

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, AUGUST 16, 2022, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, Councilmembers Mike Green (who joined by phone at 7 p.m.), Tasha Lowery, Fred Lowry (who joined by phone at 6:30 p.m.), Cal Roberts, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Fred Aegerter, Community Development Director; Mike Barker, City Attorney; Kellie Challburg, Chief of Staff; Scott Cooley, City Engineer; John Eining, Police Chief; Bret Millburn, Assistant City Manager; Malena Murray, Human Resources Director; Rhett Ogden, Recreation Director; Laura Oscarson, City Recorder; Linda Peterson, Communications Director; Clint Smith, Fire Chief; Jake Sorensen, IT; and Bob Wylie, Finance Director

Study Session

1.0 Closed Session

- 1.1 Councilmember Vawdrey moved to go into a closed session to discuss pending or reasonably imminent litigation. Councilmember T. Lowery seconded the motion.
- 1.2 A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green			X
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		
Councilmember Vawdrey	X		

2.0 Council/Manager Reports

- 2.1 Council/Manager reports were given at the end of the Business Session.

Business Session

1.0 Call to Order: Mayor Troy K. Walker

2.0 Thought/Prayer and Pledge of Allegiance

2.1 The prayer was offered by Cooper Johnson of the Draper Youth Council, and the Pledge of Allegiance was led by Michael Pond of the Draper Youth Council.

3.0 Oath of Office Ceremony for Draper Youth Council

3.1 Mayor Walker spoke of the important service provided by the Draper Youth Council each year. New members of the Youth Council were welcomed and sworn in by City Recorder Laura Oscarson.

4.0 Public Comments

4.1 Gaud Maragani a Riverton resident, introduced himself as a candidate for Salt Lake County Clerk.

5.0 Consent Items

- a. Approval of August 2, 2022, City Council Meeting Minutes
- b. Approval of Resolution #22-43, a Resolution reappointing Mike Green and Kevin Hicks to the Draper City Audit Committee.

5.1 Councilmember Vawdrey moved to approve both Consent Items. Councilmember T. Lowery seconded the motion.

5.2 A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		
Councilmember Vawdrey	X		

6.0 Public Hearing: Ordinance #1558, an Ordinance approving the Siempre Events Center 1st Amendment Development Agreement for approximately 8.99 acres

of property located at approximately 1283 East Mike Weir Drive within Draper City.

- 6.1 Planning Manager Jennifer Jastremsky oriented the Council with zoning in the subject area. She explained the request to eliminate 20 Geo-grass paver parking spaces required by the Development Agreement for the Siempre Events Center site, in exchange for 10 new parking stalls paved in asphalt and an agreement to only hold one wedding event at a time. Ms. Jastremsky said the Planning Commission reviewed the request and forwarded a negative recommendation on a 3-2 vote. She said the applicant did not believe more than the proposed 207 parking stalls would be needed.
- 6.2 Paxton Guymon, representing the applicant, said the original concept was for two 8,000 square-foot floors in the two-story structure with the potential for two events at a time. He said the applicant had decided, with experience, that only one event should be held in the facility at a time. Mr. Guymon said the applicant believed the 20 Geo-grass paver parking spaces would not be necessary considering the additional asphalt parking spaces included during the construction process. He said the original traffic study stated 193 parking spaces would be needed, and the current proposal was for 207 total parking stalls.

Mr. Guymon said a total of 52 events had been hosted at Siempre Event Center with zero parking problems, except for one recent event when vehicles parked on Mike Weir Drive. He said the applicant did not anticipate that happening more than three or four times a year and did not believe such a rare occurrence would justify providing 20 additional Geo-grass parking stalls. Mr. Guymon emphasized that the proposed amendment to the contract would commit the Event Center to one event at a time. He commented that Siempre Event Center had significantly more asphalted parking than two similar event centers in Draper.

- 6.3 **Mayor Walker opened a public hearing.**
- 6.4 Shannon Sandberg, Draper resident, said her backyard was adjacent to the Siempre Event Center. She said parking was already a huge concern and pointed out that the existing parking stalls were shared with the golf course. She said she was grateful for the commitment to hold only one event per night. Ms. Sandberg spoke of the noise resulting from events and said she had no

peace in her home. She stated that overflow parking on Mike Weir was a safety issue.

- 6.5 Marvin Armstrong, Draper resident, said he lived just east of the Siempre Event Center. He spoke of the safety hazard with event overflow parking on Mike Weir Drive. Mr. Armstrong said he hoped the Council would listen to their concerns as neighbors and citizens.
- 6.6 **Mayor Walker closed the public hearing.**
- 6.7 Mr. Guymon commented that Siempre Event Center had been sound tested, and found in compliance with the Noise Ordinance. He mentioned that golf course events had occasionally resulted in overflow parking on the street during the day without event center involvement. Mr. Guymon said the parking study that recommended 193 parking stalls took parking demands for both the golf course and the event center into account. He pointed out that Geo-grass paver parking stalls could not be used in winter months.
- 6.7 Councilmember T. Lowery said she recollects that when the Development Agreement was approved, it was very clear there would be no resultant parking along Mike Weir Drive. Ms. Jastremsky agreed the discussion occurred, but no such requirement was included in the Development Agreement.
- 6.8 Councilmember F. Lowry said it was his recollection that the Development Agreement was approved based on the requirement that the additional 20 stalls would be provided. He commented that the Siempre Event Center had been successful and was a great addition to the community, which emphasized to him the importance of providing the additional parking stalls. Councilmember Lowry pointed out that fewer parking stalls would be used by golfers in winter months when the additional Geo-grass paver stalls would not be available.
- 6.9 Responding to a question from Councilmember F. Lowry, Siempre Event Center owner Golden Holt said the Noise Ordinance was administered by the County. He said the Event Center owned a decibel meter and monitored each event. Mr. Holt said events have not gone over the legal decibel limit since monitoring started.

6.10 Councilmember T. Lowery moved to deny Ordinance #1558. Councilmember Roberts seconded the motion.

6.11 Councilmember T. Lowery said she appreciated the beautiful event center, but a commitment was made to the neighbors that the event center would have the least negative impact possible. She said she wanted to honor the commitment to the community. Councilmember Roberts expressed agreement.

6.12 A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		
Councilmember Vawdrey	X		

7.0 Public Hearing: Ordinance #1557, an Ordinance approving the Shipp Barn 1st Amendment Development Agreement for approximately 2.97 acres of property located at 570 East Stokes Avenue within Draper City.

7.1 Planning Manager Jennifer Jastremsky explained the request to eliminate one planned lot, and allow the existing house on Stokes Avenue to be a detached accessory dwelling unit located in front of a new home at the rear of the property. The time allowed to obtain a Minor Subdivision and complete public improvements would be extended to October 15, 2023. Ms. Jastremsky said the Planning Commission forwarded a positive recommendation on a 4-1 vote. She explained that the current Code required ADUs to be located at the rear of the property behind a primary dwelling. The proposed Development Agreement Amendment would allow an ADU in the front of the property.

7.2 Chase Andrizzi, representing the applicant, emphasized that the proposal would only affect the western lot of the development. He said the current proposal would allow better preservation of the historic feel of the existing home by preserving trees and allowing access to the new home from the existing driveway.

- 7.3 Mayor Walker opened a public hearing. Seeing that no one was present to make a comment, Mayor Walker closed the public hearing.
- 7.4 Councilmember T. Lowery moved to approve Ordinance #1557. Councilmember Vawdrey seconded the motion.
- 7.5 Councilmember T. Lowery said she appreciated the lengths to which the applicant had gone to preserve the historic home. Councilmember F. Lowry said he appreciated the applicant's desire to preserve the historic home.
- 7.6 A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		
Councilmember Vawdrey	X		

- 8.0 Public Hearing: Ordinances #1555 and #1556, an Ordinance amending the official Land Use Map of Draper City for approximately 2.44 acres of property from Neighborhood Commercial to Residential High Density, and an Ordinance amending the official Zoning Map of Draper City for approximately 2.44 acres of property from the OR (Office/Residential) zone to the RM2 (Multi Family Residential, up to 12 du/ac) zone. Otherwise known as the Avery Townhomes Zoning and Land Use Map Amendments.

- 8.1 Ms. Jastremsky said the applicant requested the matter be continued to a date uncertain, with the intention to come back with a development agreement.
- 8.2 Councilmember Vawdrey moved to continue Ordinances #1555 and #1556 to a date uncertain. Councilmember Roberts seconded the motion.
- 8.3 A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		

Councilmember Roberts	X
Councilmember Vawdrey	x

9.0 Adjournment

- 9.1 Councilmember T. Lowery mentioned that residents were unhappy with maintenance of the green fiber bin at Willow Springs Elementary School, and asked if a bin could be placed at Public Works. Staff responded they would check into options and report back.
- 9.2 Councilmember T. Lowery said she had heard complaints about kids driving motorized scooters and golf carts on trails, roads, and sidewalks, and asked if enforcement was possible. Chief Eining responded that golf carts were not allowed on public streets and sidewalks, and spoke of education efforts and enforcement.
- 9.3 The Council and staff discussed staging for a planned waterline project. Staff provided an update on planned road paving.
- 9.4 The Council received a report on the planned 2022 Draper City Fire Citizen's Academy.
- 9.5 Councilmember Green moved to adjourn the meeting. Councilmember Roberts seconded the motion.
- 9.6 A voice vote was taken. The motion passed unanimously.
- 9.7 The meeting adjourned at 8:07 p.m.