

MINUTES OF THE REDEVELOPMENT AGENCY MEETING HELD ON TUESDAY, SEPTEMBER 18, 2012, 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: Chairman Bill Rappleye, Boardmembers Darrell Smith, Jeff Stenquist, Alan Summerhays, and Troy Walker. Bill Colbert was excused.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Danyce Steck, Tracy Norr,

1.0 Call to Order

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1.1 The meeting was called to order by Chairman Rappleye.

2.0 Public Hearing on the Draft "Draper FrontRunner Community Development Project Area Plan" Dated August 10, 2012

- A. Explanation of Purposes of the Public Hearing**
- B. Review of the draft Draper FrontRunner Community Development Project Area Plan – David Dobbins**
- C. Agency Board Question Period Regarding Draft Plan**
- D. Receipt of Written or Oral Objections to the Project Area Plan; Public Comment on draft Project Area Plan; and Public Comment on Whether Project Area Plan Should Be Revised, Adopted or Rejected:
 - (1) Presentations by Property Owners within Proposed Project Area, If Any**
 - (2) Presentations by Taxing Entities, If Any**
 - (3) Presentations by Other Parties Having an Interest****
- E. Agency Board Question Period and Response by Agency Staff**

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2.1 Randy Feil said the purpose of the public hearing is to consider public input for the CDA plan in compliance with statutory provisions. Comments could include requests for revision, rejection, or adoption of the draft plan. Appropriate notice was given regarding the proposed plan. He asked if any written objections had been given and was told that none had been submitted.

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2.2 Ed James reviewed the draft Draper FrontRunner Community Development project area plan. He explained the uses of property within the project area and highlighted the need to expand the original area to accommodate the connection of Bangerter and 12300 South and the development of eBay. The project is 353 acres and involves 55 properties. The main feature of the plan is the voluntary participation and it is all done by interlocal agreements. The increment funds are there for infrastructure improvements and parking

structures to enhance the development of the area. It will be completed in 20 years and requires no bonding or loans. He reviewed the plan's features.

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2.3 Bob Springmeyer, Bonneville Research, said this is a public/private partnership. The tax increment proposal will be 74% used for infrastructure investment and 25% passed through to all the taxing entities. The remaining 1.5% is set for administration. With CDA's, a benefit analysis is prepared. A risk analysis was also done. He said there is no risk at all if the project proceeds as planned because there is no bonding. There is a substantial amount of new jobs being created.

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2.4 Chairman Rappleye asked for board questions. There were none. Chairman Rappleye asked for comments or objections from property owners.

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2.5 Jeffrey Vitek, Draper Holdings, said the staff and consultants have been very involved with this process. He said he is very supportive of the project.

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2.6 Chairman Rappleye asked if there were any taxing entity representatives present to speak. No one responded.

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2.7 Alan Dahle, 6575 South Redwood Road, said he is one of the property owners. He said he has not seen the master plan for the project area. He would like to see the proposed roads and how it will affect his property. He asked about the timing. David Dobbins replied this is not a master plan project that includes road layouts and densities. The maps are illustrations to show what might happen. Details about road negotiations with Mr. Dahle will need to be held. Mr. Dobbins also said this does not change the greenbelt status.

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2.8 Chairman Rappleye asked if there were any board questions. None were asked.

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2.9 Larry Johnson, 7777 South Allen Street, said he met with David Dobbins about some of the aspects of the project plan which affect his property. He said he was not aware until he received the notification that the council was as advanced in planning as UDOT is. He said he has not seen anything that shows definitively that shows what the council is doing. He does not know what is going on so he does not know how to respond. David Dobbins said the CDA establishes a taxing entity to allow the city to take a portion of the tax increment to use for infrastructure improvements in the area. It does not affect current zoning, zoning regulations, entitlements, taxable values, or greenbelt. It is a funding mechanism so when development takes place, the tax increase goes back into the

project area. Mr. Feil further explained CDA's. Mr. Johnson said his dealing so far has been through UDOT. He doesn't have development aspirations at this time. He said the maps he saw through the city do not match what he has seen from UDOT.

3.0 Motion to Close Public Hearing

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3.1 A motion to close the public hearing was made by Boardmember Walker and seconded by Boardmember Summerhays. The motion carried by unanimous vote.

4.0 Summary of Proposed Findings of Agency

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4.1 Mr. Feil said there is a summary of proposed agency board findings in Section 5 of the resolution. He said the findings are:

- a) that the adoption of the project or area plan will satisfy a public purpose by encouraging and accomplishing appropriate development and economic development within the project area;
- b) provide a public benefit as shown in the benefit analysis included in the project area plan;
- c) be economically sound and feasible;
- d) conform to Draper City's general plan and be in conformance with the zoning and development ordinances; and
- e) promote public peace, health, safety and welfare of the city.

He said he would like the board to adopt the findings in addition to adopting the resolution.

5.0 Consideration and Adoption of Findings and Consideration and Adoption of Resolution #RDA 12-04 Adopting the Draper FrontRunner Community Development Project Area (DRCDA) Plan, Dated August 10, 2012

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5.1 A motion was made by Boardmember Walker to approve Resolution #12-04 and adopt the project area plan, including the recommended findings as follows:

- 1) the proposed DRCDA plan meets the intent, goals, and objectives of the Draper City General Plan,
- 2) the proposed DRCDA plan meets the requirements and provisions of the Draper City Municipal Code,
- 3) the proposed DRCDA plan will not be deleterious to the health, safety and general welfare of the general public nor the residents of adjacent properties,
- 4) the proposed DRCDA plan conforms to the general aesthetic and physical development of the area,
- 5) the public services in the area are adequate to support the DRCDA plan,

- 6) **the plan will not require the external funding from the taxing entities (it will come from the private developers and will be reimbursed), and**
- 7) **it is the desire of the city plan for the development of this area.**

The motion was seconded by Boardmember Summerhays.

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- 5.2 Mr. Feil said he wanted to make sure the council understands that by adopting the resolution, the board is adopting the findings specifically in section 5.

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- 5.3 **Councilmember Walker added the adoption of the findings in Section 5 as part of the motion. Councilmember Summerhays seconded the amendment.**

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- 5.2 **A roll call vote was taken with Boardmembers Walker, Summerhays, Stenquist, Smith, and Rappleye voting in favor. The motion carried.**

6.0 Motion to Approve Minutes of September 18, 2012

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- 6.1 **A motion was made by Boardmember Smith that the minutes be prepared and mailed to each member of the Redevelopment Agency Board. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement. The motion was seconded by Boardmember Summerhays and carried unanimously.**

7.0 Adjournment

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- 7.1 **A motion to adjourn was made by Boardmember Walker and seconded by Boardmember Summerhays. The motion carried unanimously.**