



CITY COUNCIL AGENDA

Notice is hereby given that the Draper City Council will hold a **Business Meeting** beginning at **5:30 p.m.** on **Tuesday, February 11, 2014**, in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

(Timings listed for each item on the agenda are approximate and may be accelerated or delayed.)

The Agenda will be as follows:

STUDY MEETING

- 5:30 p.m. 1.0 Dinner
- 5:45 p.m. 2.0 **Harassment Avoidance and Open Meetings Training** – Garth Smith and Rachelle Conner
- 6:20 p.m. 3.0 **Discussion – Little Valley Open Space** – Brad Jensen
- 6:30 p.m. 4.0 **Council/Manager Reports**

BUSINESS MEETING

- 7:00 p.m. 1.0 **Call to Order:** Mayor Troy Walker
- 7:00 p.m. 2.0 **Thought/Prayer and Flag Ceremony by Scout Troop #606**
- 7:10 p.m. 3.0 **Citizen Comments:** To be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be restricted to items not listed on the agenda and limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.
- 7:20 p.m. 4.0 **Consent Items:**
- a. Approval of January 21, 2014, Minutes
 - b. **Agreement #14-12**, Assessment in Lieu – Windameere Estates Subdivision
 - c. Declaration of Easements, Centennial Heights Lots 201, 202, and 203
- 7:25 p.m. 5.0 **Presentation:** Knights of Columbus Presentation of Check to the Police Department for Domestic Violence Victims - Presenter Louis Amarosa.
- 7:30 p.m. 6.0 **Presentation:** Popular Annual Financial Report - Presenter Jared Zacharias.

PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS

In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or rachelle.conner@draper.ut.us, at least 24 hours prior to the meeting. Meetings of the Draper City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone and the meeting will be conducted pursuant to Draper City Municipal Code 2-1-040(e) regarding electronic meetings.

- 7:40 p.m. 7.0 Public Hearing:** On the request of Eric Saxey of Everest Builders for approval of a Preliminary Plat for a 44-unit townhome development on 3.9 acres in the RM2 (Residential Multi-Family) zone located at 13433 S. Minuteman Drive. This application is otherwise known as the *Draper Creekside Townhomes Preliminary Plat Request*. Staff report by Dennis Workman.
- 7:50 p.m. 8.0 Public Hearing:** Providing Local Consent for a Dining Club Alcohol License for Shepherd's Allstar Lanes, Inc. Staff report by Keith Morey.
- 8:00 p.m. 9.0 Action Item: Resolution #14-08,** Amending the Consolidated Fee Schedule.
- 8:10 p.m. 10.0 Discussion Item:** 13200 South Project – Derek Coulter.
- 8:20 p.m. 11.0 Action Item:** Approving City Council Assignments for 2014.
- 8:30 p.m. 12.0 Action Item:** Appointing Mayor Pro Tem for 2014.
- 13.0 Adjourn to Closed Meeting** to discuss the character and professional competence or physical or mental health of an individual.

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Draper City Council** meeting to be held the **11th day of February, 2014**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

Date Posted:
City Seal


 Rachelle Conner, MMC, City Recorder
 Draper City, State of Utah



Return to Agenda

ITEM #3

Little Valley Open Space Concept Plan – February 2014

I. Proposal

- a. Project - Healthy Draper is proposing to create unique mountain biking and walking trails and trail head in Little Valley. Multi-use beginner and intermediate trails will include instructional signage and typical obstacles encountered on the city's current trails system. The goal behind the family friendly trails is to help children and beginners discover a fun, noncompetitive and healthy activity. These trails will create an environment where individuals and families can learn the basics skills and etiquette of mountain biking. The trails will also be for hiking with areas for picnicking.
- b. Program - Healthy Draper wants to hold community events and provide awareness programs on bike safety as well as health benefits of a healthy lifestyle. The community would be able to use these trails free of charge and it is anticipated that businesses and residents will donate their time and money to ensure the longevity of these trails and programs.

II. Phases/Cost Estimates

- a. Phase 1 - \$29,040
 - i. ¼ mile beginner trail loop -
 - ii. ½ mile intermediate trail loop -
 - iii. Instructional signage
 - iv. Access from Potato Hill Trail Head until parking is constructed
- b. Phase 2 - \$126,720
 - i. Gravel Parking/access road
 - ii. Cut down slope for access site distance
- c. Potential Future Improvements - \$200,000
 - i. Picnic tables
 - ii. Drinking fountain
 - iii. Restroom
 - iv. Paved Parking

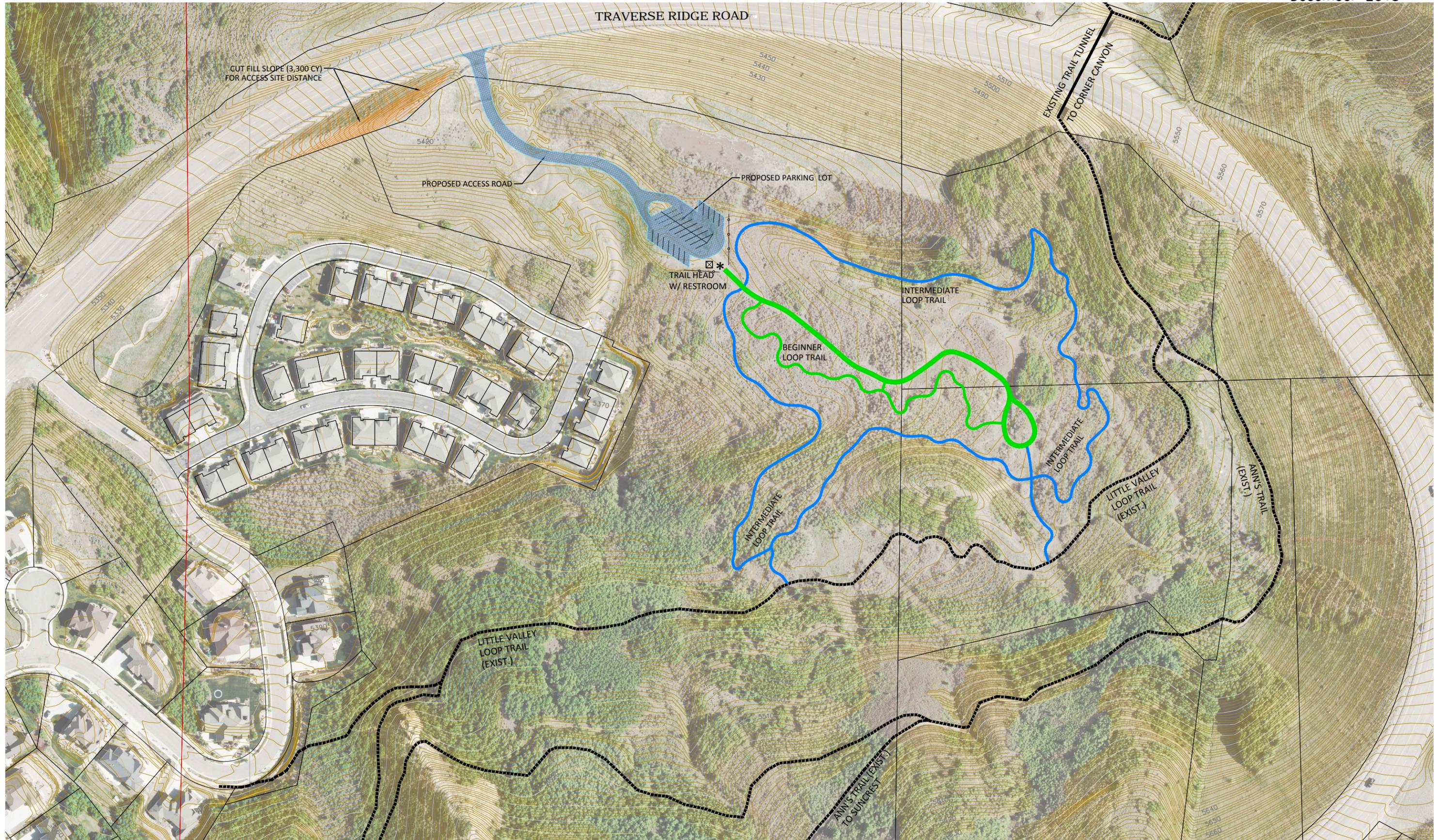
III. Funding/Donations

- a. Healthy Draper Grants/Donations
 - i. 2014 - \$27,000
 - ii. 2015 - \$27,000
 - iii. Plans to pursue additional donations for phase 2 & 3.
- b. City's Participation
 - i. Planning/Design by city staff
 - ii. Trail construction by trails crew



SCALE:
11X17 - 1"=160'

Little Valley Open Space Concept Plan



Return to Agenda

CONSENT
ITEM #A

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, January 21, 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, and Alan Summerhays

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, Chief of Police; Garth Smith, Human Resource Director; and Bob Wylie, Finance Director

Study Meeting

1.0 Dinner

[6:30:28 PM](#)

2.0 Council/Manager Reports

[6:30:38 PM](#)

2.1 Councilmember Colbert asked about the signs in SunCrest that would indicate the Utah County area. Glade Robbins, Public Works Director, said he is working on it.

[6:31:21 PM](#)

2.2 Councilmember Stenquist noted at the intersection of Highland Drive and Rambling Road, the vehicles turning left cause other vehicles to drive around the traffic. He asked the traffic engineers to look at putting in a left turn lane at that intersection.

[6:32:41 PM](#)

2.3 Councilmember Summerhays asked Mr. Dobbins to provide a weekly information sheet to the City Councilmembers that details new projects.

Mr. Dobbins showed the Council an interactive map program staff has been working on that shows the various projects in the city. Staff also has an action list from the Council/Manager reports, so the Council can see what staff is doing in regards to the issues the Council raises during the meetings.

Mr. Fox advised staff can provide an updated project list to the City Council for their review.

Mr. Dobbins then showed an interactive trail map that will be on the web that will provide information on the various trails in the city.

[6:40:16 PM](#)

2.4 Councilmember Rappleye noted he received a call about the detention basin in the Inauguration subdivision not being maintained well. He asked staff to look into that.

Councilmember Rappleye then asked whether the City is interested in doing a dog park, and if so, where it would be located. Councilmember Summerhays suggested they put it back where it was previously located. Mr. Dobbins advised that staff will come back to the Council with potential locations.

Councilmember Rappleye wondered whether the City is going to go through with the color coded signage on 12300 South. Mr. Fox noted staff backed off on that because the Utah Department of Transportation (UDOT) had put in all of their signage, and the City did not want to overwhelm people with signs. Staff will bring back a proposal for the Council to review.

Councilmember Rappleye then advised the McDonalds on 200 West has a traffic issue with U-turns at certain times during the day. It looks pretty unsafe.

Mr. Dobbins stated he recently met with UDOT. They have a priority list, and they will be working on the top five things on the list within the next couple of years. He noted 600 West is number three on that list. The City does not want to put too much money into 200 West, because the left turns are going to be removed from that street.

[6:45:55 PM](#)

2.5 Mayor Walker updated the City Council on what he has been working on, which included:

- Meeting with the neighboring city Mayors to discuss common interests
 - Talking about the prison relocation plan
- Talking with the Utah Transit Authority
 - Environmental Impact Study for Bus Rapid Transit or Light Rail from Day Break
- Meeting with Tod Wadsworth to discuss ideas for the Park School property
- Met with Unified Fire Authority to discuss issues with call routing
- Wasatch Front Regional Council
 - 20/40 Plan is the gold standard

Business Meeting

1.0 Call to Order

[7:01:53 PM](#)

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

2.0 Comment/Prayer and Pledge of Allegiance

[7:03:38 PM](#)

2.1 Jackson Knaphus, Scout Troop 931, offered the prayer.

[7:04:12 PM](#)

2.2 Benji Jackson and Josh Knolton, Scout Troop 931, led the Pledge of Allegiance.

3.0 Citizen Comments

[7:05:35 PM](#)

3.1 Shawn Benjamin, 360 West 13165 South, noted the City Council has a unique responsibility this evening in choosing a new Council Member. He read a quote from John Adams, which spoke about elected officials representing the people they are serving in a way that the people would want. He expressed appreciation to those people that put their names in to fill this vacancy on the Council.

[7:08:58 PM](#)

3.2 Trace Coccimiglio, Valet Auto Body, indicated he would like to talk with staff about the towing RFP. He said this might not be the best venue for his discussion and asked for an opportunity to meet with staff at a later time.

[7:10:26 PM](#)

4.0 Consent Items

- a. Approval of January 7, 2014, Minutes
- b. **Agreement #14-10**, Interlocal with Salt Lake County for Storm Water Permit
- c. **Resolution #14-07**, Amending Section 4030 – Hiring of Relatives - Personnel Policies and Procedures Manual

[7:10:59 PM](#)

4.1 Councilmember Rappleye moved to approve the consent calendar as listed. Councilmember Summerhays seconded the motion.

[7:11:13 PM](#)

4.2 Councilmember Stenquist indicated he would like to pull Item C from Consent in order to discuss it.

[7:11:21 PM](#)

4.3 Councilmember Rappleye amended his motion to pull Item C from Consent and approve Items A and B. Councilmember Summerhays seconded the motion.

[7:11:45 PM](#)

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

[7:12:01 PM](#)

4.5 Councilmember Stenquist advised he wanted to make sure the Council clarified the Hiring of Relatives change for the record.

[7:12:15 PM](#)

4.6 Mr. Dobbins indicated the current ordinance does not allow any relatives to work in the same department. The Recreation Department and the Police Department struggle with this. There might be many people in the same family willing to be referees, but the current ordinance prohibits it. The Police Department has struggled at times to find quality people to fill the entry-level positions. They would like to increase the size of the pool they have to select from. He proposed that the hiring of relatives be allowed for only these two departments. The Departments still have to comply with all of the other requirements, such as the employees cannot supervise a relative, and they cannot be in any position that influences the spending of money.

[7:13:53 PM](#)

4.7 Councilmember Stenquist moved to approve Resolution #14-07. Councilmember Summerhays seconded the motion.

[7:14:06 PM](#)

4.8 Councilmember Stenquist stated this is reasonable. Sometimes it is hard to find good employees.

[7:14:33 PM](#)

4.9 Councilmember Summerhays agreed with Councilmember Stenquist. He noted it is tough enough sometimes to find quality people.

[7:14:44 PM](#)

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

5.0 Action Item: Ordinance #1080, For Approval of a Rezone of 6.12 Acres from RA2 to RM1, Located at Approximately 1375 E. Country Oak Lane.

[7:14:59 PM](#)

5.1 Mr. Dobbins indicated staff received a proposed Development Agreement for this request; however, they have not had sufficient time to review everything in it. He requested the Council continue this item.

[7:16:08 PM](#)

5.2 Councilmember Stenquist moved to continue this item until staff has had an opportunity to review the Development Agreement. Councilmember Rappleye seconded the motion.

[7:16:34 PM](#)

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

6.0 Public Hearing: For Approval of Centennial Heights B Plat Amendment.

[7:17:19 PM](#)

6.1 Dennis Workman, planner, noted this is a request on behalf of the City. This is the location the LDS Church would like to build a church and develop a park. He displayed a map showing the current plat and then the proposed amended plat. This change will allow the church to be built on a single parcel. Staff has reviewed this and recommends approval.

[7:19:31 PM](#)

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

[7:19:42 PM](#)

6.3 Councilmember Stenquist moved to suspend the rules, and Councilmember Summerhays seconded the motion.

[7:19:53 PM](#)

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

[7:19:56 PM](#)

6.5 Councilmember Stenquist moved to approve the Centennial Heights B Plat amendment. The motion was seconded by Councilmember Colbert.

[7:20:46 PM](#)

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

7.0 Action Item: Resolution #14-05 and 14-06, Declaring a 20-Acre SunCrest Parcel and a 100-Acre Parcel Located Generally at 2400 East 16000 South as Surplus.

[7:21:29 PM](#)

7.1 Russ Fox, Assistant City Manager, indicated the City Council had a public hearing on this item at the last City Council meeting, and the City Council wanted to allow this item to run its normal course. The action tonight would be for the City Council to approve the two resolutions, which would declare both parcels as surplus.

[7:22:20 PM](#)

7.2 Mr. Dobbins noted he has met with people that are interested in both parcels, and he has also met with the Highland residents from the last meeting. The Highland residents are interested in bringing a proposal to the City after it has been declared as surplus.

[7:22:41 PM](#)

7.3 Councilmember Colbert questioned whether the City would get an appraisal on both parcels in order to make sure they are receiving a fair price. Mr. Dobbins explained the 20-acre parcel is easier for the appraisal because they know the parameters for development. The 100-acre parcel is different because there are unknown variables. The City is looking to receive proposals back in order to compare options. The developer needs to determine who would provide water service.

Councilmember Colbert stated the 20-acres would be easy to develop. The City does not need to rush with a decision on the 100-acres. They can entertain offers, but time is on the City's side. Mr. Dobbins concurred by saying the City is not in any hurry to sell that parcel.

[7:24:10 PM](#)

7.4 Mr. Fox noted they have talked about going through a request for proposal process. There are several parties that have expressed an interest in the 20-acre parcel.

[7:24:39 PM](#)

7.5 Councilmember Summerhays recommended they wait on the appraisal for the 100-acre parcel because it is very costly. When the City has received a definite plan, they can go ahead and order the appraisal.

Councilmember Colbert noted he would like the City to be cautious in moving forward with that parcel. It is perfectly fine the way it is now, and it is fine for the City to wait a few years until someone makes an offer the City cannot refuse.

[7:25:36 PM](#)

7.6 Councilmember Stenquist mentioned that he took a bike ride in this area after the last meeting, and he noticed there was a sign on the property to the east noticing a public hearing in Alpine about that parcel developing.

Mr. Fox indicated the developer of that project did come in and meet with Draper City staff about an interest in this parcel.

Councilmember Stenquist stated there are many privately owned parcels in that area, and it will be of interest to Draper to see how all of this will be developed.

[7:27:08 PM](#)

7.7 Mayor Walker advised when the City decided to buy SunCrest, they were able to work out some complex legal problems. At that time, the City chose some areas to sell off to

recoup the money they used to for the land purchase. When the City talks about selling these parcels, they are looking to get the maximum dollar they can achieve to lessen the debt load on the purchase price. The City also has some water infrastructure needs that have to be addressed, and part of this money will be used for that purpose.

[7:28:27 PM](#)

7.8 Councilmember Colbert moved to approve Resolution #14-05 and 14-06, declaring a 20-acre SunCrest Parcel and a 100-acre parcel located generally at 2400 East 16000 South as surplus. Councilmember Rappleye seconded the motion.

[7:28:46 PM](#)

7.9 Councilmember Colbert noted this gives the City the maximum opportunity to consider options for these parcels and entertain offers.

[7:29:09 PM](#)

7.10 Councilmember Rappleye agreed with Councilmember Colbert. This brings the issue to the forefront so people can make a proposal. The City does not have to be in a hurry to make a decision on this.

[7:29:53 PM](#)

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

8.0 Action Item: Agreement #14-06, For Approval of Contract with the State of Utah for the 11950 South Widening Project.

[7:30:22 PM](#)

8.1 David Dobbins, City Manager, noted in the last Legislative session, funds were set aside for some road projects within Draper City. One of the projects is 11950 South. The State appropriated \$1.37 million to go towards this project to help pay for the new traffic signal and some additional widening. As part of the appropriation, they included \$200,000 for the American Preparatory Academy (APA) for some road work. The State has asked that the City serve as a pass through for the money and has asked that the City give the \$200,000 to the APA.

[7:31:53 PM](#)

8.2 Councilmember Rappleye clarified that the City cannot use the \$200,000. This just comes as part of the funding package that needs to be passed along to the APA. Mr. Dobbins said that is correct.

[7:32:35 PM](#)

8.3 Mayor Walker advised Councilmember Colbert works for the State, so he has asked to be recused from this vote.

[7:33:08 PM](#)

8.4 Councilmember Rappleye moved to approve Agreement #14-06, for approval of contract with the State of Utah for the 11950 South Widening Project with a note that the \$200,000 that is not highlighted, is just part of the package, and will be forwarded on to the APA. Councilmember Stenquist seconded the motion.

[7:33:45 PM](#)

8.5 Councilmember Rappleye noted this is a project that took the City Manager and staff some time to get done. It is much needed on Lone Peak, which is becoming a large corridor.

[7:34:25 PM](#)

8.6 Councilmember Summerhays asked why the City is being asked to give the money to the APA. Mr. Dobbins noted that is just part of the funding deal, and the State has asked the City to just pass it along.

[7:35:17 PM](#)

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

[7:35:30 PM](#)

** Mayor Walker noted the City Councilmembers have asked to take a short break.

9.0 Action Item: Resolution #14-10, City Council Applicant Interviews and Appointment of New Council Member.

[7:47:17 PM](#)

9.1 Mayor Walker thanked the candidates for applying. He stated the City Council has the interesting opportunity of having so many qualified residents to choose from. He noted this will be a very difficult decision for the Council. He then explained that each applicant will have five minutes to talk to the Council, and the names will be drawn to determine the order of the presentations. The Council has reviewed the candidate's responses to the questions that were given to them previously.

[7:50:14 PM](#)

9.2 Councilmember Rappleye agreed with Mayor Walker in reference to the caliber of the candidates. He thanked the candidates and noted many of the applicants have done a lot in the community. He asked the candidates that are not chosen to consider joining some of the committees in the City.

[7:51:03 PM](#)

9.3 Councilmember Summerhays advised this will be a tough decision. There are a lot of qualified candidates.

[7:51:34 PM](#)

9.4 Mr. Dobbins noted for the record that State law requires the City to post a two-week notice, which they did. The notice lists the date and time of the meeting the decision would be made. All of the State requirements were met. The City Council provided questions to the applicants, and those have been submitted and reviewed. All of the responses are available on the City website and as part of the agenda packet that went out last week.

[7:52:25 PM](#)

9.5 Mayor Walker noted the Council now has the difficult task of selecting someone to fill the vacancy. The process then began with the drawing of names of the candidates.

[7:52:46 PM](#)

9.6 Leslie Johnson

[7:58:31 PM](#)

9.7 Jason Young

[8:02:04 PM](#)

9.8 Karl Farnsworth

[8:07:32 PM](#)

9.9 Michael Green

[8:13:11 PM](#)

9.10 Paul Tonks

[8:16:13 PM](#)

9.11 John Dismuke

[8:19:43 PM](#)

9.12 Beth Colosimo

[8:25:24 PM](#)

9.13 Joe Bryant

[8:29:16 PM](#)

9.14 Craig Bonham

[8:34:48 PM](#)

9.15 Marsha Vawdrey

[8:38:54 PM](#)

9.16 Jordan Guernsey

[8:43:01 PM](#)

9.17 J. Michael Burrows

[8:47:32 PM](#)

9.18 Kristi Philippi

[8:53:05 PM](#)

9.19 Scott McDonald

[8:58:23 PM](#)

9.20 Michele Weeks

[9:03:28 PM](#)

9.21 Mayor Walker thanked the candidates for their presentations, their time, and their interest. He reiterated that this is a very fine group of people that have applied for this position, and it is not an easy decision to make. He clarified that the remaining time for this seat is two years. This position will be up for reelection in two years.

[9:04:23 PM](#)

9.22 Councilmember Summerhays noted he has read everyone's information and every one of the applicants is very talented and qualified for this position.

[9:05:21 PM](#)

9.23 Councilmember Summerhays moved to appoint Marsha Vawdrey to fill the City Council vacancy. Councilmember Colbert seconded the motion.

[9:06:51 PM](#)

9.24 Councilmember Colbert noted he has been on the Council for quite a long time, and this is his last term. He noted there are many people in the audience tonight that applied for this position that would be good to fill his seat in two years. He encouraged those who were not chosen to volunteer to serve on the various City committees so they have a better idea of how the City works.

[9:08:47 PM](#)

9.25 Councilmember Stenquist noted it has been said before, but he wants to repeat it. He appreciates everyone that put their name in for this process. A lot of really good people applied, and they are very qualified for this position. This has been a difficult decision for him. He enjoyed reading through the responses that were submitted. He noted it is unfortunate that they can only pick one person. He stated he has worked with Marsha Vawdrey and thinks she will make a great addition to the City Council.

[9:10:18 PM](#)

9.26 Councilmember Rappleye thanked Mayor Walker, Mr. Dobbins, and the staff for the time put in to make sure the City was following the State law during this process. He said this is not a fun decision. He thanked everyone for their interest in applying. He scored all of

the applicants, and the scoring was very close for many of them. He said he values each of the applicants.

[9:11:54 PM](#)

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

[9:12:13 PM](#)

9.28 Mayor Walker welcomed Mrs. Vawdrey to the City Council. He again thanked all of the applicants for their interest in serving.

11.0 Adjournment

[9:12:53 PM](#)

11.1 A motion to adjourn was made by Councilmember Summerhays and seconded by Councilmember Rappleye. The motion passed unanimously.

[Return to Agenda](#)

CONSENT

ITEM #B

REQUEST FOR COUNCIL ACTION

| | |
|--|---|
| To: | Mayor Walker & City Council |
| From: | Todd Hammond |
| Date: | February 11, 2014 |
| Subject: | Assessment in lieu of Public Improvements – Windameere Estates Subdivision |
| Committee Presentation: | |
| Staff Presentation: | |
| RECOMMENDATION: | |
| Recommend authorizing the Mayor to sign the Assessment-In-Lieu Agreement for Windameere Estates Subdivision | |
| BACKGROUND AND FINDINGS: | |
| <p>Stephen Bullock has applied for a minor subdivision at 13443 S. Fort Street. The project ties into existing curb and gutter on 13400 South Street. Currently there are no frontage improvements on Fort Street adjacent to the project. Fort Street is on the City's Master Transportation Plan for widening to a 66' Minor Collector.</p> <p>The applicant wishes to pay the City the cost of the required public improvements in lieu of constructing them at this time. This and other sections of Fort Street are very flat, which poses major challenges for drainage. It would be better for the City to wait and use the assessment funds to install these improvements when the rest of Fort Street is widened so that these drainage issues can be addressed with a more global fix.</p> | |
| PREVIOUS LEGISLATIVE ACTION: | |
| N/A | |
| FISCAL IMPACT: Finance Review: <u> <i>TH</i> </u> | |
| Draper City cost estimate for improvements is \$63,400.00. This will be the required payment from Mr. Bullock. | |
| SUPPORTING DOCUMENTS: | |
| <ul style="list-style-type: none">• Assessment-In-Lieu Agreement – Windameere Estates Subdivision | |

14-12

Agreement ~~13-206~~

WHEN RECORDED, MAIL TO:

Draper City Recorder
1020 East Pioneer Road
Draper, UT 84020

Affects Windameere Estates Subdivision, Lots 1, 2, and 3

ASSESSMENT-IN-LIEU AGREEMENT

(Pursuant to Draper City Municipal Code 9-27-110(c))

THIS AGREEMENT is made by and between STEPHEN J BULLOCK of 832 E OLD ENGLISH RD Draper Utah (hereinafter referred to as "Developer"), and **DRAPER CITY**, a Utah municipal corporation (hereinafter referred to as the "City"), whose address is 1020 East Pioneer Road, Draper, Utah 84020.

RECITALS:

WHEREAS, Developer has applied for minor subdivision approval for Property located at 13443 So. Fort Street, Draper Utah, which Property is more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference, hereinafter referred to as the "Property"; and

WHEREAS, City ordinances require, prior to the issuance of a building permit, the dedication of all necessary public right-of-way and installation therein of all public improvements including without limitation, curb and gutter, parking strips and associated landscaping, sidewalk, and paved street improvements; and

WHEREAS, in lieu of requiring full frontage or right-of-way improvements, Draper City Municipal Code Section 9-27-110(c) grants the Developer the opportunity to place funds in an escrow account equal to the estimated cost, as determined by the City Engineer's calculations, and as approved by the City Council, of the Developer's obligation for frontage improvements; and

WHEREAS, Developer has applied for the opportunity to utilize Section 9-27-110(c), and this application qualifies for payment of an assessment-in-lieu because the fronting roadway and improvements are not reasonably accomplished at this time without other regional roadway and drainage infrastructure, for which the City has neither plans nor funding to build at present; and

WHEREAS, the City is willing to grant Developer the ability to satisfy the obligation to provide all frontage improvements upon payment of an in-lieu assessment subject to the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Assessment-in-Lieu Agreement – Windameere Estates Minor Subdivision

1. **Recitals.** The recitals are hereby incorporated as if fully set forth here within.
2. **Payment of Assessment-in-Lieu.** Developer hereby agrees to pay and herewith deposits into the City's escrow account the estimated cost, as determined by the City Engineer's calculations (attached hereto as Exhibit "B"), and as approved by the City Council, of the Developer's obligation for frontage improvements. The frontage improvements include clearing and grubbing; removing existing trees; excavating, removing and legally disposing existing right-of-way materials including curb, gutter, sidewalk and asphalt; constructing any retaining walls; making utility relocations such as water meters, power poles, secondary irrigation services and obtaining their associated easements; constructing new storm drain improvements, curb and gutter, sidewalk, parkstrip, drive approaches and driveway transitions; installing landscaping, sprinklers, parkstrip trees; and making appropriate and necessary asphalt structural pavement section transitions (the "Improvements") along the Property's public street frontage.
3. **Right of Way Use for Construction.** The typical right of way width of Fort Street is 66 feet. The typical right of way width of 13400 South Street is to be 60 feet. During such time as the Improvements are being installed, City may work within the right-of-way to accomplish such installation. City shall provide a smooth transition from the sidewalk into the fronting properties to bring existing landscaping and improvements to a finished state. Developer agrees there shall be no future compensation for removal or disruption of improvements within the right-of-way such as shrubs, trees and landscaping at such future time that the City constructs the Improvements. Fences shall not be allowed in the right-of-way. The removal of existing materials and installation of Improvements described herein shall be deemed to include removal of all conflicting landscaping, mailboxes, and relocation of all utilities.
4. **Release of Obligation to Install Improvements.** Upon Developer's deposit of the assessment-in-lieu into the City's escrow account, City hereby grants Developer a release of the obligation to install the Improvements along the Property's public street frontage.
5. **Maintenance Obligations.** After completion of said Improvements, Developer shall remove sidewalk snow, weeds and noxious vegetation from the property line to the curb line of the street in accordance with the Draper City Municipal Code. City shall repair, remove, replace, maintain, preserve and protect all concrete curb, gutter and sidewalk improvements within and along said public street.
6. **Covenants.** The foregoing covenants in each and every particular are and shall be construed as real covenants and shall run with the property described herein, and the same are hereby made binding upon the heirs, representatives, devisees, assigns and successors in interest of the parties hereto.
7. **Default.** The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys' fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of

Assessment-in-Lieu Agreement – Windameere Estates Minor Subdivision

Utah, whether such remedy is pursued by filing suit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

8. **Amendments.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

9. **Successors.** This Agreement shall be binding upon and inure to the benefit of the legal representatives, subsequent owners, successors and assigns of the parties hereto.

10. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. **Severability.** If any portion of this Agreement for any reason is declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

13. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

14. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only, and shall not affect the interpretation of any provision herein.

15. **Integration.** This Agreement, together with its recitals and exhibits, contains the entire and integrated agreement of the parties regarding the deferral and installation of the Improvements as of the date hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

16. **Other Security.** This Agreement does not alter the obligation of Developer to provide security in acceptable form under applicable ordinances or rules of the City or any other governmental entity having jurisdiction over Developer.

17. **Exhibits.** Any exhibits to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Windameere Estates Subdivision
Lots 1, 2, and 3

Assessment-in-Lieu Agreement – Windameere Estates Minor Subdivision

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective, duly authorized representatives as of the 23rd day of January, 2014.

“DEVELOPER”



STEPHEN J BOLLOCK

“CITY”

DRAPER CITY

ATTEST:

City Recorder

By: _____
Mayor

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

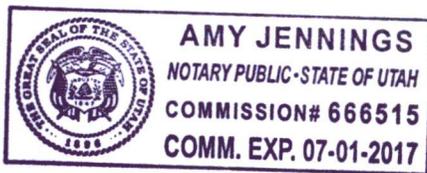
On the ____ day of _____, 20__, personally appeared before me Troy K. Walker, who being duly sworn, did say that he is the Mayor of Draper City, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Troy K. Walker acknowledged to me that the City executed the same.

Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 23rd day of January, 20 14, personally appeared before me Stephen J. Bollock who being duly sworn, did say that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Amy Jennings
Notary Public

EXHIBIT B

EXHIBIT B
Jan. 23, 2014



COST ESTIMATE FOR FRONTAGE IMPROVEMENTS
Windameere Estates Subdivision

Estimate includes frontage improvements along both Fort Street and 13400 South Street

| Item # | Description | Quantity | Unit | Unit Cost | Item Total |
|--|--------------------------------|----------|------|------------|--------------------|
| | Roadway Excavation | 479 | CY | \$17.00 | \$8,143.00 |
| | Sawcut Asphalt | 380 | LF | \$1.25 | \$475.00 |
| | Concrete Sidewalk | 3,625 | SF | \$3.50 | \$12,687.50 |
| | Concrete Flared Drive Approach | 196 | SF | \$4.00 | \$784.00 |
| | Storm Drain Combo Box | 1 | Ea | \$4,000.00 | \$4,000.00 |
| | Concrete Curb & Gutter | 357 | LF | \$18.00 | \$6,426.00 |
| | 8" Untreated Base Course | 102 | CY | \$35.00 | \$3,570.00 |
| | 4" HMA Surface Course | 100 | Ton | \$75.00 | \$7,500.00 |
| | 12" Granular Borrow | 152 | CY | \$20.00 | \$3,040.00 |
| | Park Strip Landscaping | 4,250 | SF | \$2.00 | \$8,500.00 |
| Subtotal | | | | | \$55,125.50 |
| Contingency, Engineering, & Construction Surveying | | | | 15% | \$8,300.00 |
| Total (Rounded) | | | | | \$63,400.00 |

Return to Agenda

CONSENT
ITEM #C

REQUEST FOR COUNCIL ACTION

| | |
|--|--|
| To: | <u>Mayor & City Council</u> |
| From: | <u>Troy Wolverton, City Engineer</u> |
| Date: | <u>February 11, 2014</u> |
| Subject: | <u>Centennial Heights Plat "B" 2nd Amended Easement Documents</u> |
| Applicant Presentation: | <u>Consent Item</u> |
| RECOMMENDATION: The City Council authorizes the Mayor to sign the Declaration of Easement & Temporary Construction Easement related to the subject Plat Amendment. | |
| SUMMARY: The Declaration of Easement provides for four easements that will run with the property created by the Centennial Heights Plat "B" 2 nd Amended and include the following: <ol style="list-style-type: none">1. Storm Water Drainage Easement provides for the conveyance of storm water from the slope in Steep Mountain Park across Lot 201 to the City Owned Detention Basin on Lot 202;2. Storm Water Detention Easement provides for the acceptance of storm water from Lots 201, 202 and 203. Lot 202 will remain a detention basin facility into the future;3. Slope Easement provides for the maintenance and preservation of a transition slope on Lot 203 to transition to a lower elevation and retaining walls located on Lot 201;4. Retaining Wall Reinforcement Easement provides for the retaining wall reinforcing tie back mechanisms to extend from Lot 201 into Lot 203 for the purposes of constructing and maintaining retaining walls. <p>The Temporary Construction Easement provides temporary access to Lot 203 for the construction of the slope, grading, fill placement, constructing sprinkler improvements, landscaping and vegetative shrubbery.</p> <p>The Centennial Heights Plat "B" 2nd Amended refers to these easements which when approved will be recorded prior to the recordation of the Centennial Heights Plat "B" 2nd Amended plat. The Book, Page and Reference Numbers will be written on the plat as provided by the Salt Lake County Recorder's Office prior to recordation of the plat to memorialize the terms and easement conditions.</p> | |
| PREVIOUS LEGISLATIVE ACTION: <ul style="list-style-type: none">• January 7, 2014: Planning Commission reviewed and recommended approval of the plat amendment.• January 21, 2014: City Council reviewed and approved the plat amendment, which when recorded will create Lot 201, Lot 202, and Lot 203 of the Centennial Heights Plat "B" 2nd Amended (Amending Lots A, B and C). | |
| FISCAL IMPACT: Finance Review: <u>Bw</u> <ul style="list-style-type: none">• N/A | |
| SUPPORTING DOCUMENTS: <ul style="list-style-type: none">• Declaration of Easements Document• Temporary Construction Easement• Easement Exhibits | |

WHEN RECORDED RETURN TO:

DRAPER CITY
1020 East Pioneer Road
Draper, Utah 84020

Parcel Nos. _____

Space above for Recorder's use only

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS (this "**Declaration**") is made and entered into this ___ day of _____, 2014, by DRAPER CITY, a municipality of the state of Utah ("**Declarant**").

R E C I T A L S

A. Declarant owns certain real property located in Draper City, Salt Lake County, Utah (the "**Declarant's Property**") which property is more particularly described on Exhibit A, attached hereto and incorporated herein.

B. Declarant's Property is subdivided into three separate legal lots, each lot being identified as Lot 201, Lot 202, and Lot 203 on the Plat on Exhibit B, attached hereto and incorporated herein by this reference (the "**Plat**"). Each of the lots referred to on the Plat will be referred to herein individually as either "**Lot 201**," "**Lot 202**," or "**Lot 203**;" or collectively, as the "**Lots**."

C. Declarant desires to clarify, grant and establish, for the benefit of certain Lots (i) a perpetual, non-exclusive storm water drainage easement (the "**Storm Water Drainage Easement**"), (ii) a perpetual, non-exclusive storm water detention easement (the "**Storm Water Detention Easement**"), (iii) a perpetual, non-exclusive slope easement (the "**Slope Easement**"), and (iv) a perpetual non-exclusive retaining wall reinforcement easement (the "**Retaining Wall Reinforcement Easement**") (collectively, the "**Easements**") on, over, under, through and across those portions of the Declarant's Property more particularly described in Exhibit C, and depicted in Exhibit B, both attached hereto and incorporated herein by this reference (individually, the "**Storm Water Drainage Easement Area**," the "**Storm Water Detention Easement Area**," the "**Slope Easement Area**," and the "**Retaining Wall Reinforcement Easement Area**;" collectively, the "**Easement Area**"), in accordance with the provisions of this Declaration.

D. Declarant intends that the Easements herein granted shall be granted, established, and maintained without regard to Declarant's common ownership of all of the Declarant's Property, and that such Easements shall survive any severance or divestiture of title to one or more portions of Declarant's Property and inure to any successor-in-interest of Declarant.

TERMS AND CONDITIONS

NOW, THEREFORE, Declarant does hereby declare that the Declarant's Property shall be held, sold, conveyed, transferred, leased, subleased, used and occupied subject to the Easements set forth herein, all as set forth as follows:

1. **The Declarant's Property Subject to the Easements.** Declarant hereby declares that the Declarant's Property shall be held, sold, conveyed, transferred, constructed, operated, maintained, leased, and occupied subject to or as applicable, together with, the Easements set forth in section 2 of this Declaration. Further, in the event of any sale, conveyance, or transfer of the Declarant's Property to a third party, no further actions or agreements shall be necessary to effectuate such Easements and said Easements shall remain effective against and for the Declarant's Property.

2. **Easements.** Declarant hereby grants and declares that there shall exist the following Easements on, over, under, through and across the Easement Area:

2.1. **Storm Water Drainage Easement.** Declarant does hereby grant and declare that there shall exist a perpetual, non-exclusive storm water drainage easement on, over, under, through, and across the Storm Water Drainage Easement Area for benefit of Lot 203 and to the burden of Lot 201 and 202, to be used for the purposes of installing, constructing and maintaining a pipeline for drainage and other related uses (collectively, the "**Drainage Improvements**"), and thereafter operating, maintaining, replacing, preserving, and using the same for drainage.

2.2. **Storm Water Detention Easement.** Declarant does hereby grant and declare that there shall exist a perpetual, non-exclusive storm water detention easement on, over, under, through, and across the Storm Water Detention Easement Area for the purposes of discharging and storing storm water: (i) on, in, under, and through the detention basin located within the Storm Water Detention Easement Area (the "**Basin**"); and (ii) through existing or future storm water facilities, pipes, and improvements, if any, that benefit the Declarant's Property, that have been or will be constructed by the owner of Lot 201 or Lot 203 (the "**Detention Improvements**"). The Storm Water Detention Easement declared in this Agreement will permit Lot 201 and Lot 203, as is currently developed and as may be developed in the future, to use the Storm Water Detention Easement Area and the Detention Improvements for drainage and detention purposes.

2.3. **Slope Easement.** Declarant does hereby grant and declare that there shall exist a perpetual, non-exclusive slope easement on, over, under, through, and across the Slope Easement Area for the benefit of Lot 201 and to the burden of Lot 202, to be used for the purpose of constructing cut and/or fill slopes and lateral support (the "**Slope Improvements**"). The Slope Easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by the owner of Lot 201. The owner of Lot 201 agrees that the cost of any initial grading, slopes, retaining walls and erosion control will be borne solely by said owner, with no contribution whatsoever from Declarant. The initial design, construction and preparation of the slopes and lateral support conducted by the owner of Lot 201 shall comply with all governmental laws, ordinances, regulations, and permits governing

such improvements. After the initial design, construction and preparation of the Slope Improvements, Declarant shall be responsible for the maintenance and upkeep of such improvements thereafter.

2.4. Retaining Wall Reinforcement Easement. Declarant does hereby grant and declare that there shall exist a perpetual, non-exclusive Retaining Wall Reinforcement Easement on, over, under, through, and across the Retaining Wall Reinforcement Easement Area for the benefit of Lot 201 and to the burden of Lot 202, to be used for the purposes of (i) designing, constructing, and installing thereon geotextile fabric and other retaining wall reinforcements and related improvements (the "**Reinforcement Improvements**"); and (ii) maintaining, inspecting, altering, removing, replacing and protecting the Reinforcement Improvements.

The Drainage Improvements, Detention Improvements, Slope Improvements and Retaining Wall Reinforcement Improvements are sometimes collectively referred to hereinafter as, the "**Improvements.**"

3. Access. The party benefitted by the Easements stated herein, and their agents, consultants, contractors and subcontractors (collectively, "**Agents**") shall have the right, regardless of the ownership of the Easement Areas, to enter upon the Easement Area that benefits said party for the purposes permitted by this Declaration. Agents will enter upon the Easement Areas at their sole risk and hazard. Each party benefitted by an Easement herein, and its successors and assigns, does hereby release the party burdened by such Easement from any claims relating to the condition of the Easement Area, adjacent property and the entry upon the Easement Area and the adjacent property by said party and/or its Agents.

4. Construction and Maintenance of the Improvements.

4.1. Drainage Improvements. The successor owner of Lot 201, being a party other than the Declarant, upon development of Lot 201, shall construct the Drainage Improvements at its sole cost and expense. The Drainage Improvements will be constructed by such owner: (i) in a good and workmanlike manner and in accordance with industry standards and building codes in effect in Salt Lake County and Draper City; and (ii) in compliance with all laws, rules, and ordinances respecting the construction. Declarant, at its sole cost and expense, shall maintain and repair the Drainage Improvements in good order and condition, regardless of the ownership of the Storm Water Drainage Easement Area. The owner of Lot 201, at its sole cost and expense, shall maintain and repair the Storm Water Drainage Easement Area in good order and condition, so long as it is the owner of Lot 201. Such maintenance of the Drainage Improvements and Storm Water Drainage Easement Area shall be in accordance with all laws, rules, and ordinances respecting such. Declarant and/or the owner of Lot 201, as applicable, will promptly repair any damage to adjacent property and improvements located thereon (including, without limitation, any and all landscaping, trees, fences, water and/or irrigation pipes, lines and ditches, curbs, gutters, asphalt surfaces, fences, signs, lighting, etc.) caused by Declarant, the owner of Lot 201 and/or their Agents, and will restore adjacent property to the same or better condition as existed prior to any work performed by Declarant, the owner of Lot 201 and/or their Agents.

4.2. Detention Improvements, Slope Improvements and Reinforcement Improvements. The successor owner of Lot 201, being a party other than the Declarant, upon development of Lot 201, shall construct the Detention Improvements, Slope Improvements and Reinforcement Improvements (collectively, the “**Lot 201 Improvements**”) at its sole cost and expense. The Lot 201 Improvements will be constructed by the successor owner of Lot 201: (i) in a good and workmanlike manner and in accordance with industry standards and building codes in effect in Salt Lake County and Draper City; and (ii) in compliance with all laws, rules, and ordinances respecting the construction. Declarant, at its sole cost and expense, shall maintain and repair the Lot 201 Improvements and the Storm Water Detention Easement Area, the Slope Easement Area and the Retaining Wall Reinforcement Easement Area (collectively, the “**Lot 201 Easement Area**”) in good order and condition, regardless of the ownership of the Lot 201 Easement Area. Declarant’s maintenance of the Lot 201 Improvements and the Lot 201 Easement Area shall be in accordance with all laws, rules, and ordinances respecting such. Declarant will promptly repair any damage to adjacent property and improvements located thereon (including, without limitation, any and all landscaping, trees, fences, water and/or irrigation pipes, lines and ditches, curbs, gutters, asphalt surfaces, fences, signs, lighting, etc.) caused by Declarant and/or its Agents, and will restore adjacent property to the same or better condition as existed prior to any work performed by Declarant and its Agents.

5. Restrictions. Declarant declares that neither it, nor its successors and assigns, shall conduct any of the following activities on the Slope Easement Area or Retaining Wall Reinforcement Easement Area: (1) construct any temporary or permanent building or site improvements; (2) drill or operate any well; (3) remove soil or change the grade or slope; or (4) disturb the lateral support that may affect the hillside or future retaining wall. Any improvements or activities inconsistent with the terms of this Section 5, installed or conducted in the Slope Easement Area or Retaining Wall Reinforcement Easement Area by Declarant subsequent to the date hereof, may be removed or remedied by the owner of Lot 201 upon prior written notice to the owner of Lot 203.

6. Run with the Land. This Declaration and the Easements created herein are intended to and shall run with the land described herein and, as applicable, portions of the Declarant’s Property shall be burdened by the Easements, and portions of the Declarant’s Property shall be benefited by the Easements.

7. Applicable Law. This Declaration shall be construed in accordance with and governed by the laws of the State of Utah.

8. No Merger. It is the express intent of Declarant that this Declaration remain in full force and effect and that the Easements herein granted not be deemed to have merged with any other estate now held or which may in the future be held by Declarant or its successor-in-interest, notwithstanding the fact that Declarant is the owner of all of the Declarant’s Property and may presently or may in the future have the sole right to possess or sell and divest itself of all of the Declarant’s Property.

9. Enforceability and Litigation Expenses. If any action, suit, or proceeding is brought by a party hereto, or their successors-in-interest, with respect to a matter or matters

covered by this Declaration or if a party finds it necessary to retain an attorney to enforce its rights under this Declaration, all costs and expenses of the prevailing party incident to such proceeding or retention, including reasonable attorneys' fees, shall be paid by the non-prevailing party.

IN WITNESS WHEREOF, Declarant has executed this Declaration to be effective as of the day and year first above written

Declarant: DRAPER CITY,
a municipality of the state of Utah

By: _____
Troy K. Walker
Mayor

Attest: _____
Name (Print): _____
City Recorder

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, as _____ for Draper City, a municipality of the state of Utah, and that he/she signed the foregoing instrument for said municipality and that said municipality executed the same.

Notary Public for Utah

Personally Known _____
OR Produced Identification _____
Type of Identification Produced _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE DECLARANT'S PROPERTY

A parcel of land located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and on the West line of Highlands at South Point Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:

thence North 1°53'41" East 106.51 feet along the West line of Lot A, Centennial Heights Plat B to a point of curvature;

thence 0.45 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 1°02'21" (Long Chord Bears South 50°35'59" East 0.45 feet);

thence 117.10 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 167°44'25" (Long Chord Bears North 46°02'59" East 79.54 feet) to a point of reverse curvature; .

thence 17.33 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 39°42'54" (Long Chord Bears North 17°57'46" West 16.98 feet) to a point of tangency on the North right-of-way of Red Leaf Dr.;

thence North 1°53'41" East 169.23 feet to a point of curvature;

thence 17.33 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 39°42'54" (Long Chord Bears North 21°45'08" East 16.98 feet) to a point of reverse curvature;

thence 117.56 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 168°23'50" (Long Chord Bears North 42°35'20" West 79.59 feet);

thence North 1°53'41" East 718.36 feet along the along the West line of Lot A, Centennial Heights Plat B;

thence North 89°23'32" East 549.27 feet on the South right-of-way of Manti Dr. to a point of curvature;

thence 204.83 feet along the arc of a 275.00 foot radius curve to the right through a central angle of 42°40'34" (Long Chord Bears South 69°16'11" East 200.13 feet) to a point of compound curvature;

thence 24.92 feet along the arc of a 15.00 foot radius curve to the right through the central angle of 95°10'41" (Long Chord Bears South 0°20'34" East 22.15 feet) to a point of reverse curvature;

thence 32.54 feet along the arc of a 580.00 foot radius curve to the left through a central angle 3°12'52" (Long Chord Bears South 45°38'20" West 32.54 feet) on the West right-of-way of Parowan Way to a point of tangency;

thence South 44°01'52" West 103.39 feet to a point of curvature; thence 439.30 feet along the arc of a 528.39 foot radius curve to the left through a central angle of 47°38'07" (Long Chord Bears South 20°12'48" West 426.76 feet) on the West right-of-way of Parowan Way to a point of tangency;

thence South $3^{\circ}36'14''$ East 281.64 feet to a point of curvature; thence 135.55 feet along the arc of a 330.00 foot radius curve to the left through the central angle of $23^{\circ}32'05''$ (Long Chord Bears South $15^{\circ}22'16''$ East 134.60 feet) to a point of reverse curvature;

thence 22.73 feet along the arc of a 15.00 foot radius curve to the right through a central angle of $86^{\circ}49'13''$ (Long Chord Bears South $16^{\circ}16'18''$ West 20.62 feet) on the North right-of-way to a point of tangency;

thence South $59^{\circ}40'55''$ West 461.86 feet along the westerly line of Lot A, Centennial Heights Plat B;

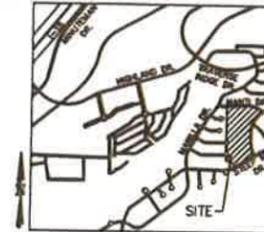
thence North $30^{\circ}19'55''$ West 127.32 feet along the westerly line of Lot A, Centennial Heights Plat B;

thence South $89^{\circ}48'53''$ West 116.26 feet to the point of beginning.

Contains 635,810 Sq. ft. or 14.596 acres

**CENTENNIAL HEIGHTS PLAT "B" 2ND AMENDED
(AMENDING LOTS A, B AND C)**

LOCATED IN THE SOUTH HALF
OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
JANUARY 2014



SURVEYOR'S CERTIFICATE

In accordance with Section 10-84-803 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and on the West line of Highlands at South Pointe Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:

thence North 1°53'41" East 106.51 feet along the West line of Lot A, Centennial Heights Plat B to a point of curvature;

thence 0.45 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 1°02'21" (Long Chord Bears South 50°35'59" East 0.45 feet);

thence 177.10 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 167°44'25" (Long Chord Bears North 46°02'59" East 79.54 feet) to a point of reverse curvature;

thence 17.33 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 39°42'54" (Long Chord Bears North 17°57'46" West 16.98 feet) to a point of tangency on the North right-of-way of Red Leaf Dr.;

thence 17.33 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 39°42'54" (Long Chord Bears North 21°45'08" East 16.98 feet) to a point of reverse curvature;

thence 117.56 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 168°23'50" (Long Chord Bears North 42°35'20" West 79.56 feet);

thence North 1°53'41" East 106.23 feet along the West line of Lot A, Centennial Heights Plat B;

thence North 89°23'32" East 549.27 feet on the South right-of-way of Mantle Dr. to a point of curvature;

thence 204.83 feet along the arc of a 275.00 foot radius curve to the right through a central angle of 42°40'34" (Long Chord Bears South 69°16'11" East 200.13 feet) to a point of compound curvature;

thence 24.92 feet along the arc of a 15.00 foot radius curve to the right through the central angle of 65°10'41" (Long Chord Bears South 0°20'34" East 22.15 feet) to a point of reverse curvature;

thence 32.54 feet along the arc of a 580.00 foot radius curve to the left through a central angle of 37°25'52" (Long Chord Bears South 45°38'20" West 32.54 feet) on the West right-of-way of Parowan Way to a point of tangency;

thence South 44°01'52" West 103.30 feet to a point of curvature; thence 439.30 feet along the arc of a 528.39 foot radius curve to the left through a central angle of 47°38'07" (Long Chord Bears South 20°12'48" West 426.76 feet) on the West right-of-way of Parowan Way to a point of tangency;

thence South 37°25'52" East 251.64 feet to a point of curvature; thence 135.55 feet along the arc of a 330.00 foot radius curve to the left through the central angle of 23°32'05" (Long Chord Bears South 15°22'16" East 134.60 feet) to a point of reverse curvature;

thence 22.73 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 60°48'13" (Long Chord Bears South 16°16'18" West 20.62 feet) on the North right-of-way to a point of tangency;

thence South 59°40'35" West 461.66 feet along the westerly line of Lot A, Centennial Heights Plat B;

thence North 30°19'55" West 127.32 feet along the westerly line of Lot A, Centennial Heights Plat B;

thence South 89°48'53" West 116.26 feet to the point of beginning.



OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the herein described tract of land, hereby set apart and dedicate the same into public use and streets as shown on this plat and name said plat:

**CENTENNIAL HEIGHTS PLAT "B" 2ND AMENDED
(AMENDING LOTS A, B AND C)**

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation, in witness whereof, we have hereunto set our hands this _____ day of _____, 2014.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

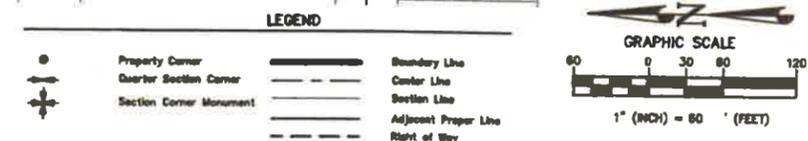
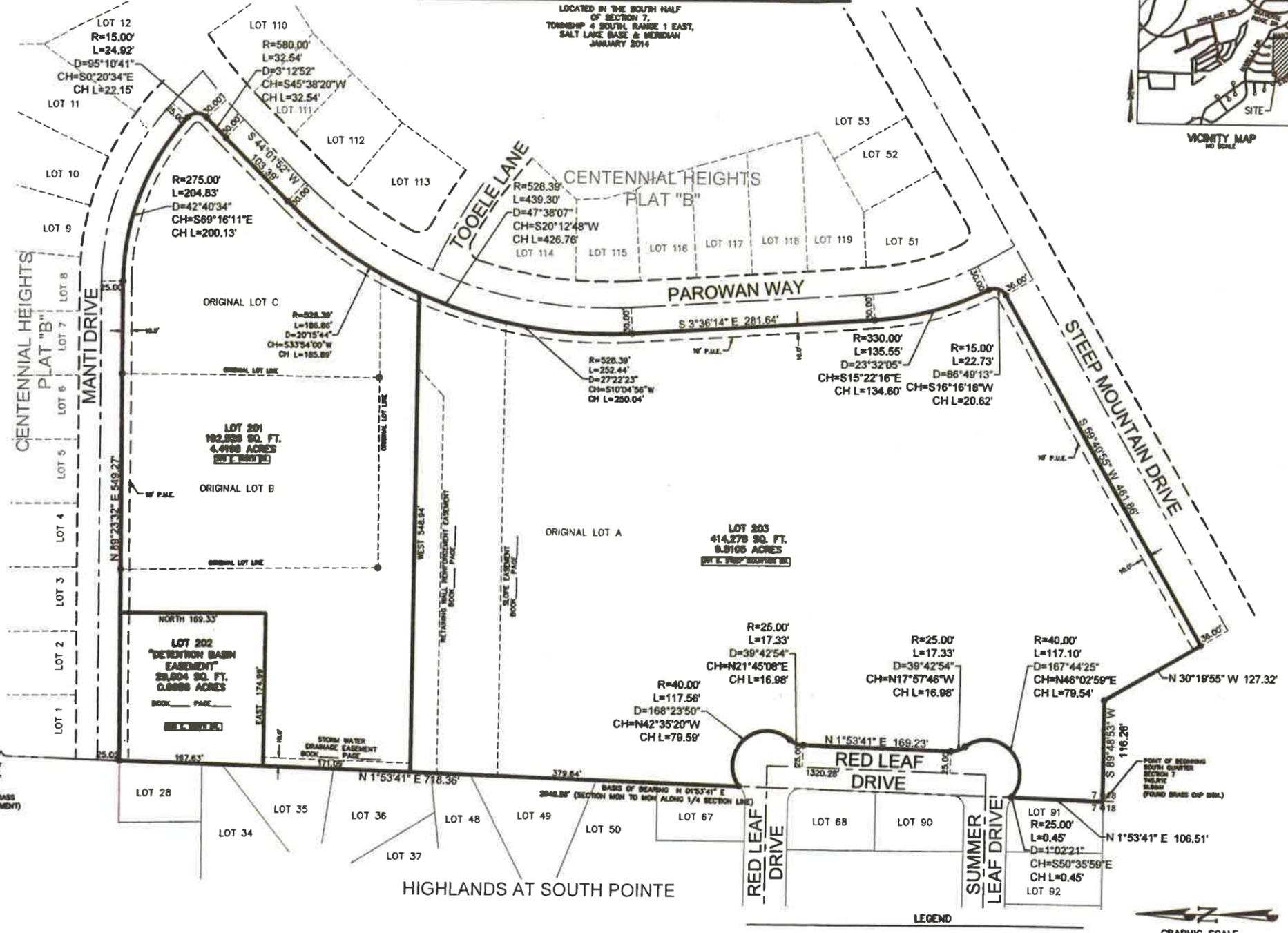
ON THE _____ DAY OF _____ A.D. 2014, PERSONALLY APPEARED BEFORE ME, TROY K. WALKER, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MAYOR OF DRAPER CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF THE CITY BY THE AUTHORITY OF ITS GOVERNING BODY AND SAID TROY K. WALKER ACKNOWLEDGED TO ME THAT THE CITY EXECUTED THE SAME.

BY COMMISSION EXPIRES _____ NOTARY PUBLIC

**CENTENNIAL HEIGHTS PLAT "B" 2ND AMENDED
(AMENDING LOTS A, B AND C)**

LOCATED IN THE SOUTH EAST QUARTER
OF SECTION 7 & THE NORTHEAST QUARTER CORNER OF
SECTION 18,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED IN
THE RECORDS OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
NO. FILED: _____
FILE # _____ SALT LAKE COUNTY RECORDER



| | | | | | |
|---|---|--|--|---|---|
| <p align="center">QUESTAR GAS</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">QUESTAR GAS</p> | <p align="center">DRAPER CITY WATER</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">DRAPER CITY WATER</p> | <p align="center">BOARD OF HEALTH</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">SALT LAKE COUNTY HEALTH DEPARTMENT</p> | <p align="center">CENTURYLINK</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">CENTURYLINK</p> | <p align="center">ROCKY MOUNTAIN POWER</p> <p>APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">ROCKY MOUNTAIN POWER</p> | <p align="center">CONCAST</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">CONCAST</p> |
| <p align="center">DIAMOND LAND SURVEYING, LLC</p> <p>5243 South Green Pine Drive Murray, Utah 84123 diamondlandsurveying.com Phone (801) 286-5069 Fax 286-5032</p> | <p align="center">SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">SOUTH VALLEY SEWER DISTRICT</p> | <p align="center">PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DRAPER CITY PLANNING COMMISSION</p> <p align="center">CHAIRMAN DRAPER CITY PLANNING COMMISSION</p> | <p align="center">DRAPER CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">DRAPER CITY ENGINEER</p> | <p align="center">DRAPER CITY ATTORNEY</p> <p>APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20____</p> <p align="center">DRAPER CITY ATTORNEY</p> | <p align="center">DRAPER CITY MAYOR</p> <p>PREPARED TO THE DRAPER CITY MAYOR THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBSCRIBER HAS APPROVED AND ACCEPTED.</p> <p align="center">MAYOR TROY K. WALKER</p> |

EXHIBIT "B"
DEPICTION OF THE PLAT AND LOTS

EXHIBIT "C"

LEGAL DESCRIPTION OF EASEMENT AREA

Storm Water Drainage Easement Area:

A Storm Water Drainage Easement located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at point North 1°53'41" East 800.90 feet along the Quarter Section line from the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and on the West line of Highlands at South Point Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:

thence North 1°53'41" East 171.09 feet along the west line of Proposed Lot 201, Centennial Heights plat "B" Amending Lots A, B and C;
thence East 10.01 feet along the North line of said Proposed Lot 202;
thence South 1°53'41" West 171.09 feet to the South line of said Proposed Lot 201;
thence West 10.01 feet along the South line of said Proposed Lot 201 to the point of beginning.

Parcel Contains 1,710 sq. ft. 0.039 acres

Storm Water Detention Easement Area:

A description for the amendment of Lot A, Centennial Heights Plat "B", as recorded in the office of the Salt Lake County Recorder as Entry Number 6193243 Plat 95-10P-277, to be known as Lot 1A, Centennial Heights Plat "B" Amended, as described as follows:

Beginning at a point on the West line of said Centennial Heights Plat "B", also being on the North – South Quarter Section line, North 01°53'41" East 971.99 feet from South Quarter Corner of Section 7, Township 4 south, Range 1 East, Salt Lake Base and Meridian and running thence North 01°53'41" East 167.63 feet along said West line of Centennial Heights Plat "B" and the said Quarter Section line to the South Right-of-Way line of Manti Drive;
thence North 89°23'32" East 169.45 feet along the South Right-of-Way line of Manti Drive;
thence South 169.33 feet;
thence West 174.99 feet to the point of beginning.

Parcel Contains 29,004 sq. ft. 0.665 acres

Slope Easement Area

A Slope Easement located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at point North 1°53'41" East 700.86 feet along the Quarter Section line from the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and

on the West line of Highlands at South Point Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:
thence North $1^{\circ}53'41''$ East 100.05 feet along the West line of Lot 203, Centennial Heights plat "B" Amending Lots A, B and C;
thence East 548.94 feet to a point of curvature;
thence 105.35 feet along the arc of a 528.39 foot radius curve along the Right-of-Way of Parowan Way through a central angle of $11^{\circ}25'27''$ (Long Chord Bears South $18^{\circ}03'25''$ West 105.18 feet);
thence West 519.65 feet to the point of beginning.

Parcel Contains 53,245 sq. ft. 1.222 acres

Retaining Wall Reinforcement Easement Area:

A Retaining Wall Reinforcement Easement located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at point North $1^{\circ}53'41''$ East 770.88 feet along the Quarter Section line from the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and on the West line of Highlands at South Point Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:
thence North $1^{\circ}53'41''$ East 30.02 feet along the North line of Lot 203, Centennial Heights plat "B" Amending Lots A, B and C;
thence East 463.66 feet along the East line of said Lot 203;
thence South $47^{\circ}04'21''$ West 44.05 feet;
thence West 432.40 feet to the point of beginning.

Parcel Contains 13,441 sq. ft. 0.308 acres

WHEN RECORDED, MAIL TO:
City of Draper
1020 East Pioneer Road
Draper, UT 84020

Temporary Construction Easement

City of Draper

Affecting Tax ID No. _____

Lot No. 203:E

Project Name: **Steep Mountain Park Modifications**

Draper City, a Municipal corporation, 1020 East Pioneer Road, Draper, Utah 84020 ("**Grantor**"), who owns a certain parcel of real property located in the City of Draper, County of Salt Lake, State of Utah (as more particularly described below, the "**Burdened Parcel**"), hereby GRANTS AND CONVEYS to **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, with its principal office located at 50 East North Temple, Salt Lake City, Utah 84150 ("**Grantee**"), who owns a certain parcel of real property located adjacent to the Burdened Parcel in the City of Draper, County of Salt Lake, State of Utah ("**Benefited Parcel**"), for the sum of Ten (\$10.00) Dollars, and other good and valuable consideration,

A temporary construction easement, on, over and across the Burdened Parcel, to facilitate the construction and access related to clearing and grubbing, slope excavation, placement of native fill, compaction, rough and fine grading, irrigation system installation, sprinklers, sod and landscape plantings, and all other related activities related to the construction of retaining walls and drainage swales and the landscaping and regrading of certain portions of Steep Mountain Park. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete and accepted by Grantor, or for two years, whichever first occurs. This easement shall be non-exclusive such that Grantor may use the property at any time in a manner which does not interfere with construction activities. Grantee and its agents, employees, invitees and licensees shall have the right to enter upon the Easement Area (defined below) for the purposes permitted by this Easement. The boundaries of the Burdened Parcel located in the South half of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian are described as follows:

Beginning at point North 1°53'41" East 469.14 feet along the Quarter Section line from the South Quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and on the West line of Highlands at South Point Subdivision as recorded in the Office of the Salt Lake County Recorder as entry 8466173, book 2002P, page 367 description as follows:

thence North 1°53'41" East 47.22 feet along the North line of Lot 203, Centennial Heights plat "B" Amending Lots A, B and C;
thence North 39°41'03" East 200.71 feet;
thence North 17.93 feet;
thence West 122.46 feet;
thence North 1°53'41" East 112.06 feet along the West line of said Lot 203;

thence East 548.94 feet;
 thence 144.16 feet along the arc of a 528.39 foot radius curve to the right along the Right-of-Way of Parowan Way through a central angle of 15°37'56" (Long Chord Bears South 15°57'10" West 143.72 feet);
 thence West 35.73 feet;
 thence South 3°16'01" West 11.15 feet;
 thence South 2°57'29" West 26.56 feet along the back of sidewalk;
 thence South 0°58'08" East 69.86 feet along the back of sidewalk;
 thence South 0°51'20" West 33.48 feet along the back of side walk;
 thence South 0°55'13" West 38.86 feet along the back of sidewalk;
 thence South 82°12'05" West 17.58 feet along the back of sidewalk;
 thence South 82°05'52" West 11.91 feet to a point along the back of sidewalk to a point of curvature;
 thence 11.25 feet along the arc of a 6.28 foot radius curve to the left along the back of sidewalk through a central angle of 102°35'25" (Long Chord Bears North 65°52'20" West 9.80 feet) to a point of curvature;
 thence North 23°51'17" West 21.70 feet along the back of sidewalk to a point of curvature;
 thence 31.20 feet along the arc of a 53.32 foot radius curve to the left along the back of sidewalk through a central angle of 33°31'29" (Long Chord Bears North 37°38'04" West 30.76 feet);
 thence 17.38 feet along the arc of a 119.01 foot radius curve to the left along the back of sidewalk through a central angle of 8°22'04" (Long Chord Bears North 58°34'50" West 17.36 feet);
 thence 19.79 feet along the arc of a 34.64 foot radius curve to the left along the back of sidewalk through a central angle of 32°44'15" (Long Chord Bears North 79°07'59" West 19.52 feet);
 thence 20.06 feet along the arc of a 34.90 foot radius curve to the left along the back of sidewalk through a central angle of 32°56'09" (Long Chord Bears South 67°13'34" West 19.78 feet) to a point of tangency;
 thence South 56°12'49" West 9.17 feet along the back of sidewalk;
 thence North 32°22'31" West 97.69 feet along the back of tennis court;
 thence North 32°40'58" West 23.26 feet along the back of tennis court;
 thence South 57°28'30" West 139.85 feet along the back of tennis court;
 thence South 32°25'37" East 38.17 feet along the back of tennis court;
 thence South 66°49'31" West 93.92 feet along the back of sidewalk to a point of curvature;
 thence 14.11 feet along the arc of a 130.78 foot radius curve to the left along the back of sidewalk through a central angle of 6°10'54" (Long Chord Bears South 66°49'31" West 14.10 feet);
 thence 7.09 feet along the arc of a 149.57 foot radius curve to the left along the back of sidewalk through a central angle of 2°43'04" (Long Chord Bears South 65°05'36" West 7.09 feet);
 thence 13.24 feet along the arc of a 107.12 foot radius curve to the left along the back of sidewalk through a central angle of 7°04'52" (Long Chord Bears South 59°29'05" West 13.23 feet) to a point of tangency;
 thence South 89°52'25" West 77.72 feet to the point of beginning ("**Easement Area**").

Contains 125,370 square feet, 2.878 acres.

After such construction is completed and accepted by Grantor on the above described part of an entire tract, Grantee is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said facilities and appurtenant parts thereof. Subject to the terms and

conditions of this Easement, the easement granted herein shall run with the land until its termination, and the terms and conditions of this Easement shall inure to the benefit of and be binding upon the parties, their successors and assigns. If any action, suit, or proceeding is brought by a party hereto with respect to a matter or matters covered by this Easement or if a party finds it necessary to retain an attorney to enforce its rights under this Easement, all costs and expenses of the prevailing party incident to such proceeding or retention, including reasonable attorneys' fees, will be paid by the non-prevailing party. This Easement may be executed in counterparts, and when all indicated signatories have executed this Easement, whether or not on the same counterpart thereof, this Easement shall be as fully binding as if all parties had executed one form of this Easement.

IN WITNESS WHEREOF, said **Draper City, a Municipal corporation**, has caused this instrument to be executed by its proper owners this ____ day of _____, A.D. 20__.

Draper City

Troy Walker, Mayor

Attest:

Rachelle Conner, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 20____, personally appeared before me, **Troy Walker**, who duly acknowledged to me that he is the **Mayor of Draper City**, a Municipal corporation of the State of Utah, and the forgoing instrument was signed in behalf of the City by authority of its governing body and said **Troy Walker** acknowledged to me that the City executed the same.

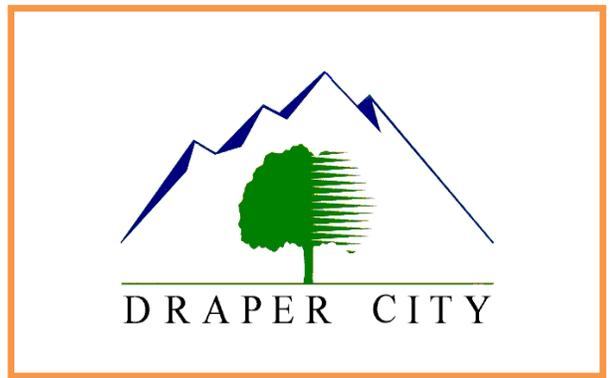
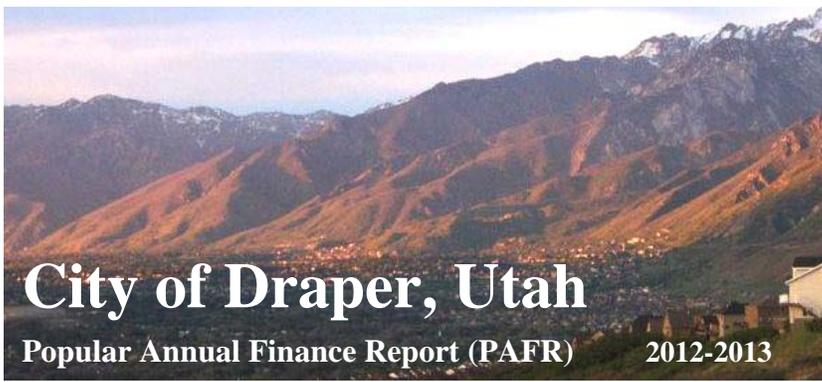
Notary Public

My Commission Expires: _____

Residing in: _____

Return to Agenda

ITEM #6



PURPOSE STATEMENT

The intent of this document is to provide residents, the City Council and other interested parties with a document that is simpler and more concise than our independently-audited Comprehensive Annual Financial Report (CAFR). This report, as well as the (CAFR) can be found at www.draper.ut.us.

WE ARE DRAPER CITY

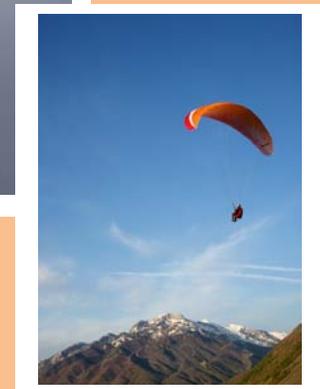
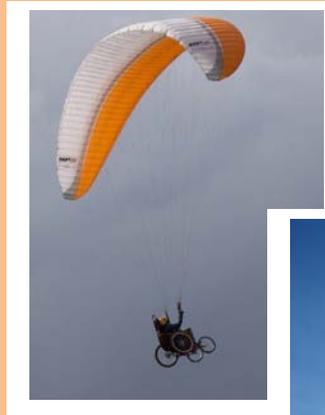
Nestled in the southwest corner of the Wasatch Front mountain range, Draper City is a community of approximately 45,000 residents bridging two metropolitan areas – the Salt Lake City metropolitan area and the Provo-Orem metropolitan area.

Draper was first settled in 1849 and remained a small farming community until the late 1990’s when its population began growing exponentially. Known as the ‘egg basket’ of America in the 1940’s, Draper continues to value its agricultural and farming heritage while embracing a vibrant urban lifestyle.

Incorporated in 1978, Draper City includes over 30 square miles and is now the 15th largest city in the state of Utah. With over 4,000 acres of open space in the City, this community has become nationally renowned for its dedication to outdoor recreation.

Demographic Information

| Fiscal Year | 2012 | 2013 |
|--------------------------|----------|----------|
| Population | 44,103 | N/A |
| Per Capita Income | \$25,854 | \$29,413 |
| Full-time City Employees | 173 | 177 |
| Unemployment Rate | 5.2% | 4.5% |



*Where the spirit of the past....
is the strength of the future.*



TABLE OF CONTENTS

- Page 1, 2: Who we are and what we do
- Page 3, 4: Our Finances (a financial report)
- Page 5: Our Progress (what have we done)
- Page 6: Our “To Do” List (what we plan to do)

WHO WE ARE AND WHAT WE DO

General Government: How a City Operates

Draper City operates under the council-manager form of municipal government. The City Council is the legislative branch of the city government and is composed of the mayor and five council members. The term for each of these elected offices is four years. The City Council is responsible for passing ordinances, adopting the budget, appointing the city manager and other city officials required through state or local policy to be appointed by council. They are also responsible for appointing committees, such as the planning commission.

The city manager serves as the chief administrative officer responsible for directing the day-to-day operations of city affairs, and the implementation of City Council ordinances and policies. As the City Council's chief advisor, the city manager prepares a recommended budget for the Council's consideration and recruits, hires and supervises city staff.



Mission Statement and Values

Draper City is a community that preserves its unique identity and heritage, and provides protection and services for its residents.

Unity - Neighbors work together to build a strong community.

Respect – Residents have tolerance, understanding and sensitivity to one another's differences.

Quality of Life - Residents of all ages feel safe, have places to gather, and enjoy traditions, events, and culture.

Environment - Draper is clean, pleasant, pastoral, and has a small-town feeling and sense of identity.

Pride - Citizens are proud to call Draper home and are involved in community well-being.

Funds Administrated by the City

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. All of the City's funds can be divided into two categories: Governmental Funds and Proprietary Funds.

Governmental Funds: Tax Supported

- General (Chief Operating Fund)
- Municipal Building Authority
- Capital Improvement Projects
- Fire Impact Fee
- Transportation Impact Fee
- Park Impact Fee
- Police Impact Fee
- Redevelopment Agency
- Traverse Ridge Special Service District

Proprietary Funds: Business-Type

- Water (includes Impact Fees)
- Storm Water (includes Impact Fees)
- Solid Waste (Sanitation)

Elected Officials as of 2013

| | |
|----------------|-----------------|
| Mayor | Darrell Smith |
| Council Member | Bill Colbert |
| Council Member | Bill Rappleye |
| Council Member | Jeff Stenquist |
| Council Member | Alan Summerhays |
| Council Member | Troy Walker |

Elected Officials as of 2014

| | |
|----------------|-----------------|
| Mayor | Troy Walker |
| Council Member | Bill Colbert |
| Council Member | Bill Rappleye |
| Council Member | Jeff Stenquist |
| Council Member | Alan Summerhays |
| Council Member | Marsha Vawdrey |

Independent Audit

An independent audit of the city's finances was conducted by Keddington & Christensen, LLC, and a clean opinion statement was issued. Complete financial information including the city's Comprehensive Annual Financial Report (CAFR) can be found at www.draper.ut.us.

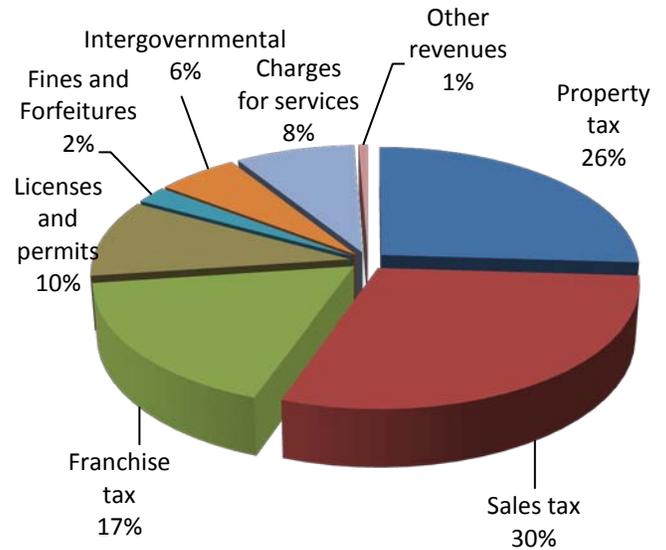
OUR FINANCES – REVENUES VS EXPENSES: GENERAL

What does it cost to run a city? How are those costs paid?

The General Fund is the primary operating fund of the city. It accounts for the resources used to pay for services traditionally associated with local government. Services are paid for with taxes and charges for service. Services include public safety, parks and recreation, community and economic development, public works, and the general administration of the city. For a complete review of all city funds, please refer to www.drapers.ut.us

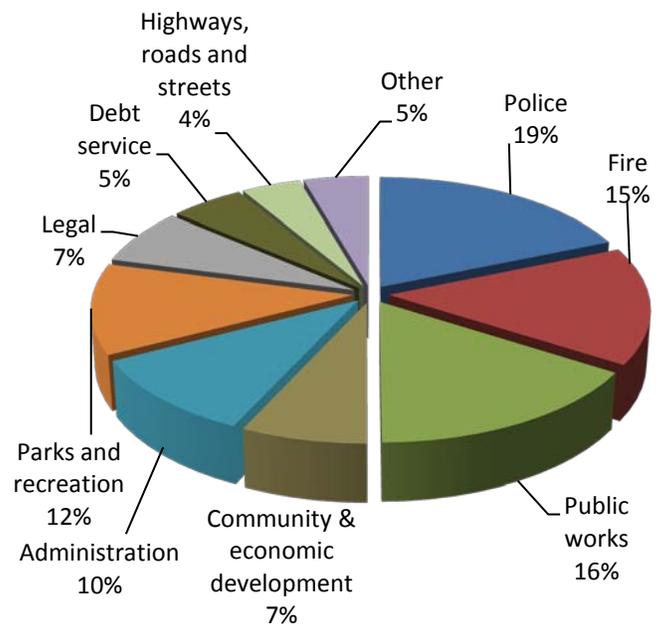
Revenues by Source – General Fund

| Fiscal Year | 2012 | 2013 |
|--|-------------------|-------------------|
| Property tax | 7,247,469 | 7,057,888 |
| Sales tax | 7,434,613 | 8,009,456 |
| Franchise tax | 4,412,562 | 4,737,336 |
| Licenses and permits | 2,100,542 | 2,753,909 |
| Fines and forfeitures | 632,624 | 614,663 |
| Intergovernmental | 1,528,473 | 1,559,341 |
| Charges for services | 2,140,575 | 2,281,193 |
| Other revenues | 152,317 | 168,826 |
| Total primary government revenues | 25,649,175 | 27,182,612 |



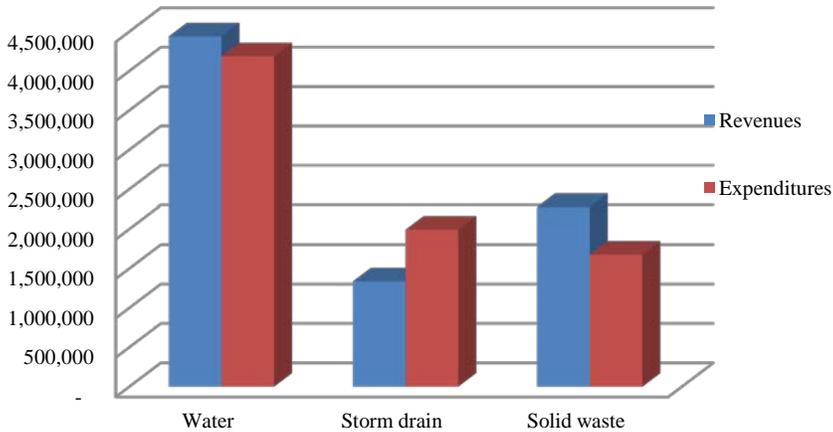
Expenses by Service – General Fund

| Fiscal Year | 2012 | 2013 |
|--|-------------------|-------------------|
| Police | 4,165,468 | 4,473,444 |
| Fire | 3,517,069 | 3,645,686 |
| Administration | 2,527,320 | 2,487,437 |
| Parks and recreation | 2,630,912 | 2,813,438 |
| Legal | 1,872,532 | 1,698,112 |
| Community and economic development | 1,633,831 | 1,672,557 |
| Debt service | 853,587 | 1,230,701 |
| Public works | 3,238,135 | 3,812,049 |
| Highways, roads and streets | 2,786,336 | 982,772 |
| Other | 920,017 | 1,071,839 |
| Total primary government expenses | 24,145,207 | 23,888,035 |



OUR FINANCES – REVENUES VS EXPENSES: BUSINESS-TYPE

Expenses and Program Revenues
Statement of Activities (Business-type)



*Revenues by Service – Business-Type

| Fiscal Year | 2012 | 2013 |
|----------------------------------|------------------|------------------|
| Water sales | 4,049,336 | 4,414,538 |
| Storm water utility | 1,174,889 | 1,254,257 |
| Sanitation sales | 2,218,451 | 2,275,899 |
| Connection fees | 15,660 | 6,850 |
| Miscellaneous income | 49,214 | 99,676 |
| Total enterprise revenues | 7,507,550 | 8,051,220 |

*operating revenues only

*Expenses by Service – Business-Type

| Fiscal Year | 2012 | 2013 |
|----------------------------------|------------------|------------------|
| Salaries and wages | 1,369,565 | 1,462,374 |
| Utilities | 268,118 | 294,853 |
| Water charges | 1,669,230 | 1,575,718 |
| Landfill fees | 366,407 | 225,632 |
| Sanitation charges | 18,846 | 19,764 |
| Supplies and repairs | 701,225 | 673,852 |
| Administration | 1,330,466 | 1,416,502 |
| Depreciation | 2,042,689 | 2,185,340 |
| Total enterprise expenses | 7,766,546 | 7,854,035 |

*operating expenses only

Financial Highlights – All Funds

The assets of the City exceeded the liabilities at the close of Fiscal Year 2013 (FY2013) by \$465 million (net position). This represents an increase of \$8,430,298 in net position over the previous fiscal year 2012.

FY2013 actual General Fund revenues were \$290,627 above expected or final budgeted numbers before Other Financing Sources.

General Fund revenue before Other Financing Sources increased \$1,533,437 in FY2013 from actual general fund revenues as compared to the same revenues in FY2012.

Expenditures in the General Fund were \$1,132,847 below final budgeted numbers before debt service and other uses.

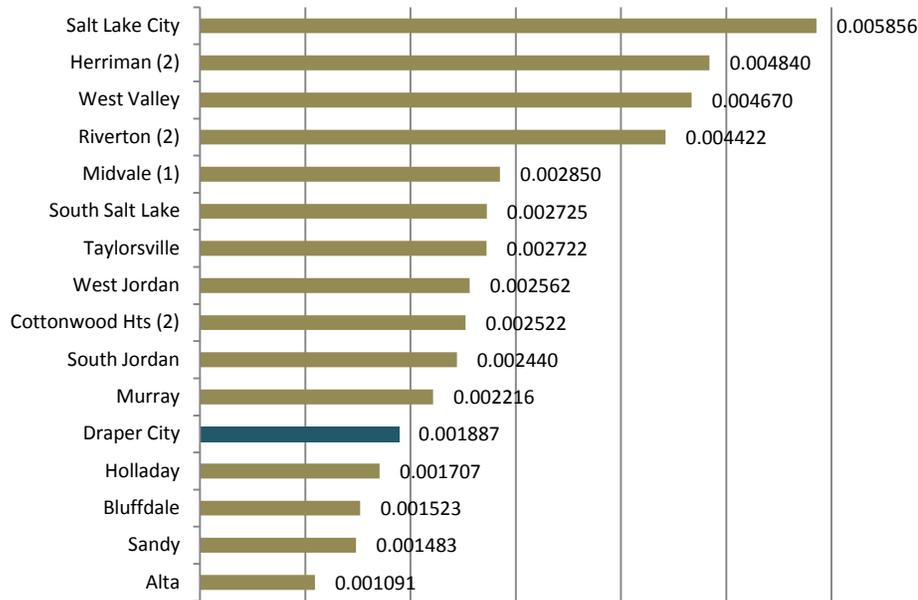
The total net position of \$465 million are made up of \$415 million invested in capital assets net of related debt, \$21.8 million in restricted net position and \$28.4 million in unrestricted net position.

The City issued three Sales Tax Revenue Bonds during FY2013 for a total of \$24,560,000 with additional unamortized amounts of \$3,578,772. Bringing the outstanding debt related to bonds to \$44,322,342.

- Series 2012A for \$4,915,000 for the purpose of purchasing open space
- Series 2012B for \$6,905,000 for refunding the 2002B and 2004 bonds for \$6,905,000
- Series 2012C for \$12,530,000 used to finance the new aquarium in the city which is owned and operated by a non-profit organization

Property Tax Rates for 2013

Stack us up against any other city in Salt Lake County and you can see the value we provide our residents.



(1) Includes tax paid to fire district.
 (2) Includes tax paid to police and fire districts.

What is a Fiscal Year?

A fiscal year is a reporting period. The city's fiscal year runs from July 1 through June 30. So FY2013 means July 1, 2012 through June 30, 2013.



2013 Accomplishments

- December 2013 – 13490 South (west of I-15) was completed in anticipation of the increased demand stemming from the new FrontRunner station and the eBay expansion
- e-Bay has completed construction on the first phase of its new campus which is expected to employ over 4,000 people.
- The Recreation Department had the 3rd largest Junior Jazz program for cities with populations between 15,000 to 50,000 residents.
- Rented 332 dumpster containers. Containers are now available in two sizes: 20 yd or 30 yd for either \$120 or \$150.
- Completed improvements to 700 East in preparation for Corner Canyon High School.

Performance Measures and Statistics

| Fiscal Year | 2011 | 2012 | 2013 |
|--|---------|--------|--------|
| Police | | | |
| Calls for service | 41,671* | 22,449 | 25,484 |
| Citations written | 6,318 | 6,398 | 7,719 |
| Number of sworn officers | 34 | 37 | 37 |
| Calls for service – other | N/A | 10,996 | 14,098 |
| Number of other police personnel | 11 | 11 | 11 |
| *Includes walk-in request and phone calls to the department. | | | |
| Community Development | | | |
| Building permits issued | 587 | 729 | 904 |
| Streets | | | |
| Snow plow hours | 3,540 | 1,953 | 3,897 |
| Tons of salt | 7,265 | 5,828 | 11,230 |
| Economic Development | | | |
| Business licenses issued | 1,985 | 2,074 | 2,027 |
| Garbage & Recycling | | | |
| Number of customers | 9,378 | 9,479 | 9,646 |
| Average garbage per household per year (pounds) | 3,400 | 3,600 | 3,600 |
| Average recycling per household per year (pounds) | 480 | 440 | 420 |
| Water | | | |
| Number of customers | 3,674 | 3,708 | 3,778 |
| Average daily consumption (gallons) | 766 | 889 | 817 |
| Parks and Recreation | | | |
| Program registrations processed | 2,719 | 3,904 | 3,961 |
| Recreation participants* | N/A | N/A | 5,005 |
| Total parks | 35 | 36 | 38 |
| Trails (in miles) | 68 | 74 | 80 |

*Includes all members of adult teams that are counted as one registration.

OUR "TO DO" LIST: A LIST OF PROJECTS AND GOALS FOR THE NEXT FISCAL YEAR

Public Works

The city is busy keeping up with traffic demands for the new Corner Canyon High School as well as Draper Park Middle School. While many upgrades have already been completed, the following projects are currently planned for construction:

- 13200 South Widening, phase 2
- 1300 East widening from Pioneer Road to 13200 South

Other road projects

- Traffic signal installation at 11950 South and Lone Peak Parkway
- 11800 South curb, gutter and sidewalk
- Coordinate with UDOT on I-15 widening project from 12300 to Lehi

Other projects to improve the storm drain system and overall water quality

- Construction of SunCrest Regional Storm Water Detention Basins

Public Safety

- Construction of a Public Safety addition to city hall to maintain the level of service with Draper's projected future growth.
- Awarded the federal Community Oriented Policing Services (COPS) grant for \$250,000. This covers a three-year grant cycle for two police school resource officers.

Community and Economic Development

The long term economic development outlook remains positive as the City has seen continued interest and growth from new businesses, expansion and job growth from current businesses, and an increased investment in opportunities that focus on tourism and recreation. These include:

- RC Willey started construction on a new retail building.
- Whole Foods has taken over the old Albertson's store on 11400 South
- The Loveland Living Planet Aquarium began construction in 2012 with an anticipated opening in 2014. This Aquarium is anticipated to bring a unique cultural and recreational experience to its visitors.

Other goals

- Update the city's impact fees
- Develop a master plan for the SunCrest property purchased last November.

Parks and Recreation

Goals

- Increase programs offered including trail events, races and sport programs.
- Increase Day Barn awareness as a unique gathering location.
- Include parks and recreational areas into the master plan for the SunCrest open space property.
- Finish the Point of the Mountain Trail final phase to link Draper to Utah County.

As City staff, we remember we are here to serve our residents.

City Staff as of December 2013

| | |
|---------------------------------------|-----------------|
| <i>City Manager</i> | David Dobbins |
| <i>Assistant City Manager</i> | Russell Fox |
| <i>City Attorney</i> | Doug Ahlstrom |
| <i>City Engineer</i> | Troy Wolverton |
| <i>City Recorder</i> | Rachelle Conner |
| <i>City Treasurer</i> | Joe Bryant |
| <i>Community Development Director</i> | Keith Morey |
| <i>Finance Director</i> | Bob Wylie |
| <i>Human Resources Director</i> | Garth Smith |
| <i>Justice Court Judge</i> | Daniel Bertch |
| <i>Police Chief</i> | Bryan Roberts |
| <i>Public Works Director</i> | Glade Robbins |
| <i>Recreation Director</i> | Rhett Ogden |

Locations

Draper City Hall
 1020 E Pioneer Rd (12400 S)
 Draper, Utah 84020
 (801) 576-6500
 www.draper.ut.us

Draper Public Works
 72 E Sivogah Ct (14525 S)
 Draper, Utah 84020
 (801) 576-6557



Photo: Draper City Day Barn

We want to hear from you.

Do you like this report? Would you like to see more information? Please let us know by contacting Jared Zacharias by email at jared.zacharias@draper.ut.us. For more information on our services, visit our website at www.draper.ut.us.

Return to Agenda

ITEM #7

REQUEST FOR COUNCIL ACTION

| | |
|--------------------------------|--|
| To: | Mayor & City Council |
| From: | Dennis Workman |
| Date: | 2-4-14 for 2-11-14 CC Hearing |
| Subject: | Draper Creekside Preliminary Subdivision Plat |
| Applicant Presentation: | Eric Saxey |
| Staff Presentation: | Dennis Workman |

RECOMMENDATION:

To approve the preliminary plat, as recommended by the Planning Commission

BACKGROUND AND FINDINGS:

This application is a request for preliminary plat approval on 3.9 acres located near the south terminus of Minuteman Dr. On January 9, 2014 the Planning Commission approved the site plan for this project, and also recommended approval of the preliminary plat. The Planning Commission's positive recommendation on both site plan and preliminary plat was based on the following findings:

1. That the proposed site plan is for a use that is permitted within the RM2 zone.
2. That the proposed site plan meets the Draper City ordinances pertaining to site plan approval, namely those contained in Section 9-32.
3. That the proposed site plan conforms to the requirements of the General Plan.
4. That the site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.
5. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because the proposed elevations uphold the existing character of the neighborhood.
6. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
7. That tandem parking is appropriate for this project and is allowed by ordinance.
8. That the proposed parking meets the requirements of the Draper City Municipal Code.
9. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
10. That the proposed architecture is consistent with the existing style and character of the neighborhood, which justifies a special exception from the requirement that building materials must consist of at least 50% brick or stone.

PREVIOUS LEGISLATIVE ACTION:

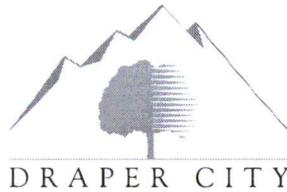
January 9, 2014: Planning Commission reviewed and recommended approval of the preliminary plat.

FISCAL IMPACT: Finance Review: BW

- The plat will divide the property into 44 privately-owned townhome lots with the remainder of the area held in common ownership. As such, the Creekside HOA may contract with the City for garbage/recycle pick-up. Storm water service will be provided by the City, but water service will be through WaterPro.

SUPPORTING DOCUMENTS:

- Preliminary Plat
- Staff Report to Planning Commission with maps
- Minutes from Planning Commission hearing of January 9, 2014



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
(801) 576-6539 Fax (801) 576-6526

STAFF REPORT
December 27, 2013

To: Planning Commission
Business Date: January 9, 2014

From: Development Review Committee
Prepared by Dennis Workman, Planner II

Re: Draper Creekside Townhomes – Site Plan and Preliminary Plat

Application No.: 131010-13433S
Applicant: Eric Saxey with Everest Builders
Project Location: 13433 S. Minuteman Dr.
Zoning: RM2
Acreage: 3.9 acres
Request: Site plan and preliminary plat approval for a 44-unit townhome development

BACKGROUND

This application is a request for site plan and preliminary plat approval on 3.9 acres located near the south terminus of Minuteman Dr. The property is zoned RM2, which allows a density of up to 12 units per acre. The applicant is requesting site plan approval for a 44-unit townhome development, yielding 11.28 units per acre. In addition, the applicant seeks approval of a townhome subdivision plat to allow the sale of the units. The authority to approve or deny the site plan portion of this application is vested with the Planning Commission. The authority to approve or deny the preliminary plat portion, however, is vested with the City Council, with the Planning Commission being a recommending body.

ANALYSIS

General Plan and Zoning. The General Plan currently identifies the subject property as High-Density Residential, which allows up to 12 units per acre. The property is zoned RM2 which is consistent with this land use classification. The stated purpose of the RM2 zone district is to “permit well-designed apartments, townhouses, twin homes and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.” The subject property is typical of a multi-family project location, bordered by a collector street and positioned between two high density housing projects. The proposed use is consistent with both the General Plan and the zoning district.

Site Plan. Located on the south end of Minuteman Drive, the development has no potential to connect to the adjacent I-15 or Bangerter Parkway corridors. The site is surrounded by Bella Monte Condos to the south, I-15 to the west, and Pinnacle Apartments to the north. The proposed site plan shows 44 units on 3.9 total acres creating an overall density of 11.28 units per acre. RM2 zoning allows for up to 12 units per acre. Access will be from two separate points on Minuteman Drive. The private right-of-way is proposed to be 26’ wide drivable surface with a four-foot sidewalk on one side. Sub. 9-32-030(d)(4) of the DCMC states that sidewalks shall be installed on both sides of the street, but that the Planning Commission may modify this requirement if it finds: 1) that the second sidewalk...does not facilitate



pedestrian connectivity; 2) that ample pedestrian circulation has been provided and is otherwise satisfied; and 3) that the purpose and intent of the development standards set forth in Chapter 9-32 are met. Staff's opinion is that all three of these findings can be made. (There is a separate model motion at the end of this staff report to approve/deny this requested modification of the sidewalk standard.) A nicely-landscaped playground and pavilion area will be on the west side near the project's entrance, which satisfies the need for "visual relief from the street through open space" as stated in 9-32-030(e)(3). Staff has verified that the pavilion and playground areas comply with Section 9-32-030(f) which outlines the standards for amenities in a multi-family project. All units will front directly onto the private streets, and will have a minimum 20 foot long driveway to allow for tandem parking, as required by Sub. 9-23-030(c)(2)(ii). The project will include two unit sizes, the smaller of which will have a 168 square foot limited common area in the rear of the unit which the owner has the option to enclose with a fence. Visitor parking stalls will be located near the amenities area on the west and at the end of Golden Privet Lane on the east, which staff regards as an acceptable effort to meet the requirement set forth in Sub. 9-32-030 (c)(6) that visitor parking stalls be centrally located.

Landscaping and Open Space. The site contains 61,272 square feet of open space along the boundaries of the property and throughout the site, providing an open space calculation of 36% which exceeds the 30% minimum required by Sub. 9-32-030(e). The applicant has not included any roads, sidewalks, limited common or private areas in the calculation of the open space. As stated above, staff is pleased that there is a substantial amount of open space at the project's entrance, which satisfies the need for "visual relief from the street through open space" as required by 9-32-030(e)(3). This area will contain a substantial number of trees, namely, Autumn Purple Ash, Norway Maple, European Columnar Aspen, and Colorado Spruce. The dwelling units in this area, as well as throughout the project, will have Spring Snow Crabapple and Bird Cherry trees in the landscaped area separating the driveways. Numerous varieties of shrubs and grasses will be planted along the sides of all structures and near the visitor parking stalls. With few exceptions, sod will be planted on all open space areas. One exception is south of the south access road where Corner Canyon Creek meanders across a small portion of the subject site; this area will be planted with a native seed mix in four-inch deep topsoil.

Parking. According to Table 9-25-1 of the City Code, a multi-family use is required to provide one visitor parking space for every four units. With a total of 44 proposed units, the development would need to provide 11 visitor spaces. In addition to the visitor parking, each unit is required to provide two spaces for resident parking. Sub. 9-25-050(G)(6) states that, "*Multi-family dwellings designed to include enclosed garages may count the number of spaces within the garage towards the parking requirement when the garage is designed in compliance with Section 9-25-070(A)(3) and approved as a part of a site plan or site plan amendment.*" Sub. 070(A)(3) states that garages are to have a minimum of ten feet in width and twenty feet in depth and eight feet of garage door opening per car space. Each of the garages within the development meet those design criteria and therefore can count toward the two spaces needed for resident parking. Sub. 060(F) states that "[t]andem parking spaces shall count towards required parking as only a single parking space per pairing. As such, the site meets and even exceeds the parking requirements for a multi-family development.

Housing Types/Architecture. As discussed in the City's General Plan, design excellence is critical to maintaining the integrity of a multi-family neighborhood. Staff has verified that the buildings proposed for this project meet the multi-family dwelling development standards contained in Chapter 9-32. The site plan shows six 6-plexes and two 4-plexes, for a total of 44 units. Unit sizes will vary, as required by Sub. 9-32-030(a), with 16 units that will be 24x40, and 28 units that will be 24x34. Table 9-10-3, *Development Standards in Residential Zones*, requires that the minimum lot area for a townhome is 1000 square feet, which each lot satisfies. All buildings will be two stories over a two-car garage. The middle units of each building will be taller than the side units, which will break up the horizontal plane of the building. No roofline will exceed 50 feet in length without a visual break, as required by Sub. (a)(2)(i).

There will be a variety of building colors and materials, as required by Sub. (a)(4). The applicant will display a materials/color board at the Planning Commission hearing. The buildings will be 32'5" tall on 64% of the units and 38' tall on the other 36%, as measured from average finished grade to midpoint of highest roof. The standard height limitation of 35' in the RM2 zone, as set forth in Table 9-10-3, may be exceeded by five feet for multi-family structures for the purpose of encouraging height variation, as set forth in Sub. 9-32-030(a)(2)(ii). The type of structure being proposed does not lend itself well to the requirement in Sub. (b)(4) that "[s]treet oriented facades shall protrude beyond the garage door by at least five feet." Staff is pleased with the applicant's efforts to modify the original architectural plans in order to satisfy this requirement. As stated in Sub. (b)(3), "building materials for multiple family structures shall consist of a least fifty percent brick, stone or synthetic stone on all sides of the structure." The proposed building materials consist of 16% stone, and 80% wood/fiber composite siding, both of which are considered primary materials for commercial construction. But since the brick/stone requirement of Chapter 9-32 is not met, the applicant seeks the Planning Commission's approval to deviate from strict compliance with the standard, as described in the following section.

Architectural Design Standards Modification. Chapter 9-32-030(b) of the Draper City Municipal Code makes provisions for the Planning Commission to authorize deviations to strict compliance with the terms of the code regarding development design standards for architecture where materials are concerned. It states:

- (3) Building materials for multiple family structures shall consist of at least fifty percent (50%) brick, stone, or synthetic stone on all sides of the structure.
 - (i) The Planning Commission may grant a special exception from this clause to allow accumulation or clustering of brick, stone, or synthetic stone on the most publicly visible sides of the structure. This exception is dependent on compliance with the following standards:
 - (1) The use of brick, stone, or synthetic stone is equal to a gross calculation of square footage of fifty percent (50%) or more of all structure sides.
 - (2) Structure design meets 9-32-030(b)(2): 'Side and rear elevations that are visible to the public shall match the architectural detailing of the front façade.
 - (ii) Windows are excluded from the gross calculation of exterior building materials.
 - (iii) The Planning Commission may also grant a special exception from this clause if a predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood. The project developer may present the proposed building material (and color) to the Planning Commission to substantiate the quality and durability of the proposed dominant material.

The applicant invokes paragraph (iii) of the above citation to justify the deviation and to show that his request is reasonable. At the Planning Commission hearing, he will present photos of existing multi-family structures in the vicinity, namely projects built by Candlelight Homes and Holmes Homes. The photos will show that the architecture under review is consistent with the predominant building materials of existing construction in the area.

Lighting. The photometric plan shows ten 42" bollards distributed throughout the site, located near the sidewalk. It also shows a wall fixture on the front elevation of each unit. All bollards and fixtures will have cut-off shields to minimize glare. This project will contain no light poles.

Preliminary Plat. The applicant has submitted a preliminary plat for the 44 townhomes. The plat depicts areas of private, limited common and common use. All units in the RM2 zone are to have a minimum size of 1,000 square feet. All resulting lots in the proposed plat will exceed the required 1,000 ft². The applicant will form an HOA to maintain all detention areas, landscaping, snow removal, etc. which will need to be recorded against the plat.

Criteria For Approval. The criteria for review and approval of a site plan is found in Sections 9-5-090(e) of the DCMC. They are as follows:

- (e) Standards for Approval. The following standards shall apply to the approval of a site plan.
 - (1) The entire site shall be developed at one time unless a phased development plan is approved.
 - (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (i) Considerations relating to traffic safety and traffic congestion:
 - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
 - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (F) surfacing and lighting of off-street parking facilities; and
 - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
 - (ii) Considerations relating to outdoor advertising:
 - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
 - (iii) Considerations relating to landscaping:
 - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;

- (B) planting of ground cover or other surfaces to prevent dust and erosion;
 - (C) unnecessary destruction of existing healthy trees; and
 - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
- (iv) Considerations relating to buildings and site layout:
- (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
- (v) Considerations relating to drainage and irrigation:
- (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (B) the need for piping of irrigation ditches bordering or within the site.
- (vi) Other considerations including, but not limited to:
- (A) buffering;
 - (B) lighting;
 - (C) placement of trash containers and disposal facilities; and
 - (D) location of surface, wall and roof-mounted equipment.
- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
- (4) In a planned center, individual uses shall be subject to the following requirements:
- (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
 - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
 - (iii) Development guidelines for a center shall, as a minimum, address the following topics:

- (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (C) landscaping and open space standards;
 - (D) signage;
 - (E) exterior lighting;
 - (F) parking, pedestrian and vehicular circulation, and access to the site;
 - (G) rights of access within the center (use of cross-easements, etc.);
 - (H) development phasing and improvements/amenities to be completed with each phase;
 - (I) outdoor sales, storage and equipment;
 - (J) fencing and walls; and
 - (K) maintenance standards and responsibilities.
- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

Preliminary Plat. The criteria for review and approval of a preliminary plat are found in Section 17-3-040(a) of the Draper City Municipal Code. They are as follows:

The Planning Commission shall make findings specifying any inadequacy in the application, non-compliance with City regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including but not limited to the following: fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sewer service; traffic considerations and the potential for flooding; etc. The Planning Commission shall submit its findings and recommendations regarding approval or disapproval of the Preliminary Plat to the City Council for review and decision.”

STAFF REVIEWS

Planning Division Review. The planning staff issues a recommendation for approval with the following comments and conditions:

1. That a deviation from strict compliance with the sidewalk standard is justified because pedestrian connectivity is adequate as proposed.
2. That a deviation from strict compliance with the requirement that building materials consist of at least 50% brick or stone is justified because the proposed architecture upholds the existing character and style of the neighborhood.
3. That a final plat application is submitted in accordance with section 17-4 of the DCMC.
4. That all buildings are constructed as shown in the exhibits attached to this staff report.
5. That all landscaping is installed in accordance with the landscape plan attached to this staff report and chapter 9-23 of the Draper City Municipal Code.

6. That approval of the site plan or plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
7. That all utility and mechanical equipment will be hidden by landscaping, and that this will be field verified prior to a certificate of occupancy being granted.

Engineering Review. In a memo dated January 2, 2014, Carolyn Prickett with Draper City Engineering states:

We have reviewed the subject preliminary plat and site plan application and recommend approval subject to conditions. Accordingly, we have provided the following comments for your consideration:

Plat

1. The references to other developments on the plat shall be removed or amended to indicate the Draper Creekside development.

Site Plan

2. A Development Permit shall be obtained before construction within any area of special flood hazard through the Flood Plain Administrator in accordance with Title 12 of the Draper City Municipal Code.
3. Multiple Family Projects shall install sidewalks on both sides of all private streets in accordance with Section 9-32-30(d)(4) of the Draper City Municipal Code.

Grading and Drainage Plan

4. The Tideflex Valve may create a maintenance issue and shall not be located in the public drainage system. If the engineer determines such a valve is necessary for the site's drainage system, the valve shall be placed inside a structure that is located within and maintained by the Draper Creekside Development.
5. The proposed retaining wall will require a building permit in accordance with the Draper City Municipal Code Section 9-27-085.
6. Copies of the Stream Alteration Permit and Salt Lake County Flood Control Permit or corresponding approval letters for the proposed construction adjacent to Corner Canyon Creek are required prior to issuance of a Land Disturbance Permit.

Building Division Review. In a memo dated October 22, 2013, Keith Collier states that he has no concerns at this stage.

Unified Fire Authority Review. In a memo dated December 12, 2013, Don Buckley with the Unified Fire Authority recommends approval with the following conditions and comments:

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

- a. 2012 International Fire Code Appendix D requirements on street widths:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



Signs are 12 X 18 inches, metal, and/or made of all weather resistant materials. (D103.6)

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20-26 feet wide (6096-7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

2. 104.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *fire code official* shall have the authority to grant modifications for individual cases, provided the *fire code official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of fire prevention. A fire code modification has been submitted and approved with comments that notification will also be required.
3. Fire Sprinklers are Required in units 26, 32, 38, and 44 Only. Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
4. Fire Alarm is Required for units 26, 32, 38, and 44 Only. Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a

NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.

5. Fire Hydrants are required there shall be a total of 5 hydrants required spaced on average at 300ft. increments. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 3000GPM for full 3 hour duration.
6. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
7. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
8. Knox Boxes Required. Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the door serving the access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
9. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
10. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.
11. All plans pertaining to fire protection and/or life safety are to be made available upon request at the construction site.
12. Plan approval or review shall not be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Unified Fire Authority as assuming any liability.

Parks and Trails Committee. In a memo dated November 6, 2013, Clark Naylor with the Parks and Trails Committee states: “Development shall accommodate future trail along creek per Parks and Trails Master Plan.” On Sheet C-02 of the civil drawings the developer shows a future 12-foot trail, but only a small portion of the trail will actually be on the subject site. The developer’s share of the cost for the trail will be worked out when the properties to the south and east develop. As part of his site plan improvements, the developer will clean up all the brush and debris on the south side of the creek.

Tree Commission. In a memo dated October 24, 2013, Laura Bakker with the Tree Commission recommends that the landscape plan be modified to break up the Spring Snow into three or more varieties, such as Chionanthus Virginicus, Amelanchier, Syringa Reticulata, or some other three of similar size, but no flowering pear.

Noticing. Public noticing for both site plan and preliminary plat have been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the site plan and preliminary plat by Eric Saxey, representing Everest Builders, application 131010-13433S, subject to the following conditions:

1. That all requirements of the Draper City Engineering Department are satisfied throughout development of the site.
2. That all requirements of the Draper City Building Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are satisfied throughout development of the site.
4. That a deviation from strict compliance with the architectural standard set forth in Sub. 9-32-030(b)(3) is granted by the Planning Commission.
5. That a final plat application is submitted in accordance with section 17-4 of the Draper City Municipal Code.
6. That all buildings are constructed as shown in the exhibits attached to this staff report.
7. That all landscaping is installed in accordance with the landscape plan attached to this staff report and chapter 9-23 of the Draper City Municipal Code.
8. That approval of the site plan and plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
9. That all utility and mechanical equipment shall be clustered and screened by compatible architectural materials or by appropriate vegetation, as required by 9-32-030(b)(6), and that this is field verified prior to issuance of a certificate of occupancy.
10. That, unlike the submitted architectural renderings, there is a variety of garage door colors throughout the project, as required by Sub. 9-32-030(b)(8).
11. That all geotechnical issues outlined in Alan Taylor's memo dated October 23, 2013 are addressed prior to issuance of the first building permit.
12. That grading between the subject property and adjacent property shall be sufficient to accommodate emergency vehicle access.

This recommendation is based on the following findings:

1. That the proposed site plan is for a use that is permitted within the RM2 zone.
2. That the proposed site plan meets the Draper City ordinances pertaining to site plan approval, namely those contained in Section 9-32.
3. That the proposed site plan conforms to the requirements of the General Plan.
4. That the site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.
5. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because the proposed elevations uphold the existing character of the neighborhood.
6. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
7. That tandem parking is appropriate for this project and is allowed by ordinance.
8. That the proposed parking meets the requirements of the Draper City Municipal Code.
9. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
10. That the proposed architecture is consistent with the existing style and character of the neighborhood, which justifies a special exception from the requirement that building materials must consist of at least 50% brick or stone.

MODEL MOTIONS

Deviation from Strict Compliance

Sample Motion to Approve Modification of the Sidewalk Standard. “I move we approve the request by Eric Saxey to modify the sidewalk standard, as explained in this staff report, based on Finding #9 stated herein.”

1. List additional findings if any.

Sample Motion to Deny Modification of the Sidewalk Standard. “I move we deny the request by Eric Saxey to modify the sidewalk standard, based on the following findings:”

1. List findings.

Sample Motion to Approve Special Exception from the Architectural Standard. “I move we approve the request by Eric Saxey to be granted a special exception from the architectural standard as explained in this staff report, based on Finding #10 stated herein.”

2. List additional findings if any.

Sample Motion to Deny Deviation from Strict Compliance with the Architectural Standard. “I move we deny the request by Eric Saxey to be granted a special exception from the architectural standard, based on the following findings:”

2. List findings.

Site Plan

Sample Motion to Approve Site Plan. “I move we approve the site plan request by Eric Saxey for a 44-unit townhome development, as outlined under application 131010-13433S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013 and as modified by the following:”

1. List any additional findings and conditions.

Sample Motion to Deny Site Plan. “I move we deny the site plan request by Eric Saxey, as outlined under application 131010-13433S, based on the following findings:”

1. List findings.

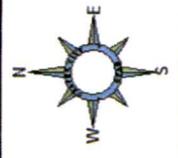
Preliminary Plat

Sample Motion to Recommend Approval of Preliminary Plat. “I move we forward a positive recommendation to the City Council regarding the Draper Creekside Townhomes plat, as requested by Eric Saxey, application 131010-13443S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013 and as modified by the following:”

1. List any additional findings and conditions.

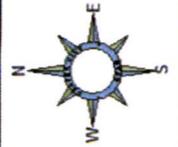
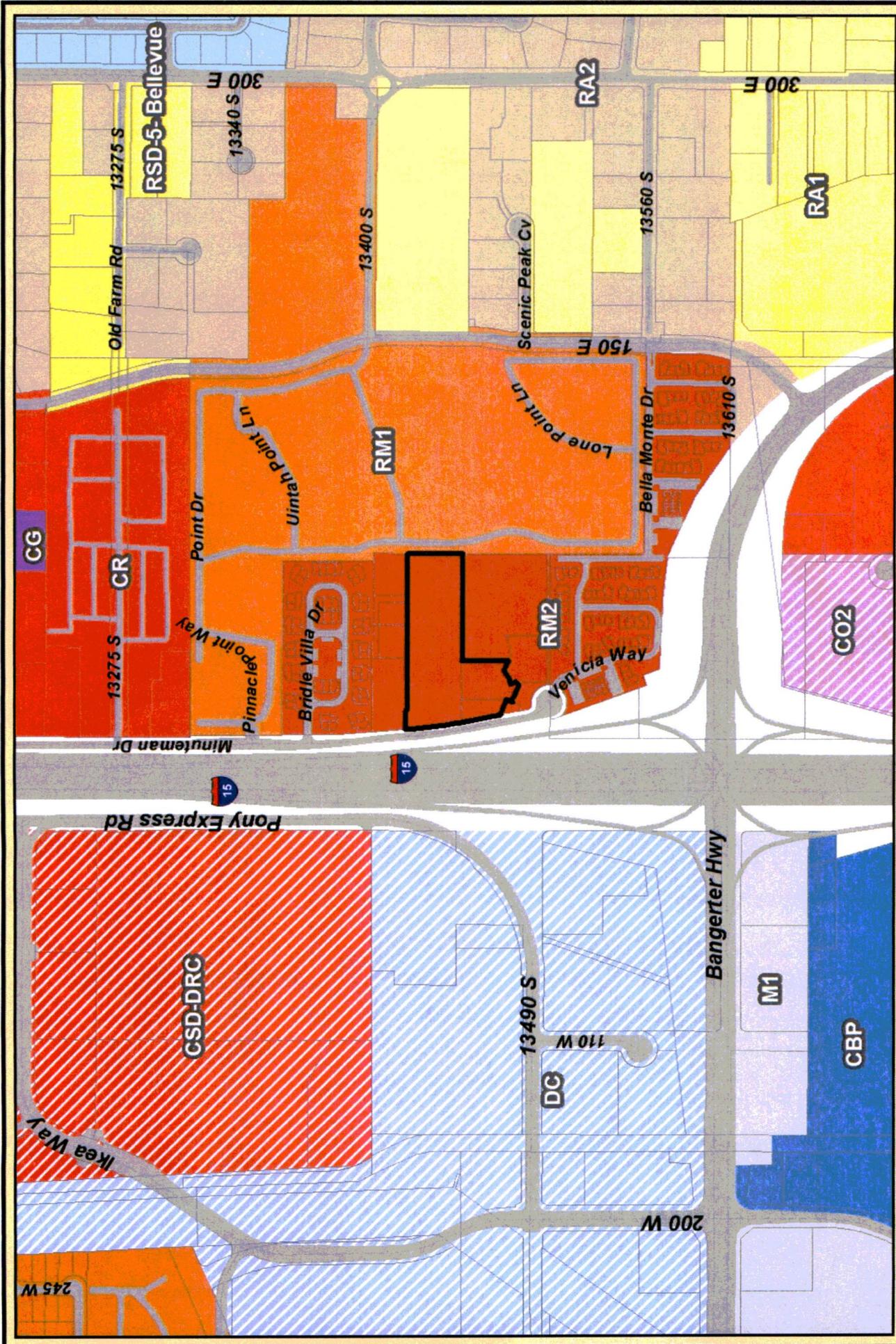
Sample Motion to Recommend Denial of Preliminary Plat. “I move we forward a negative recommendation to the City Council regarding the Draper Creekside Townhomes plat, as requested by Eric Saxey, application 131010-13443S, based on the following findings:”





Aerial Map for Draper Creekside Townhomes Subdivision Plat and Site Plan





Zoning Map for Draper Creekside Townhomes Subdivision Plat and Site Plan



MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JANUARY 9, 2014 IN THE DRAPER CITY COUNCIL CHAMBERS

“This document, along with the digital recording, shall constitute the complete minutes for this Planning Commission meeting.”

PRESENT: Chairperson Drew Gilliland; Planning Commissioners Jeff Head, Leslie Johnson, Kent Player and Marsha Vawdrey.

ABSENT: Commissioner Andrew Adams, Alternate Members Traci Gundersen, and Craig Hawker.

STAFF PRESENT: Keith Morey, Doug Ahlstrom, Troy Wolverton, Dan Boles, and Angie Olsen.

ALSO PRESENT: Roll on File

Study Meeting:

6:11:09 PM

Study Business Items: The commissioners reviewed the applications for the business meeting and addressed questions to staff members.

Business Meeting:

Chairperson Gilliland explained the rules of public hearings and called the meeting to order at 6:38:39 PM.

6:39:37 PM

1.0 **Public Hearing: On the request of Eric Saxey of Everest Builders for approval of a Site Plan and Preliminary Plat for a 44-unit townhome development on 3.9 acres in the RM2 (Residential Multi-Family) zone located at 13433 S. Minuteman Drive. This application is otherwise known as the Draper Creekside Townhomes Site Plan and Preliminary Plat Request, Application #131010-13433S.**

1.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated November 22, 2013, Planner Dennis Workman reviewed the details of the proposed application. He explained the application is a request for site plan and preliminary plat approval on 3.9 acres located near the south terminus of Minuteman Dr. He noted the property is zoned RM2, which allows a density of up to 12 units per acre; the applicant is requesting site plan approval for a 44-unit townhome development, yielding 11.28 units per acre. He explained 44 units requires 11 visitor parking stalls and the applicant has met that requirement. He explained there is also a

requirement for two parking stalls per each residential unit and that requirement has also been met. He stated all other design guidelines have been met, but he has recommended one condition of approval that the garage doors be of varying colors; the applicant has not specified which colors he will use, but he has done something similar on other projects and they look very nice. He then provided a brief explanation of the requests to deviate from strict compliance for sidewalks and the architecture of the project. He stated staff feels both requests can be approved based on the conditions listed in the staff report; staff feels the project is consistent with the other uses in the neighborhood. He concluded staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the preliminary plat.

6:47:26 PM

1.2 Applicant Presentation: Eric Saxey stated he has nothing to add to Mr. Workman's presentation regarding his project; this is his first project in Draper and it has been a good experience thus far.

6:47:56 PM

1.3 Commissioner Player asked Mr. Saxey to comment regarding the request for the deviation regarding sidewalks. Mr. Saxey stated there is a space issue at the site; he has increased the depth of his driveways to 20 feet rather than 16 feet. He stated this change was made to allow for tandem parking on the site. He stated a precedent has been set relative to providing sidewalks on only one side of the street; Draper Hillside has the same layout that he is proposing and he has conferred with staff regarding the sidewalks before making this final proposal.

6:48:58 PM

1.4 Chairperson Gilliland opened the public hearing.

6:49:04 PM

1.5 Ryan Button stated he owns the adjoining 2.5 acres of property and he is supportive of Mr. Saxey's project; he believes it will be a high quality project that will add a lot of value to the area. He added Mr. Workman has been great to work with and he has been very thorough. He stated he has been trying to work through access issues with Mr. Saxey as this is the last undeveloped corner of property in the City.

6:50:34 PM

1.6 There being no additional persons appearing to be heard, Chairperson Gilliland closed the public hearing.

6:50:46 PM

1.7 Commissioner Player asked for information regarding the colors of the garage doors in the project. Mr. Saxey reviewed the renderings of the project and stated there will be four different colors used in the buildings in the project and the garage door colors will coordinate with the building colors.

6:52:18 PM

1.8 **Motion – Deviation from Strict Compliance for Sidewalk Standards:**

Commissioner Head moved to approve the request by Eric Saxey to modify the sidewalk standard, as explained in this staff report, based on Finding #9 stated herein. Commissioner Player seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering Department are satisfied throughout development of the site.
2. That all requirements of the Draper City Building Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are satisfied throughout development of the site.
4. That a deviation from strict compliance with the architectural standard set forth in Sub. 9-32-030(b)(3) is granted by the Planning Commission.
5. That a final plat application is submitted in accordance with section 17-4 of the Draper City Municipal Code.
6. That all buildings are constructed as shown in the exhibits attached to this staff report.
7. That all landscaping is installed in accordance with the landscape plan attached to this staff report and chapter 9-23 of the Draper City Municipal Code.
8. That approval of the site plan and plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
9. That all utility and mechanical equipment shall be clustered and screened by compatible architectural materials or by appropriate vegetation, as required by 9-32-030(b)(6), and that this is field verified prior to issuance of a certificate of occupancy.
10. That, unlike the submitted architectural renderings, there is a variety of garage door colors throughout the project, as required by Sub. 9-32-030(b)(8).
11. That all geotechnical issues outlined in Alan Taylor's memo dated October 23, 2013 are addressed prior to issuance of the first building permit.
12. That grading between the subject property and adjacent property shall be sufficient to accommodate emergency vehicle access.

Findings:

1. That the proposed site plan is for a use that is permitted within the RM2 zone.
2. That the proposed site plan meets the Draper City ordinances pertaining to site plan approval, namely those contained in Section 9-32.
3. That the proposed site plan conforms to the requirements of the General Plan.

Findings Continued:

4. That the site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.
5. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because the proposed elevations uphold the existing character of the neighborhood.
6. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
7. That tandem parking is appropriate for this project and is allowed by ordinance.
8. That the proposed parking meets the requirements of the Draper City Municipal Code.
9. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
10. That the proposed architecture is consistent with the existing style and character of the neighborhood, which justifies a special exception from the requirement that building materials must consist of at least 50% brick or stone.

6:52:49 PM

- 1.9 Commissioner Head stated that it appears that the sidewalks will be sufficient to accommodate the pedestrian traffic in the development. Chairperson Gilliland agreed.

6:53:07 PM

- 1.10 **Vote:** A roll call vote was taken with Commissioners Head, Player, Vawdrey, and Johnson, Vawdrey, and Head voting in favor of approving the request for deviation from strict compliance for sidewalks.

6:53:19 PM

- 1.11 **Motion – Special Exception from Architectural Standard:** Commissioner Player made a motion to approve the request by Eric Saxey to be granted a special exception from the architectural standard as explained in this staff report, based on Finding #10 stated herein. Commissioner Vawdrey seconded the motion.

6:54:02 PM

- 1.12 **Vote:** A roll call vote was taken with Commissioners Player, Vawdrey, Johnson, and Head voting in favor of approving the special exception from architectural standards.

6:54:13 PM

- 1.13 **Motion – Site Plan:** Commissioner Vawdrey made a motion to approve the site plan request by Eric Saxey for a 44-unit townhome development, as outlined under application 131010-13433S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013. Commissioner Johnson seconded the motion.

6:54:43 PM

- 1.14 **Vote:** A roll call vote was taken with Commissioners Player, Johnson, Vawdrey, and Head voting in favor of approving the site plan.

6:54:52 PM

- 1.15 **Motion – Preliminary Plat:** Commissioner Johnson made a motion to forward a positive recommendation to the City Council regarding the Draper Creekside Townhomes plat, as requested by Eric Saxey, application 131010-13443S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013. Commissioner Head seconded the motion.

6:55:19 PM

- 1.16 **Vote:** A roll call vote was taken with Commissioners Johnson, Head, Player, and Vawdrey voting in favor of forwarding a positive recommendation to the City Council.

6:55:51 PM

- 2.0 **Public Hearing: On the request of Dan Vanzeben for approval of a Commercial Site Plan and Conditional Use Permit (CUP) to operate a hotel in the CR (Regional Commercial) zone and allow for additional height on 2.58 acres at 12093 S. State Street. This application is otherwise known as the Homewood Suites Commercial Site Plan and Conditional Use Permit Plan, Application #130729-12093S.**

6:56:18 PM

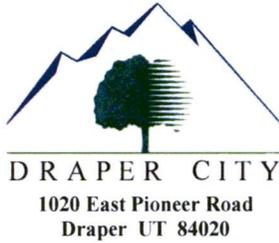
- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated December 31, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He explained this is an application for a commercial site plan and conditional use permit (CUP) for approximately 2.58 acres located on the east side of State Street at approximately 12093 South. He stated the CUP covers two aspects of the application: first is for the proposed land use in the CR zone as a hotel is listed is a conditional use. He noted the second aspect of the CUP is relative to the proposed height of the building. He reviewed an aerial photograph to orient the Planning Commission to the location of the subject property and he identified some adjoining land uses and landmarks. He stated the property will be accessed from State Street and there will also be two points of access on the east side of the property; all access points meet the Fire Department requirements. He noted the applicant has requested a deviation for landscaping and reviewed the areas on the site where the landscaping buffer would be shorter than the required ten feet. He stated staff is supportive of the requested deviation due to the configuration of the lot; it is long and narrow and the building has been configured in a way that it fits appropriately on the subject property. He then stated that at the highest point of the building it is 56 feet tall; the highest building height allowed in the CR zone is 45 feet, but the Planning Commission is authorized to grant a greater

[Return to Agenda](#)

ITEM #8

REQUEST FOR COUNCIL ACTION

| | |
|---|--|
| To: | <u>Mayor & City Council</u> |
| From: | <u>Vivien Pearson</u> |
| Date: | <u>January 10, 2014</u> |
| Subject: | <u>Dining Club License for Shepherd's Allstar Lanes, Inc</u> |
| Applicant Presentation: | <u>Brad Shepherd</u> |
| Staff Presentation: | <u>Keith Morey</u> |
| RECOMMENDATION: | |
| City Council approval for Dining Club License for Shepherd's Allstar Lanes, Inc | |
| BACKGROUND AND FINDINGS: | |
| Applicant, Brad Shepherd is applying for a Dining Club License for Shepherd's Allstar Lanes, Inc. This application is the third of four available Dining Club Licenses. The applicant will be applying for a Club License with the Department of Alcohol Beverage Commission; however at this time there are no club licenses available at the state level. This local consent will be used at a future date. | |
| PREVIOUS LEGISLATIVE ACTION: | |
| None | |
| FISCAL IMPACT: Finance Review: <u>BW</u> | |
| N/A | |
| SUPPORTING DOCUMENTS: | |
| <ul style="list-style-type: none">• Dining Club Alcoholic Beverage License application and receipt in the amount of \$600 to cover application fee.• Copy of Business License Application.• Background check document on applicant, Brad Shepherd• Map showing location to be more than 300ft. from the nearest park, church, school, etc. as required by ordinance.• Diagram of interior of store showing location beer storage. | |



**LOCAL CONSENT
DINING CLUB ALCOHOL LICENSE**

Date: _____

Utah Department of Alcoholic Beverage Control
Licensing and Compliance Division
1625 South 900 West
P.O. Box 30408
Salt Lake City UT 84130-0408

To Whom It May Concern:

Draper, Salt Lake County (City)(Town)(County) hereby grants its consent for the issuance of a Dining Club Alcohol License to:

Shepherd's Allstar Lanes,
12101 S State St

pursuant to the provisions of Section 32A-5 Utah Code for the purpose of sale, storage and consumption of beer on the premises. Furthermore, the applicant has met all ordinances and requirements relating to issuance of a local dining club business license.

Very truly yours,

Mayor, City of Draper



DRAPER CITY
1020 East Pioneer Road
Draper UT 84020
(801) 576-6530, Fax (801) 576-6526

ALCOHOLIC BEVERAGE LICENSE APPLICATION

Business Name: Shepherd's Allstar Lanes Inc Telephone: 801-566-6627
Business Location: 12101 South State Street Draper, Utah 84020

Mailing Address: PO Box 370 City: West Jordan State: Utah Zip: 84084

Property Owner, if leasing or renting: Brad Shepherd Telephone: 801-566-6627
Property Owner's Address: 6269 Jamestown Court, Murray, Utah 84121

Business Owner: Brad Shepherd Telephone: 801-566-6627
Home Address: 6269 Jamestown Ct. City: Murray State: Ut Zip: 84084
e-mail address: brad.shepherd@comcast.net

Type of License: Off Premise Full Service Limited Service

Club (Please specify type): Dining On Premise, Non-Tavern Manufacturer License

I am applying for Local Consent to obtain a Club - Dining license at the Department of Alcoholic Beverage Control.

I am not applying for Local Consent.

Date business will begin: 2-1-2014

I (we) hereby apply for a license to conduct the above described business within Draper City and as such, do hereby acknowledge and fully understand all Ordinances of Draper City that shall apply and agree to fully comply with all such Ordinances, including but not limited to, Business Licensing, Health and Land Use Regulations. I, Brad Shepherd, hereby authorize Draper City to request a background check be completed by the Draper City Police Department or other law enforcement agency in connection with the foregoing application. If my application is for an On Premise Consumption License, I further hereby agree to permit any authorized representative of the Department of Alcoholic Beverage Control, Draper City, Draper Police, or Salt Lake Valley Health Department unrestricted right to enter the business.

The information in this application is governed by Utah State Government Records Access and Management Act (GRAMA). You are required to furnish the information on this form for the purpose of identification and to provide background information to properly assess your application and expedite processing. This information will be used only so far as necessary for evaluating your application. Failure to provide the information may result in the process taking longer or, in some cases, your application may be impossible to process. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this application. Draper City does not currently share private, controlled or protected information with any other person or government entity.

Brad Shepherd
Signature of Business Owner or Agent by written authorization

Date: January 9, 2014

| | | |
|-------------------------|-------------------------------------|---------------|
| Off premise Consumption | <input type="checkbox"/> | _____ |
| On Premise Consumption | <input checked="" type="checkbox"/> | <u>600.00</u> |
| Total Fee | \$ | <u>600.00</u> |

| | |
|-------------------------------------|--------------------------------------|
| Approvals: (Office Use Only) | |
| <input type="checkbox"/> | City Council Approval Date: _____ |
| <input type="checkbox"/> | Fees Received |

City of Draper
1020 E Pioneer Road
Draper UT 84020 801-576-6500

Receipt No: 9.019245 Jan 9, 2014

Shepherd's Allstar Lanes

Previous Balance: .00
BUSINESS LICENSE FEES
LIQUOR/BEER LICENSE FEES 600.00
11-31-7403
Liquor/Beer License

Total: 600.00

Check
Check No: 1120 600.00
Payor:
Shepherd's Allstar Lanes
Total Applied: 600.00

Change Tendered: .00

Duplicate Copy
01/09/2014 01:58PM



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Draper City Business Licensing, 1020 East Pioneer Road, Draper UT 84020. Questions call (801) 576-6530.

Section 1: Business Information

Name of Business: Shepherd's Allstar Lanes Inc DBA Allstar Bowling and Entertainment

Location of Business: 12101 South State Street Suite No./Apt. No.:

City: Draper State: Utah Zip Code: 84020

Business Telephone: _____ Business Fax: 801-572-1122

Property Owner Name: _____ Telephone: 801-572-1122

Section 2: Owner Information

Business Owner: Brad Shepherd

Owner Home Address: 6269 Jamestown Court Suite No./Apt. No.:

City: Murray State: Utah Zip Code: 84121 Telephone: 801-599-9151

Section 3: Business Mailing Address: (This is the address where all license renewal forms will be sent)

Same as Section 1 Same as Section 2 Send all correspondence to:

PO Box 320 City: West Jordan State: Utah Zip: 84084

Type of Organization: (include copy of Articles of Incorporation and copy of name registration with State of Utah)

Corporation LLC LP Partnership Sole Proprietor Other:

This business is (place X in appropriate box below)

Home Occupation/Office Only New Business (Commercial Only) Other: 5 CORP

Sales Tax #: (If applicable) _____ ral Tax I.D. #:

Projected Opening Date for Business: 6-1-2013 E-Mail Address: _____

Detailed Description of Business:

Family Entertainment Facility

This form is an application for a business license. The actual license will be issued only when all inspections have been approved. All information must be accurately completed or the issuance of a license will be delayed. It is a Class "B" Misdemeanor to own or operate a business in Draper City without a current Business License. I/we hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true. I/we hereby consent to Draper City performing a background security check with the Draper City Police Department or other law enforcement agency in connection with this application for a business license with Draper City.

Owner/Agent: Brad Shepherd

Date: June 4, 2013 Title: President

The information in this application is governed by Utah State Government Records Access and Management Act (GRAMMA). You are required to furnish the information on this form for the purpose of identification and to provide background information to properly assess your application and expedite processing. This information will be used only so far as necessary for evaluating your application. Failure to provide the information may result in the process taking longer or, in some cases, your application may be impossible to process. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this application. Draper City does not currently share private, controlled or protected information with any other person or government entity.

| | | |
|---------------------------------|---------------|--|
| Base Fee: | <u>75.00</u> | Office Use Only Approvals: Fire: <u>X</u> Bldg. Inspection: _____ Police: <u>n/a</u> P & Z: <u>6.21.13</u> SV Water: <u>n/a</u> SL Co. Health: <u>n/a</u> Animal Control: <u>n/a</u> Other: <u>n/a</u> <input type="checkbox"/> Approved by Business License Official. Fees may be accepted and deposited at this time. |
| Owner/# of Employees: <u>67</u> | <u>469.00</u> | |
| Other Fees (if applicable): | | |
| Total: | <u>544.00</u> | |



Department of Public Safety

KEITH D. SQUIRES
Commissioner

Receipt No: 2013218389

State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Criminal History Report

This is an official Utah Computerized Criminal History Report for the following person:

| | |
|--|----------------|
| Name: BRADLEY SCOTT SHEPHERD | Date of Birth: |
| Other Names Used: (SHEPHERD, BRADLEY S), (SHEPHARD, BRADLEY) | |
| Other Dates of Birth Used: No other birth dates exist. | |

CRIMINAL RECORD VERIFIED

This report reflects the criminal history as of: **12/06/2013**

Attached to this report is a copy of the arrests found in our database. This report is not complete without the attachment. This report is based on a search of the Utah Computerized Criminal History file only. It does not preclude the existence of juvenile arrests in other states or arrests not reported to BCI.

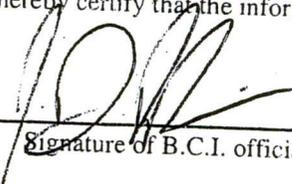
The criminal history information was verified by fingerprint comparison.

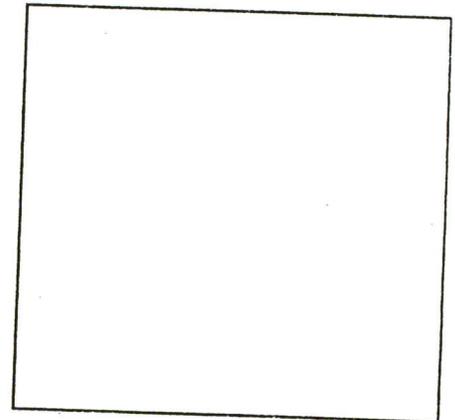
The complete criminal history starts with the individuals's personal information and ends with the words "END OF REPORT". Each page of the report will be numbered (1 of 5, 2 of 5, etc.) and printed on official BCI watermark paper.

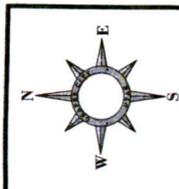
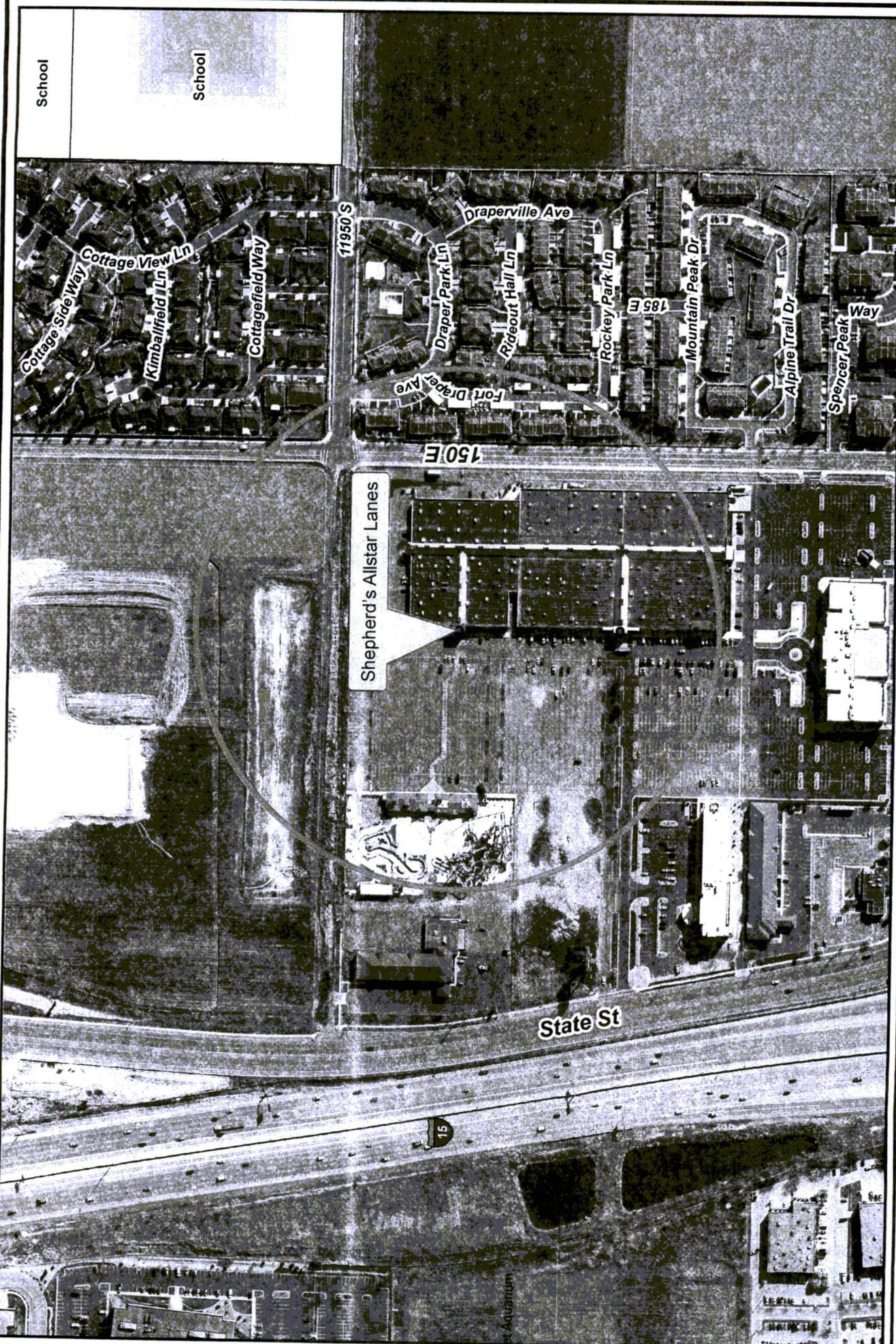
If you wish to challenge the accuracy of the information contained within this criminal history record, you may do so by following the procedures in Utah Administrative Code R722-900-5 et seq.

This report is not valid without the official seal of the State of Utah embossed in the box to the right.

I hereby certify that the information contained in this document is true and correct.


Signature of B.C.I. official



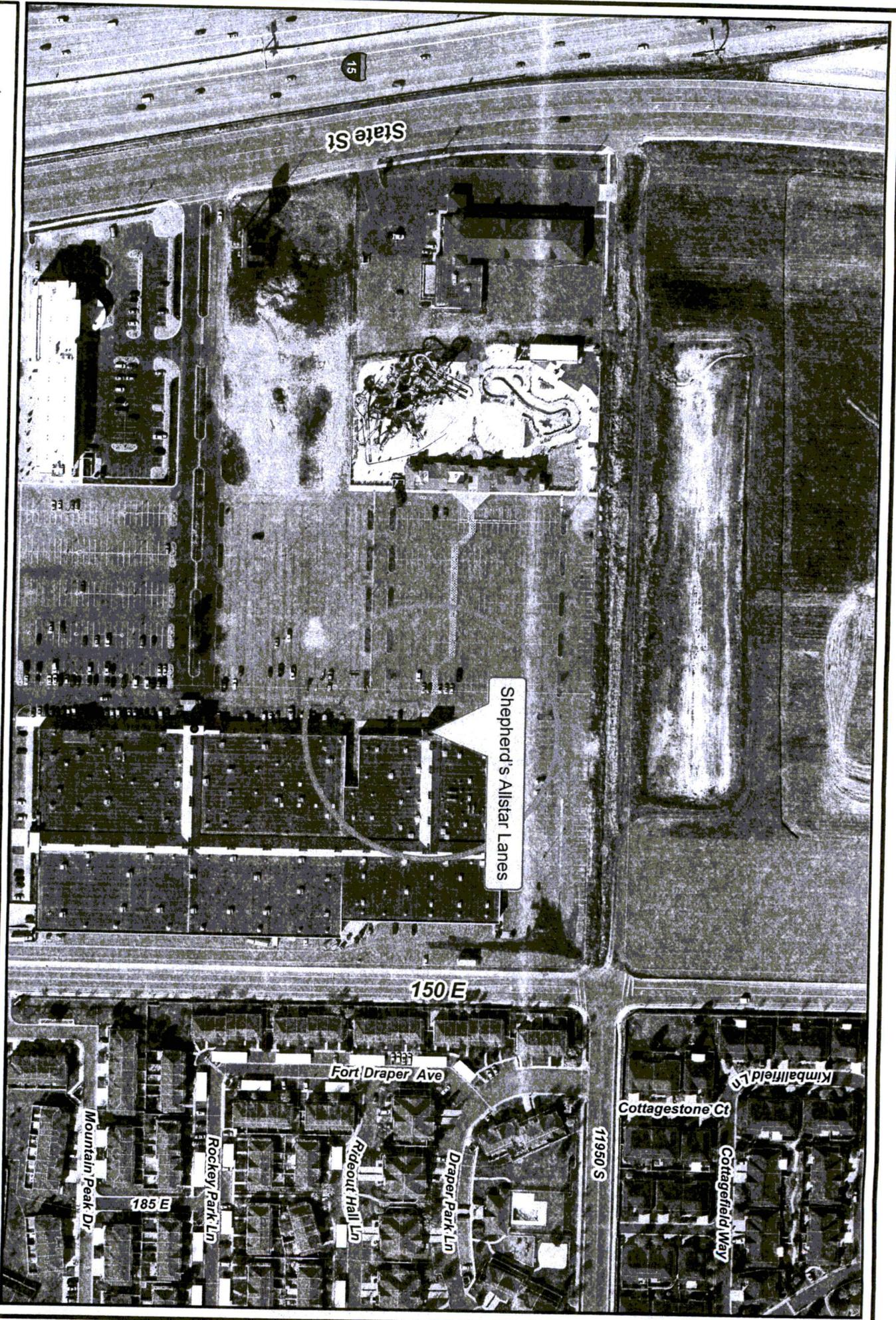
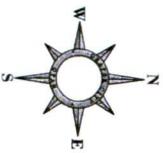


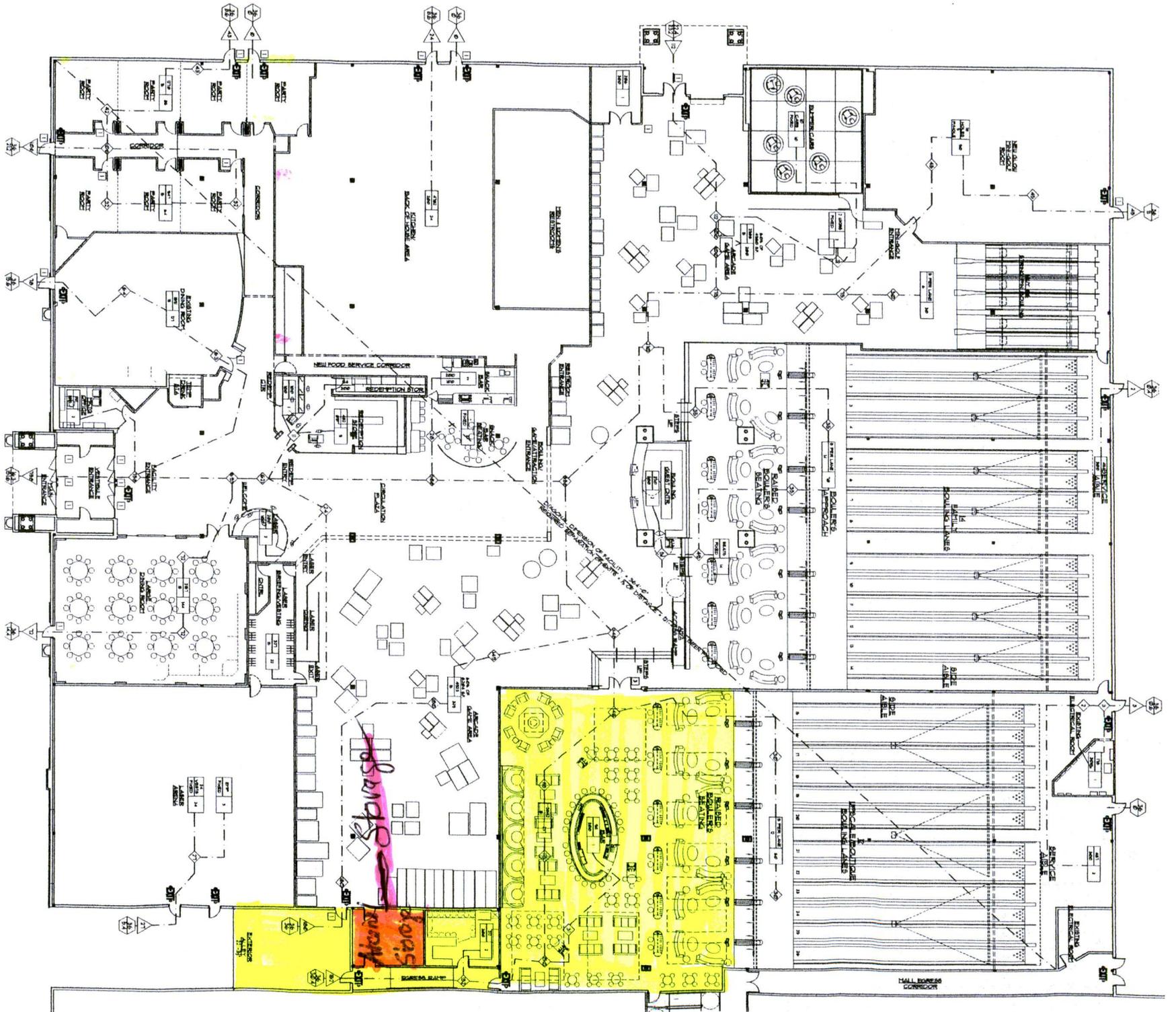
Shepherd's Allstar Lanes 12101 S State St, 600' Buffer





Shepherd's Allstar Lanes 12101 S State St, 200' Buffer





[Return to Agenda](#)

ITEM #9

REQUEST FOR COUNCIL ACTION

| | |
|--------------------------------|--|
| To: | Mayor & City Council |
| From: | Bob Wylie |
| Date: | February 11, 2014 |
| Subject: | Approve Resolution No. 14-08 Amending the Consolidated Fee Schedule Regarding Park Reservation Fees, Public Improvements Inspection Fees, Records Request Fees, and the Returned Check Fee. |
| Applicant Presentation: | n/a |
| Staff Presentation: | Bob Wylie, Finance Director |

RECOMMENDATION:

Staff recommends the City Council approve resolution No. 14-08 amending the Consolidated Fee Schedule regarding Park reservation Fees, Public Improvements Inspection Fees, records Request Fees and Returned Check Fee.

BACKGROUND AND FINDINGS:

Park Reservation Fees: Fee's are being increased or implemented to reflect actual cost recovery or to minimize the gap between facility usage and overall maintenance and staff time. Cancellation fees are being implemented save the City money and keep renters honest and sincere about their reservation requests. When someone has a date reserved, and consequently the Recreation Department has turned away several potential renters for the date, and then the original renter cancels right before the date, in many case it goes un-used and thus cost the city potential revenue.

Public Improvements: Section 17-7-010 Development Fees Levied. No final plat shall be approved by the City Council or Zoning Administrator or recorded and no building or other permits required by the Ordinances of Draper City shall be issued, unless the subdivider shall first pay to the City all applicable fees required under the City Consolidated Fee Schedule. All public improvements inspections fees shall be paid to the City prior to the recordation of the plat.

Records Fees: This change brings the fees charged for staff preparation time in compliance with State law. It also cleans up the fees for audio CDs.

Returned Check Fee: In accordance with Section 7-15-1, Utah Code Annotated, the amount of the service charge that can be assessed for a returned check is \$20. Currently, the fee schedule is set at \$25 for returned checks.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT: Finance Review:

None

SUPPORTING DOCUMENTS:

- Resolution 14-08

RESOLUTION NO. 14-08

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE RELATING TO PARK RESERVATION FEES, PUBLIC IMPROVEMENT INSPECTIONS FEES, RECORDS FEES, and RETURNED CHECK FEES.

WHEREAS, the Mayor and City Council wish to update certain fees shown in the Draper City Consolidated Fee Schedule to better recover the cost of providing the related services; and

WHEREAS, a public hearing to consider the amendment to the Consolidated Fee Schedule, as shown in Exhibit "A" and hereto attached, has been noticed and held and all interested persons were heard, for or against the changes; and

WHEREAS, the City Council hereby finds this action in the best interest of the public's health, safety, and general welfare of the residents of Draper City, as well as promote the fiscal integrity of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH AS FOLLOWS:

Section 1. Approval. The City Council hereby amends the Draper City Consolidated Fee Schedule as shown in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 11th DAY OF FEBRUARY, 2014.

DRAPER CITY

ATTEST:

City Recorder

Mayor

Exhibit A

CONSOLIDATED FEE SCHEDULE

25. ~~PARK RESERVATIONS~~ **PARK AND RECREATION AND PAVILLION USER FEES**

(Res 05-51, (Res. 12-12)

A) Pavilion - ½ day* **Defined as 9:00 am - 3:00 pm OR 4:00 pm – 10:00 pm**

| | | |
|-------|--|-----------|
| (i) | Resident or Draper City Business----- | \$30.00 |
| | Large Pavilions: Draper Park North and Galena Park Pavillions:----- | \$40.00 |
| | Small Pavilions: Steep Mountain, Smith Fields, Draper South Pavillions:----- | \$35.00 |
| (ii) | Non-Resident or Non-Draper Business----- | \$50.00 |
| | Large Pavilions: Draper park North and Galena Park Pavillions:----- | \$60.00 |
| | Small Pavilions: Steep Mountain, Smith Fields, Draper South Pavillions:----- | \$55.00 |
| (iii) | Cleaning Deposit (to be refunded upon inspection of pavilion) ----- | \$25.00 |
| (iv) | Cancelation Fee: If made 45 calendar days prior to reservation----- | \$10.00 |
| | If made after 45 calendar days----- | No refund |

B) Non-City/Outside Agency Field rentals (ball diamonds, soccer fields, etc.) (Res. 09-09)

| | | |
|--------|--|--|
| (i) | Resident ----- | \$10.00 per hour or \$70.00 per day, per field (9am – 9 pm daylight hours) |
| | | \$15.00 per hour, per field |
| (ii) | Non-Res ----- | \$12.00 per hour or \$85.00 per day, per field (9am – 9 pm daylight hours) |
| | | \$20.00 per hour, per field |
| (iii) | Per Player fee: (for large agencies or leagues who schedule fields rent for a defined season on a reoccurring basis and work in partnership with Draper City. To be paid by league after final registration and total participating players are known. | |
| (a) | Resident ----- | \$5.00 |
| | | \$10.00 |
| (b) | Non-resident ----- | \$7.00 |
| | | \$15.00 |
| (iv) | Lights at all parks ----- | \$25.00 per hour |
| (v) | City staff ball diamond prep, soccer paint/set up ----- | \$25.00 per field |
| (vi) | City sponsored programs and events in co-operation with Draper Parks and Recreation ----- | No charge |
| (vii) | Upon Director approval, park rental fee may be waived for renter on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate. | |
| (viii) | Cancelation Fee: If made 45 calendar days prior to reservation----- | \$10.00 |
| | If made after 45 calendar days----- | No Refund |

C) ~~Business~~ - ½ day*

| | | |
|------|-------------------------------|---------|
| (i) | Located in the City----- | \$30.00 |
| (ii) | Located outside the City----- | \$50.00 |

C) **Recreation User Fees and Admissions**

(i) Fee's charged for Draper City Recreation Department including youth and adult sport programs, events, classes, concerts, shows, camps, etc. are to be set by the Recreation Director and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist costs, etc.

(ii) **Recreation Program Cancellation Fees**

- (a) If cancellation is made while program registration is still open----- \$10.00
- (b) If cancellation is made after registration closing but prior to starting----- 50% of fee
- (c) If cancellation is made after program starts----- \$No refund
- (d) Recreation Director may approve refunds for "extreme" or "hardship" situations on a case-by-case situation.

G) DAY BARN RENTAL FEES (Res. 12-12)(Res. 13-32)

Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the WEEKDAY rental days of Monday, Tuesday, Wednesday and Thursday. For WEEKEND rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. WEEKEND rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, 12 66" circular tables, 96 chairs and 2 6-ft banquet tables.

- (i) Rental rate per each block for RESIDENT/DRAPER BUSINESS on weekdays-----\$175.00
- (ii) Rental rate per each block for NON-RESIDENT/NON-DRAPER BUSINESS on weekdays-----\$225.00
- (iii) Rental rate for each weekend day (Friday, Saturday, Sunday) for RESIDENT/DRAPER BUSINESS-----\$400.00
- (iv) Rental rate for each weekend day (Friday, Saturday, Sunday) for NON_RESIDENT OR BUSINESS-----\$500.00
- (v) Security/Cleaning Deposit per rental (refundable)-----\$200.00
- (vi) Cancellation Fees
 - (a) If cancellation request is 45 days before reservation----- 50% of fee
 - (b) If cancellation request is less than 45 calendar days----- No Refund

30. PUBLIC IMPROVEMENT INSPECTIONS

- A) Public Improvement Inspections ~~\$5.96 per linear ft~~
- (i) If the centerline of the fronting roadway is 400 feet or greater, then:
 - (a) Inspection Fee for Full Width Street \$6.00/linear ft
 - (b) Inspection Fee for Fronting Road \$4.00/linear ft
- (ii) If the centerline of the fronting street is less than 400 feet, then:
 - (a) Inspection fee.....\$400.00 lump sum
 - Plus:
 - (b) Storm Drain (0' to 100') \$200.00
(each additional 100' increment, or part thereof) \$100.00
 - (c) Land Drain (0' to 100') \$200.00
(each additional 100' increment, or part thereof) \$100.00
 - (d) Detention Basin \$150.00 lump sum
 - (e) Culinary Water System (0' to 100') \$200.00
(each additional 100' increment, or part thereof) \$100.00

31. RECORDS (Res. 05-20)

- E) Miscellaneous
 - (i) Copies of documents not listed up to 8.5" x 14" ----- \$0.15
 - (ii) Copies of documents not listed over 8.5" x 14" ----- \$0.50
 - (iii) Copies of Documents requested under GRAMA provisions----- \$0.15 per page
plus ~~\$30/hour~~ staff preparation time. (Res. 00-23)
 - ~~(iv) Copy of Audio CD under GRAMA ----- \$5.00
(Res 05-20)~~
 - ~~(vii) Copy of CD's under GRAMA ----- \$15.00
(Res 00-23)~~
 - (vii) Research Fee - includes general letters from the department regarding Legal Lots of Record; Re-build letters; and other Research Request (excluding GRAMA requests) ----- \$50.00 plus copy fee
(Res 01-28)
 - (viii) Interest charged other receivables or any other unpaid obligations due Draper City not paid within 30 days from the date of invoice, 18% on unpaid balance or 1-1/2% per month

32. RETURNED CHECKS

A) Returned Checks for All Draper City Departments-----~~\$25.00~~ \$20.00 per check

Return to Agenda

ITEM #11

Draper City Council Assignments 2014

| | Mayor Walker | Bill Colbert | Bill Rappleye | Jeff Stenquist | Alan Summerhays | Marsha Vawdrey |
|---|--------------|--------------|---------------|----------------|-----------------|----------------|
| Chamber of Commerce | | | | X | | |
| Arts Council | X | | | | | |
| Equestrian Center Advisory Board | | | | | X | |
| Historic Preservation Commission | X | | | | | |
| Parks, Trails and Recreation Committee | | | | | X | |
| Planning Commission | | | | X | | |
| Tree Commission | | | X | | | |
| Youth Council/Peer Court | | | | | | X |
| Appeals Board (A is alternate) | | A | X | A | X | X |
| Economic Development | X | X | X | X | X | X |
| Emergency Preparedness Committee | | | X | | | |
| | | | | | | |
| Special Assignments: | | | | | | |
| Association of Municipal Councils | | | | | | |
| Mayor Pro Tem | | X | | | | |
| S.L. County Council of Governments (COG) | X | | | | | |
| The Conference of S.L. Valley Mayors (COM) | X | | | | | |
| Trans Jordan Landfill Alternate Board Member | | | | | X | |
| Municipal Building Authority President | | | | | | |
| Municipal Building Authority Vice President | | | | | | |
| Redevelopment Agency Chair | | | | | | X |
| Redevelopment Agency Vice Chair | | | X | | | |
| Utah Transit Authority Board | | | | | | X |
| Jordan River Commission | | X | | | | |
| Draper Days | X | X | X | X | X | X |
| Council of Municipal Governments | X | | | | | |
| Mountainland Association of Governments | X | | | | | |
| Trans Com | X | | | | | |
| Unified Fire Authority | X | | | | | |
| Voting member of the Draper Foundation | | X | | | | X |
| Senior Center | X | | | | | |
| Air Quality Board | X | | | | | |
| Salt Lake County Library Board | X | | | | | |
| Voting member of the Legislative Policy Committee | X | | | X | | |
| Prison Relocation Board (PRADA) | X | | | | | |
| SunCrest Board | | | | | | |
| Draper Cycle Park Board | | | | | | |

3 members, 2 alts

<- also Jeff Hartley

[Return to Agenda](#)

ITEM #12

RESOLUTION NO. 14-04

**A RESOLUTION OF THE DRAPER CITY COUNCIL
ELECTING A MEMBER TO SERVE AS THE MAYOR PRO
TEMPORE**

WHEREAS, the Draper City Municipal Code provides the election of a Mayor Pro Tempore to preside in the Mayor's absence; and

WHEREAS, it is the desire of the City Council to elect a Mayor Pro Tempore to act in the absence of the Mayor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Election. The Draper City Council has elected _____ to serve as the Mayor Pro Tempore for the year 2014.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS 11th DAY OF FEBRUARY, 2014.

DRAPER CITY

**By: _____
Mayor**

ATTEST:

City Recorder

Past Mayor Pro Tempores

| Year | Name |
|------|-----------------|
| 2006 | Bill Colbert |
| 2007 | Paul Edwards |
| 2008 | Jeff Stenquist |
| 2009 | Stephanie Davis |
| 2010 | Troy Walker |
| 2011 | Alan Summerhays |
| 2012 | Bill Rappleeye |
| 2013 | Jeff Stenquist |