later date. If you feel the Council should take more time please help us understand what questions we should still consider.

> We'll certainly discuss the items raised in your letter and any other information we receive during the public hearing. We want to make sure all the right standards are followed and that impacts to you and your neighbors are kept to a minimum.

> Given this project will resolve some existing problems I hope it will bring an overall positive benefit to the area.

>

>

>

> Jeff Stenquist

> Draper City Council

> [jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)<<mailto:jeff.stenquist@draper.ut.us>>

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> From: Ben Shirley [[bdshirley@hotmail.com](mailto:bdshirley@hotmail.com)]

> Sent: Sunday, May 25, 2014 8:32 PM

> To: Jeff Stenquist

> Subject: RE: Request for Information on a Draper Development

>

> Dear Mr. Stenquist,

>

> The agenda for the May 27th City Council Meeting was just posted. I noted item #8 lists items related to our discussion. From our phone conversation, you were going to request that Troy let you know what direction he was leaning and then we were going to talk prior to any proposals. This was to allow us to voice our concerns prior to proposals or decisions. Your email below also indicates we would talk when he was ready. It appears from the agenda that proposals have been made. I am hoping that because we have not received any information it means that the storm drain will not impact our properties. Can you update me on what is being proposed?

>

> If the proposal is related to a drain line through the properties located on Stanford court, due to the late posting of this agenda, the item should be delayed so that we can properly prepare and submit our response prior to the meeting.

>

> Kind regards,

> Ben

>

>> From: [jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)

>> To: [bdshirley@hotmail.com](mailto:bdshirley@hotmail.com)

>> CC: [troy.wolverton@draper.ut.us](mailto:troy.wolverton@draper.ut.us)

>> Subject: RE: Request for Information on a Draper Development

>> Date: Fri, 25 Apr 2014 19:10:24 +0000

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>> Ben,

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>> Thanks for the info. I did have a chance to talk with Troy and he brought me up to speed on some of the details but said they are still in a research and planning phase. Once he's ready to propose some options we'll talk more.

>>

>>

>>

>> Thanks again.

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>>

>>

>> Jeff Stenquist

>> Draper City Council  
>> [jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)<mailto:jeff.stenquist@draper.ut.us>

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>> From: Troy Wolverton  
>> Sent: Friday, April 25, 2014 12:10 PM  
>> To: Ben Shirley; Jeff Stenquist  
>> Subject: RE: Request for Information on a Draper Development

>> Thanks Ben. Your comments are well thought out and appreciated.

>> Troy Wolverton, P.E.  
>> Draper City Engineer  
>> 1020 East Pioneer Road  
>> Draper City, Utah 84020  
>> Phone: 801-576-6565

>> [New logo]  
>> [www.draper.ut.us](http://www.draper.ut.us)<http://www.draper.ut.us/>

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>> From: Ben Shirley [<mailto:bdshirley@hotmail.com>]  
>> Sent: Friday, April 25, 2014 11:58 AM  
>> To: Jeff Stenquist  
>> Cc: Troy Wolverton  
>> Subject: RE: Request for Information on a Draper Development

>> Jeff,

>> I thought it would be helpful for you to have some of our concerns written down for your reference (see attached).

>> Prior to speaking with you, Troy sent me an email suggesting keeping lines of communication open, so I have copied him on this email.

>> Can you let me know if you get this?

>> Thanks again for your consideration.

>> Regards,

>> Ben

>>> From: [jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)<mailto:jeff.stenquist@draper.ut.us>  
>>> To: [bdshirley@hotmail.com](mailto:bdshirley@hotmail.com)<mailto:bdshirley@hotmail.com>  
>>> Subject: RE: Request for Information on a Draper Development  
>>> Date: Thu, 17 Apr 2014 21:52:15 +0000

>>> Ben,

>>>

>>>

>>>

>>> Thanks for bringing me up to speed on your situation. I sent a quick email to Troy Wolverton but got an auto out-of-office message saying he'll be out until next Tuesday.

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>>> I'll follow up with him next week and get back with you.

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>>> Sorry I missed your email the first time.

>>>

>>>

>>>

>>> Jeff Stenquist

>>> Draper City Council

>>>

[jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)<mailto:jeff.stenquist@draper.ut.us<mailto:jeff.stenquist@draper.ut.us%3cmailto:jef  
f.stenquist@draper.ut.us>>