

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MAY 20, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Pro Tem Mike Green, Councilmembers Bryn Heather Johnson, Fred Lowry, and Marsha Vawdrey

EXCUSED: Mayor Troy K. Walker, Councilmember Tasha Lowery

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; Travis DeJong, Business License Official; Todd Taylor, Planner; Todd Draper, Planning Manager; and John Vuyk, Finance Director

Study Session

OPMA/Ethics Training

City Attorney Traci Gundersen provided annual Open and Public Meetings Act (OPMA) training.

Council/Manager Reports

Councilmember F. Lowry said residents had complained of cars parked on the street in neighborhoods near Soccer City. Community Development Director Jennifer Jastremsky said a new parking study may be needed to ensure Soccer City had adequate parking. She said staff would send a letter requesting an updated study.

Mayor Pro Tem Green said he would like the payment gateway for business licensing to provide a smoother process. The Council and staff discussed difficulties with the process, and staff indicated they would look at options.

Business Session

1. Call to Order by Mayor Pro Tem Green
2. Pledge of Allegiance
3. Recognition – Acknowledgement of Peer Court Graduates
Continued to June 3, 2025 City Council Meeting
4. Recognition – Acknowledgement of Miss Draper 2025 Royalty
Mayor Pro Tem Green recognized the Miss Draper Program Director Andrea Page, and thanked all those involved in the Miss Draper Program. He introduced Miss Draper 2025 Cameron Stewart, and Royalty Attendants Skylar Zamalloa, Myla Taylor, and Kianna Conrad. The Council took the opportunity for photographs.
5. Public Comments
There were no public comments.
6. Consent Items
 - 6.a Approval of the May 6, 2025 City Council Meeting Minutes
 - 6.b Approval of Resolution #25-23 appointing Mark Vincent and Oliver Herrera Schuster to fill vacancies on the Draper City Special Event Arena Committee

Councilmember Vawdrey moved to approve the Consent Items.
Councilmember F. Lowry seconded the motion.

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

| | Yes | No | Absent |
|-------------------------|-----|----|--------|
| Councilmember Green | X | | |
| Councilmember Johnson | X | | |
| Councilmember T. Lowery | | | X |
| Councilmember F. Lowry | X | | |
| Councilmember Vawdrey | X | | |

7. Items for Council Consideration
 - 7.a Public Hearing: Providing Local Consent for an Off-Premises Beer Alcohol Retailer License for Draper Hotel Holdings LLC dba Homewood Suites
Business License Official Travis DeJong presented a request for local consent for an Off-Premises Beer Retailer License for Homewood Suites located at 437

East 12300 South. He said the application met all distance requirements. Draper currently has 24 out of a maximum 49 active off-premises alcohol licenses issued. Mr. DeJong said he had counted 45 active off-premises alcohol licenses issued to similar hotel entities in the State. Councilmember Johnson asked the percentage of hotels in the State currently issued off-premises alcohol licenses, and Mr. DeJong said he did not know how many hotels were in the State.

Tanner Lenart, attorney for the applicant, said the State of Utah had approximately 80 hotels with liquor licenses.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember F. Lowry moved to provide local consent for an Off-Premises Beer Retailer License for Draper Hotel Holdings LLC dba Homewood Suites. Councilmember Johnson seconded the motion.

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

| | Yes | No | Absent |
|-------------------------|-----|----|--------|
| Councilmember Green | X | | |
| Councilmember Johnson | X | | |
| Councilmember T. Lowery | | | X |
| Councilmember F. Lowry | X | | |
| Councilmember Vawdrey | X | | |

7.b Public Hearing: Fiscal Year 2025-2026 Tentative Budget

Finance Director John Vuyk presented the FY 2025-2026 Tentative Budget, with budgeted General Fund revenue totaling \$52,188,900. Mr. Vuyk listed new staff positions included in the Tentative Budget. He explained that with elimination of the general obligation (GO) bond in FY2026, residents would see a property tax rate decrease (\$21.43 per year property tax decrease for median valued home).

Mr. Vuyk explained the Council could consider increasing the tax rate for FY2026 to a rate equal to that adopted in FY2025, which would result in an increase to the general operations of the City of \$520,000. Such an increase would be net neutral to residents compared to FY2025 (not taking individual property valuation changes into account). Mr. Vuyk said adoption of the

budget was tentatively scheduled for June 3, 2025. If a rate change was proposed, a Truth in Taxation hearing would need to be scheduled.

Mr. Vuyk showed a water rate history, and said the FY2026 Tentative Budget included a proposed increase to the residential variable water rate of 8%, and an increase of 15% to the base rate, as well as an increase in the commercial water rate. He said operating expenses had exceeded operating revenues in the Water Fund since FY2022, and said the proposed rate increase was intended to move the Water Fund balance toward a positive operating balance. Mr. Vuyk explained that a rate increase tended to result in a reduction in use.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

7.c **Public Hearing: Ordinance #1651 amending the text of the Land Use and Development Code of the Draper City Municipal Code regarding new districts, permitted uses, and development standards in the Draper Pointe Mixed Use Commercial Special District Zone**

Todd Taylor, Planner, showed the boundaries of the Draper Pointe Mixed Use Commercial Special District Zone, highlighting the subject property that would be impacted by the proposed amendment (383 West 13490 South). He said the Planning Commission reviewed the request at their April 24, 2025 meeting and recommended approval (5-0) with the following modifications:

1. That the following proposed uses be removed from the permitted uses: Limited Manufacturing, General Printing, and Limited Wholesale and Warehousing uses;
2. That the proposed text and exhibits be modified to not include "limited manufacturing" in the name of the new district.

Mr. Taylor said proposed Ordinance #1651 reflected the changes recommended by the Planning Commission. The following permitted uses would be added to the zone with approval of the proposed ordinance: business equipment rental and supplies; cashing services; grooming service; medical or dental laboratory; office, warehouse; repair service; research service; secondhand or thrift store, small; tattoo establishment; trade/vocational school; veterinary service.

Mr. Taylor highlighted proposed amendments to development standards. Responding to a question from Councilmember Johnson, Ms. Jastremsky explained that the office warehouse use definition required at least 30% office space and allowed the rest of the building to be warehousing use. She said the limited wholesale and warehousing use not included in the ordinance as recommended by the Planning Commission was more of a distribution-type center.

Joe Johnson, applicant, said the proposed project had changed as they had worked with City staff over the last year and a half. He said he believed the location was a great spot for businesses to thrive in Draper City. Mr. Johnson said he felt good about moving forward within proposed constraints.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember F. Lowry moved to approve Ordinance #1651 with the changes recommended by the Planning Commission. Councilmember Johnson seconded the motion.

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

| | Yes | No | Absent |
|-------------------------|-----|----|--------|
| Councilmember Green | X | | |
| Councilmember Johnson | X | | |
| Councilmember T. Lowery | | | X |
| Councilmember F. Lowry | X | | |
| Councilmember Vawdrey | X | | |

7.d Public Hearing: Ordinance #1652 amending the official Zoning Map of Draper City for approximately 0.85 acres of property from CBP (business/manufacturing park) to M1 (light manufacturing) located at approximately 13488 South 200 West within Draper City otherwise known as the Granite Construction Zoning Map Amendment

Planning Manager Todd Draper showed the subject property on a map, and explained the request for rezone from CBP to M1. Mr. Draper said the applicant desired to combine the three parcels for construction sales and service use, under a separate application. He said the Planning Commission reviewed the application and forwarded a positive recommendation.

Tina Mudd with Granite Construction thanked staff for their time, and said she was available to answer any questions.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember Vawdrey moved to approve Ordinance #1652. Councilmember Johnson seconded the motion.

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

| | Yes | No | Absent |
|-------------------------|-----|----|--------|
| Councilmember Green | X | | |
| Councilmember Johnson | X | | |
| Councilmember T. Lowery | | | X |
| Councilmember F. Lowry | X | | |
| Councilmember Vawdrey | X | | |

8. Action Items

8.a Ordinance #1653 amending Title 7-5 of the Draper City Municipal Code to align with Utah State Code Section 11-46-303 regarding the management and exemption of community cats

City Attorney Traci Gunderson said proposed amendments to Title 7-5 were drafted to align City Code with the Utah Animal Welfare Act, specifically relating to community cats. Ms. Gunderson explained proposed amendments, including definitions of community cat, community cat caretaker, community cat colony, and community cat program. She shared concern regarding potential impact on public safety if TNR programs were not actively managed in community cat colonies, and spoke of potential nuisance complaints and potential opposition from bird enthusiasts.

Responding to a question from Councilmember Johnson, Ms. Gunderson said the proposed amendments tried to be compliant with the State without actively promoting or encouraging residents to create community cat colonies.

Councilmember Johnson moved to approve Ordinance #1653. Councilmember Vawdrey seconded the motion.

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

| Yes | No | Absent |
|-----|----|--------|
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|-------------------------|---|---|
| Councilmember Green | X | |
| Councilmember Johnson | X | |
| Councilmember T. Lowery | | X |
| Councilmember F. Lowry | X | |
| Councilmember Vawdrey | X | |

Councilmember F. Lowry made a motion to move to a meeting of the Community Reinvestment Agency, with intent to return to regular Council meeting. Councilmember Johnson seconded the motion, which passed by unanimous vote (4-0).

The Council returned to regular meeting at 8:00 pm.

9. Adjournment

Councilmember Johnson moved to adjourn the meeting. The motion passed unanimously (4-0).

The meeting adjourned at 8:01 pm.