



CITY COUNCIL AGENDA

Tuesday, July 15, 2025, 5:30 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

5:30 PM STUDY SESSION

Discussion: Station Area Plan Survey Results and Draft Plan Review

Joint Session with the Planning Commission

Presentation: Jordan Valley Water Rates

Report: Major Road Capital Improvement Projects - Scott Cooley

Report: Parks Capital Improvement Projects - Rhett Ogden

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. Call to Order

2. Pledge of Allegiance

3. Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. 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.

4. Presentation

4.a [Presentation: 2025 Moderate Income Housing Report](#)

Presentation regarding the annual Moderate Income Housing Plan (MIHP) and required reporting to the State. Staff presentation by Todd Taylor.

5. Consent Items

5.a [Approval of the July 1, 2025 City Council Meeting Minutes](#)

5.b Approval of Resolution #25-38

A resolution reappointing Nancy Nichols and Christa Hutchison to the Draper City Historic Preservation Commission.

6. Items for Council Consideration

6.a Public Hearing: Providing Local Consent for a Hospitality Amenity License for Draper Hotel Holdings LLC dba Homewood Suites.

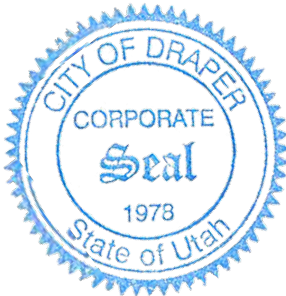
Staff report by Travis DeJong.

7. Recess to a Draper City Community Redevelopment Agency Meeting

8. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **July 15, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Posted: July 11, 2025.



Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

MEMO



To: City Council
From: Todd Taylor

Date: 2025-07-15

Re: Presentation: 2025 Moderate Income Housing Report

Comments:

Staff presentation regarding the annual reporting requirements associated with implementation of the City's Moderate Income Housing Plan (MIHP). The reporting period is for actions taken between August 1, 2024 and July 31, 2025. Reporting is done online and is due to the Department of Workforce Services, Housing and Community Development Division by August 1, 2025.

An outline of the elements that the City will report on, and a copy of the currently adopted MIHP are attached. Discussion will focus on actions that have been taken over the past year and results of a work session held with the Planning Commission on July 10, 2024.

ATTACHMENTS:

[Draper City 2025 MIHP Report Outline -CC.pdf](#)

ATTACHMENTS:

[MIHP \(2024\).pdf](#)

Draper City 2025 Moderate Income Housing Report Outline

General Information:

1. Contact information and selection of correct report type.

City Data:

1. Provide link to adoption ordinance, General Plan, and zoning map.

Entitled Units:

1. Provide a count of entitled residential units that have not pulled a building permit as of 5/1/2025.
(Optional) Less those units entitled through:
 - a. Overlay zone
 - b. Residential zoning
 - c. Received will serve letters
2. Describe any barriers to developing these units.

Accessory Dwelling Units:

1. Provide the following data:
 - a. Total number of recorded ADUs in the City.
 - b. Total number of new building permits for ADUs from 8/1/2024-7/31/2025.
 - c. Total number of new ADU Permits granted from 8/1/2024-7/31/2025.
 - d. Total number of other permits or licenses issued for ADUs from 8/1/2024-7/31/2025.

Feedback and Recommendations:

1. What types of support would be helpful to the community in supporting the implementation of the moderate income housing strategies?

• Housing Supply Data	• Reporting Technical Assistance
• Housing Needs Data	• Guidebooks for Planning and Reporting
• Planning Technical Assistance	• Education on Partnering with Nonprofits or Housing Authorities
• Model Ordinances	• Other
• Case Studies for Strategies	
• Staff Resources	

Reporting on Strategies:

1. Provide the following for each selected strategy:
 - a. Reference the Implementation Plan for this strategy and list the benchmarks that were planned to be complete during the period of 8/1/2024-7/31/2025.
 - b. Describe each action taken to implement the strategy during this period.
 - c. Describe each land use regulations or land use decisions made to implement the strategy during this period.
 - d. What barriers were encountered in implementing the strategy?
 - e. Describe how the market has responded as a result of implementing the strategy.

Chapter 4



In 2019 the Utah State Legislature first passed legislation requiring cities to adopt a Moderate Income Housing Plan (MIHP) as part of their General Plan and select specific strategies and targets listed within the legislation to increase the number of moderate income housing units available for residents and employees within the municipalities' boundaries. In 2022 the Utah State Legislature made changes to the list of specific strategies and required all cities to amend their General Plans by October 1, 2022 to align with the updated strategies from the new list provided within the State Code. The State also required that the MIHP include five (5) year implementation plans for each selected strategy within the plan, and to provide an annual progress report to the Utah Division of Workforce Services each year. The enacted legislation prescribed a set number of strategies that each city must implement in order to be eligible for certain transportation funding, and an additional count that a city could choose to implement in exchange for receiving priority status for such funding.

Potential Strategies List from Utah State Code Section 10-9a-403(2)(b)(iii):

- (A) Rezone for densities necessary to facilitate the production of moderate income housing;
- (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) Amend land use regulations to allow for single room occupancy developments;
- (J) Implement zoning incentives for moderate income units in new developments;
- (K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding [Utah State Code] Section 10-9a-535, establishing a housing loss mitigation fund;
- (L) Reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Utah State Code] Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- (P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) Create a housing and transit reinvestment zone pursuant to [Utah State Code] Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

- (R) Create a home ownership promotion zone pursuant to [Utah State Code] Part 10, Home Ownership Promotion Zone for Municipalities;
- (S) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in [Utah State Code] Section 10-9a-530;
- (T) Create a program to transfer development rights for moderate income housing;
- (U) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (V) Develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (W) Develop and adopt a station area plan in accordance with [Utah State Code] Section 10-9a-403.1;
- (X) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- (Y) Create a first home investment zone in accordance with [Utah State Code] Title 63N, Chapter 3, Part 13, First Home Investment Zone Act and
- (Z) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

As a municipality with a fixed guide-way public transit station, Draper City is required to implement strategy W from the list above; at least one (1) of the strategies G, H, or Q; and three (3) additional strategies for a total of five (5). The City can also choose to implement an additional one (1) strategy for a total of six (6) to receive priority consideration for certain transportation funding. With many strategies to select from, it is important to select strategies that balance the needs of the existing community with those of future residents and employees, particularly those with moderate incomes.

In an effort to assist the City in identifying defined targets that were measurable and reasonably achievable, Draper City engaged Zions Bank to conduct a housing assessment to help inform the Moderate Income Housing Plan elements of the 2019 General Plan. In 2022 Draper City again engaged Zions Bank to provide an update to the 2019 housing assessment to reflect the five (5) year implementation timeline (through the year 2027) as required by the new State legislation. A copy of the study is included as Appendix A and the data and general assessments are also considered as part of the overall Housing Plan.

The population of Draper City has grown by approximately 22.6% over the past decade, and 10% in the past five (5) years. The annual population growth trend is slowing, but continues to remain close to a rate of two-percent (2%) per year. Using uniform and reliable data in decision making and tracking the effectiveness of, and progress made, through programs and policies is vital. The following data and statistics are provided here as important benchmarks and considerations for use in evaluating and implementing plans related to the creation and retention of Moderate Income Housing.

Current Population:

Draper, UT	Amount	Notes:
Total Population 2021	51,749	US Census Quick facts 2021
Total Population 2017 / % increase from 2017-2021	47,043 / 10%	US Census Bureau
Total Population 2012 / % increase from 2012-2021	42,212 / 22.6%	US Census Bureau
Total Households	14,390	2020 American Community Survey 5-Year Estimates
Average Persons per Household	3.21	US Census Bureau
Estimated Households between 50% to 80% AMI	1,887	2019 Zion's Bank housing plan projection for 2023
Estimated Households between 30% to 50% AMI	648	2019 Zion's Bank housing plan projection for 2023
Estimated Households <30% AMI	961	2019 Zion's Bank housing plan projection for 2023

Projected Population:

<i>Linear</i>	2023	2024	2025	2026	2027
(1%) Low:	52,789	53,317	53,850	54,389	54,933
(2%) Medium:	53,840	54,916	56,015	57,135	58,278
(3%) High:	54,901	56,548	58,244	59,991	61,791

<i>Linear</i>	2028	2029	2030	2031	2032
(1%) Low:	55,482	56,037	56,597	57,163	57,735
(2%) Medium:	59,443	60,632	61,845	63,082	64,343
(3%) High:	63,645	65,554	67,521	69,546	71,633

Current Housing Stock:

Total Number of Housing Units	15,590		(H1) 2020 Decennial Census
Owner Occupied	12,129	77.8%	S1101 2020:ACS 5 Year Estimates Subject Tables
Rental	3,461	22.2%	S1101 2020:ACS 5 Year Estimates Subject Tables
Number of Total ADU's	13		City Data
I-ADU's	5		City Data
D-ADU's	8		City Data
ADU'S in review	27		City Data

Fair Market Rent for Salt Lake City, UT HUD Metro FMR Area (Set by HUD):

	Efficiency/ Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2021	\$829	\$1,001	\$1,204	\$1,690	\$1,892
2022	\$924	\$1,112	\$1,327	\$1,843	\$2,066

Current Moderate Income Housing Availability and Need:

<i>(2022 AMI for a family of 4)</i>	<80% AMI	<50% AMI	<30% AM	
Gross Income (upper limit)	\$81,900	\$51,200	\$30,700	2022 HUD Income Limits Documentation System
Gross Affordable Rent [30% percentage of Gross Income minus \$300 for utilities]	\$1,748	\$980	\$468	Calculated
Estimated number of Housing units affordable to target Households	2,059	217	0	DP04 Selected Housing Characteristics 2020: ACS 5 year estimates data profiles

Current Moderate Income Housing Availability and Need *(Continued)*:

(2022 AMI for a family of 4)	<80% AMI	<50% AMI	<30% AM	
Approximate % of Housing units affordable to target Households	13.2%	1.4%	0%	Calculated
Approximate Additional units needed 2022	(213)	417	940	Calculated
Approximate Additional units needed 2027	(6)	488	1046	Calculated
Approximate Additional units needed 2032	201	559	1152	Calculated

Projected Number of Target Households:

	2023	2024	2025	2026	2027
<80% AMI	1,887	1,928	1,970	2,011	2,053
<50% AMI	648	662	676	691	705
<30% AMI	961	982	1,003	1,025	1,046

	2028	2029	2030	2031	2032
<80% AMI	2,094	2,135	2,177	2,218	2,260
<50% AMI	719	733	747	762	776
<30% AMI	1,067	1,088	1,109	1,131	1,152

Regulatory Environment:

The character of Draper City has historically been rural in nature consisting of large residential lots and integrated agrarian uses, many of which still remain. Current residents place significant public interest in maintaining the core character of the City as it contributes to protection of the high quality of life they enjoy. Recent changes to zoning regulations to allow for higher residential density, including specific adjustments to zoning near fixed transit stations that have allowed for increased residential development have made some progress in addressing Moderate Income Housing Needs. These have increased the total number of apartment units in the City significantly.



Public sentiment expressed during the creation of the 2022 update to the Moderate Income Housing Plan highlighted that a better balance between housing types used to providing Moderate Income Housing needs to be achieved. Changes to ordinances regarding the Accessory Dwelling Units (ADU's) in 2021 effectively ended the City's prior policy of not monitoring ADU's, and has done very little to increase the overall supply of Moderate income Housing Units. A change in the definition of a family in 2021 did lower barriers so that some less common household types could reside together without the risk of enforcement. Skyrocketing regional housing prices and rents, combined with slower wage growth, and historic inflation have exacerbated the demand for Moderate Income Housing and will likely exert additional pressure to increase the amount of available housing of all types within the City over the coming years.

Plans to meet Moderate Income Housing Need:

Draper City has selected to implement the following strategies that the legislature has determined will encourage the creation of moderate income housing for residents and employees residing and/or working within the city.

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G)* Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (J) Implement zoning incentives for moderate income units in new developments;
- (W)* Develop and adopt a station area plan in accordance with [Utah State Code] Section 10-9a-403.1;
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Utah State Code] Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

* Denotes required selections

Implementation Plans:

Draper City has identified the following implementation measures for the selected Moderate Income Housing Strategies. These are based on current conditions and reasonably reliable data projections. The included timelines are for reference as a general guide only and are not able to account for all situations or barriers to implementation. They are intended to meet the intent of the Utah State legislature in that they represent, *"a reasonable opportunity for a variety of housing including moderate income housing, to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life"* and to, *"provide flexibility for the municipality to make adjustments as needed"*. The City may choose work on implementation in a different order than listed or may modify the timeframe for completion depending on funding and feasibility.



Selected Strategies:

Year	Selection	Proposed 5 year Implementation Plans
		(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
2024		Evaluate current ADU ordinance with respects to reducing the minimum requirements for D-ADUs and I-ADUs in specific circumstances and propose ordinance changes for adoption by the City Council. Specific examples may include changes to the deviation criteria to allow for more I-ADUs in prohibited areas and an allowance for additional flexibility regarding owner occupation of either unit.
2025		Create an ADU brochure to provide the public with easily accessible information on the requirements and process for permitting an ADU on their property as a part of efforts to educate and encourage residents to create more ADUs within the city.
2026		Continue to monitor and track application data regarding the creation of ADUs within the city. Adjust policies and procedures for processing applications as needed.
2027		Re-evaluate ADU ordinance to determine if additional modifications are warranted.

Year	Selection	Proposed 5 year Implementation Plans
		(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
2024		Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.
2025		Continue the implementation of the Town Center Station Area Plan by amending the zoning map as applicable Implement the updated Vista Station Area Plan. Amend zoning Map as applicable.

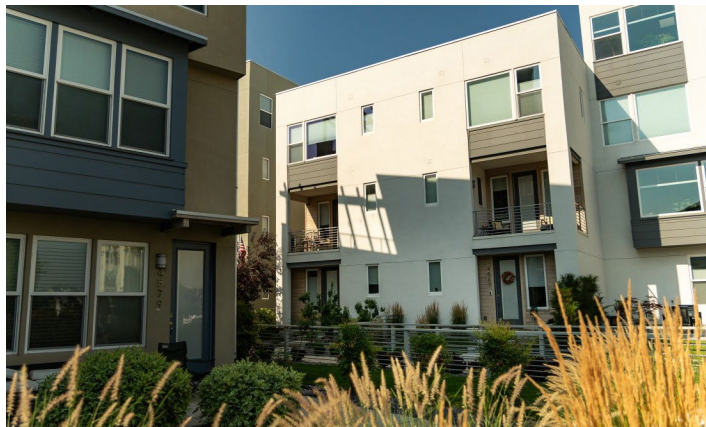
Year	Selection	Proposed 5 year Implementation Plans
		(G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
2023		Evaluate current mixed-use zones for potential to include increased density when located near major transit investment corridors, commercial centers, or employment centers where units will meet targeted affordability thresholds. Evaluate the feasibility of creating a mixed use zone for targeted implementation near major transit investment corridors.
2024		Amend text of current mixed-use zones based on prior evaluation of opportunities. Begin implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance to increase residential densities as applicable.
2025		Continue implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance as applicable. Implement the updated Vista Station Area Plan. Amend text of the zoning ordinance to increase residential densities as applicable.

Selected Strategies *(Continued)*:

Year	Selection	Proposed 5 year Implementation Plans
		(J) Implement zoning incentives for moderate income units in new developments.
2026		Initiate a study regarding potential zoning incentives that could be granted that would have the effect of increasing the number of Moderate Income Housing units.
2027		Implement zoning incentives for developments that provide deed restricted Moderate Income Housing.

Year	Selection	Proposed 5 year Implementation Plans
		(W) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.
2023		Complete and adopt the Town Center Station Area Plan. Plan creation process begun in 2022.
2024		Update existing Vista Station Area Plan and adopt changes as necessary for compliance with minimum requirements of Utah Code.
2025		Evaluate Kimballs Lane Station Area for potential Station Area Plan and/or waiver based on existing characteristics. Evaluate 11400 S. Station area zoning and potential for a waiver based on existing characteristics. Create and adopt additional Station Area Plans as applicable before December 31, 2025.

Year	Selection	Proposed 5 year Implementation Plans
		(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.
2023 Through 2027		Draper City will continue to partner with other Cities and Salt Lake County in pooling CDBG funds for use regionally inclusive of funds utilized for affordable housing projects.



MEMO



To: City Council

From: Nicole Smedley, City Recorder

Date: 2025-07-15

Re: Approval of the July 1, 2025 City Council Meeting Minutes

Comments:

Attached for your review and approval are the July 1, 2025 City Council Meeting Minutes.

ATTACHMENTS:

[7-1-25 CC Draft Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 1, 2025,
IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER,
UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green, Bryn Heather Johnson, Tasha Lowery (via Zoom), Fred Lowry, and Marsha Vawdrey

EXCUSED:

STAFF: Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; David Wilkes, Special Event Coordinator; Travis DeJong, Business License Official; Maryann Pickering, Planner; Todd Taylor, Planner; and Jake Sorensen, Network Manager

Study Session

Municipal Water Conservation - Great Salt Lake Advisory Council

Lily Wetterlin, representing the Great Salt Lake Advisory Council, stated that the Council, in collaboration with other conservation partners, had developed a suite of water conservation tools designed to assist municipalities in improving water conservation practices, with the overall goal of enhancing water delivery to the Great Salt Lake. Ms. Wetterlin invited the Council to view a prepared presentation and review the list of available tools and resources.

Draper Days Update

Assistant City Manager Kellie Challburg and Special Event Coordinator David Wilkes provided an update regarding the upcoming Draper Days events. Mr. Wilkes stated that 2025 marked the 25th anniversary of the Draper Rodeo.

Council/Manager Reports

- City Attorney Traci Gundersen said staff desired to post a notice to take in comments and questions from the public for an impact fee analysis.

- Community Development Director Jennifer Jastremsky said staff had requested an updated parking study at Soccer City as there had been complaints from neighbors regarding customers parking on nearby neighborhood streets.
- Councilmember F. Lowry asked questions about a property sold by the City with expectation that the property would be rezoned. He said he did not think the new property owner should be charged a rezone application fee.
- Ms. Challburg updated the Council regarding potential purchase of property.

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by Planning Manager Todd Draper
3. Oath of Office: Fire Department
Fire Chief Clint Smith recognized Battalion Chief Cody Jolley in attendance at the meeting during his final shift with Draper Fire, and thanked him for his service to Draper City. Chief Smith introduced newly hired Firefighter/Paramedic Isaac McKean, and Firefighter/EMT Josh Owen. City Recorder Nicole Smedley administered the Oath of Office.
4. Public Comments
None
5. Consent Items
 - 5a June 17, 2025 City Council Meeting Minutes
 - 5b Resolution #25-36 adopting Policy Section 9030 (Education and Tuition Reimbursement) of the Personnel Policies and Procedures Manual

Councilmember Vawdrey moved to approve the Consent Agenda. 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

6. Action Items

6a Resolution #25-37 adopting the Salt Lake County Hazard Mitigation Plan

Chief Smith explained that cities throughout the County updated and adopted their portions of the Salt Lake County Hazard Mitigation Plan every five years. Chief Smith presented the updated Hazard Mitigation Plan for Draper City.

Councilmember Vawdrey moved to approve Resolution #25-37. 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		

6b Ordinance #1660 amending Title 6-4 of the Draper City Municipal Code pertaining to alcoholic beverage licenses - Hospitality Amenity Licenses

Business License Official Travis DeJong stated that the proposed amendment to Title 6-4 would define Hospitality Amenity License as a license granted to a hotel that permits the storage, sale, furnishing, and consumption of alcoholic products on the licensed premises for hospitality social events. Mr. DeJong explained the proposed scope of the license, and showed differences between Hospitality Amenity and Single Event Licenses.

Mr. DeJong said the proposed amendment would also add On-Premises Beer Retailer to the list of on-premises licenses that could be transferred from one owner to another without City Council approval. He said additional changes would fix various grammatical or numbering errors.

Tanner S. Lenart with Christensen & Jensen said she represented several hotels interested in having the additional license type. She said one benefit of

the new license was that customers would consume alcohol and stay on the premises. Councilmember Johnson asked how the number of drinks would be monitored. Ms. Lenart explained that trained bartenders would keep records of number of drinks served.

Councilmember F. Lowry moved to approve Ordinance #1660. Councilmember Vawdrey 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

7a Public Hearing: Local Consent for a Bar Establishment License for LM Restaurant Group LC dba The Break

Mr. DeJong presented an aerial photograph of the subject property and building plans submitted to the City. He stated that the application met all distance requirements for a Bar Establishment License. Mr. DeJong noted that the Draper City Code limits the total number of Bar Establishment Licenses in the City to eight, and that seven licenses were currently active.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Councilmember Green moved to approve Local Consent for LM Restaurant Group LC dba The Break. 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		

7b Public Hearing: Local Consent for a Full-Service Restaurant License for Basta Pasteria 1 LLC dba Basta Pasteria

Mr. DeJong explained a Full-Service Restaurant License allowed restaurants to store, sell, and serve all kinds of alcoholic beverages alongside a food purchase. He said the application met all distance requirements.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Elsa Medina, Applicant, said her plan was to keep a small bar with the Italian restaurant, offering two beers, two wines, and two cocktails. Ms. Medina said she had another Basta Pasteria location at Fashion Place Mall.

Councilmember Green moved to approve Local Consent for Basta Pasteria 1 LLC dba Basta Pasteria. 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.b Public Hearing: Ordinance #1661 amending the text of Titles 6 and 9 of the Draper City Municipal Code related to seasonal farm stands, otherwise known as the City Initiated Seasonal Farm Stand Text Amendment

Planner Todd Taylor said the proposed amendments were in response to a request from the City Council to add seasonal farm stand use to City Code. He said seasonal farm stand would be added as an accessory use to agricultural and residential-agricultural zoning districts. Proposed amendments would also make minor changes to other temporary uses. He defined a Seasonal Farm Stand as a booth, stall, or other area where seasonal produce, cut flowers, bedding plants, or similar items produced or grown on the premise were sold to the general public. Mr. Taylor explained proposed seasonal farm stand standards, and said the Planning Commission forwarded a positive recommendation.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Councilmember Vawdrey moved to approve Ordinance #1661. 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 #1662 amending Sections 9-3-040, 9-3-060 and 9-8-050 of the Draper City Municipal Code relating to new and unlisted land uses, otherwise known as the City Initiated New and Unlisted Land Uses Zoning Text Amendment

Mr. Taylor said the proposed amendments to City Code were in response to changes to Utah State Code made during the most recent Legislative Session. He outlined proposed text, including a list of prohibited uses in all zones.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Councilmember Johnson moved to approve Ordinance #1662. Councilmember Vawdrey 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.e** Public Hearing: Ordinance #1663 amending the official Zoning Map of Draper City for approximately 0.93 acres of property from RA1 (residential agricultural) to RA2 (residential agricultural) located at approximately 13232 S. 300 E., otherwise known as the Whittington Zoning Map Amendment
Planning Coordinator Paul Geilman explained the request to rezone the subject property from RA1 to RA2, and said the proposed zoning would conform with the current land use designation. Mr. Geilman said the main difference between the two zones related to minimum lot size, with 40,000 square feet minimum lot size in RA1 and 20,000 square feet minimum lot size in RA2. Mr. Geilman said the Planning Commission reviewed the item and forwarded a positive recommendation.

Daniel Whittington, Applicant, said he planned to downsize his lot by moving the boundary line to sell property to his neighbor.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Councilmember Green moved to approve Ordinance #1663. Councilmember Vawdrey 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.f** Public Hearing: Ordinance #1664 approving a development agreement amendment for the property located at approximately 285 W. River Chapel Road within Draper City, otherwise known as the Urbana 2nd Development Agreement Amendment

Planner Maryann Pickering showed the subject property on a vicinity map, and said the property was designated Residential High-Density in a RM2 Zone. Ms. Pickering said the proposed amendment to the Development Agreement would allow for public utility easements (PUEs) to be reduced from seven feet to five feet to match setbacks for the RM2 Zone and the concept plan approved

in the original Development Agreement. She said the Planning Commission reviewed the application and forwarded a positive recommendation.

Mayor Walker opened the public hearing, and closed the public hearing seeing no one come forward.

Councilmember Green moved to approve Ordinance #1664. 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		

8. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember Vawdrey seconded the motion, which passed by unanimous vote (5-0).

The meeting adjourned at 7:48 pm.

MEMO



To: City Council

From:

Date: 2025-07-15

Re: Approval of Resolution #25-38

Comments:

ATTACHMENTS:

[Resolution #25-38.pdf](#)

RESOLUTION NO. 25-38

A RESOLUTION REAPPOINTING NANCY NICHOLS AND CHRISTA HUTCHISON AS MEMBERS OF THE DRAPER CITY HISTORIC PRESERVATION COMMISSION

WHEREAS, the Draper City Council established the Draper City Historic Preservation Commission for the purpose of preserving the historical heritage of the city; and

WHEREAS, the Council recognizes the importance of preserving the history of the community for future residents; and

WHEREAS, Nancy Nichols and Christa Hutchison have expressed a willingness to continue serving as members of the Draper City Historic Preservation Commission; and

WHEREAS, the Mayor desires to reappoint and the City Council hereby consents to the reappointments of Nancy Nichols and Christa Hutchison to serve new terms on the Draper City Historic Preservation Commission.

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

Section 1. Reappointments. The following individuals are hereby reappointed to serve as members of the Draper City Historic Preservation Commission according to the laws, ordinances, and regulations governing the Commission and its members, for the terms specified below:

- Nancy Nichols: July 15, 2025 – July 31, 2029
- Christa Hutchison: July 15, 2025 – July 31, 2029

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 shall be severable.

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

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
ON THIS 15TH DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Vawdrey
Mayor Walker

YES	NO	ABSENT
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___

MEMO



To: City Council
From: Travis DeJong
Date: 2025-07-15

Re: Public Hearing: Providing Local Consent for a Hospitality Amenity License for Draper Hotel Holdings LLC dba Homewood Suites.

Comments:

Draper Hotel Holdings LLC dba Homewood Suites located at 473 W 13490 S is seeking Local Consent for a Hospitality Amenity license. They have provided the following:

- Liquor liability insurance.
- Sales tax license.
- A background check conducted by the Bureau of Criminal Identification.

Draper Hotel Holdings LLC dba Homewood Suites currently holds a commercial business license numbered CBL-0316-2024.

The findings for Local Consent approval are as follows:

DCMC 6-4-040 requires that any establishment holding a hospitality amenity license be at least six hundred feet (600') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured by the shortest pedestrian route taken from the nearest patron entrance of the outlet to the property boundary of the community location.

Draper Hotel Holdings LLC dba Homewood Suites meets this requirement.

DCMC 6-4-040 requires that any establishment holding a hospitality amenity license be at least two hundred feet (200') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured in a straight line from the nearest patron entrance of the outlet to the property boundary of the community location.

Draper Hotel Holdings LLC dba Homewood Suites meets this requirement.

DCMC 6-4-050 does not put any limit on the number of hospitality amenity licenses granted by Draper City.

ATTACHMENTS:

[Sales Tax License.pdf](#)

ATTACHMENTS:

[Draper Hotel Holdings Hospitality Amenity Local Consent PP.pdf](#)



Utah State Tax Commission

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134

Website: tax.utah.gov

atL012 08/2014

Sales Tax License and/or Use Tax Certificate of Registration

DRAPER HOTEL HOLDINGS LLC
HOMWOOD SUITES DRAPER
473 W 13490 S
DRAPER UT 84020-0000

Account Number: **14195420-004-STC**

This business is registered to make
taxable sales from the
incorporated city of:

Draper

Outlet: 001 Issued: September 1, 2016 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR
SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE

Keep this portion for your records.

Account Number: **14195420-004-STC**

<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.

Jurisdiction: **Draper**

Issued: **September 1, 2016**



**Your Personal Identification Number (PIN) will be sent in a different
notice in a few days.**

You are required to register your account at taxexpress.utah.gov for
electronic filing, paying and managing your account. Your PIN is needed to
register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.



Draper City Business Licensing Hospitality Amenity License

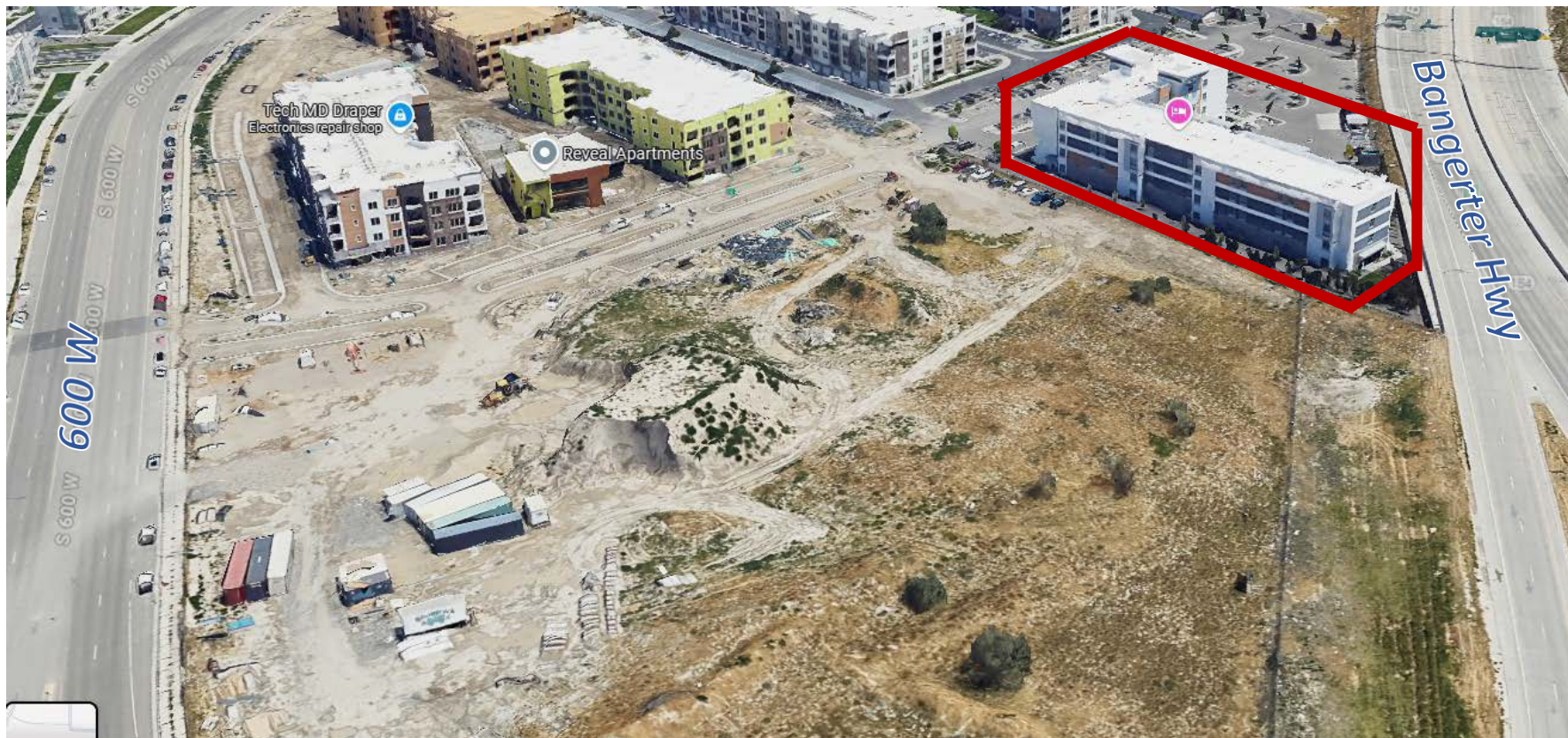
Draper Hotel Holdings LLC dba Homewood Suites

473 W 13490 S
Draper, UT 84020

Travis DeJong



Overview



437 E 12300 S
Draper, UT 84020

Hospitality Amenity License:

Allows a hotel to store, sell, and serve all kinds of alcoholic beverages on the premises for hospitality social events.

Draper City Code Distance Requirements Hospitality Amenity

DCMC 6-4-040: LICENSE APPLICATION LOCAL CONSENT EXPIRATION AND RENEWAL:

(B) (2) (a) A ... hospitality amenity ... license shall not be granted to business located within...

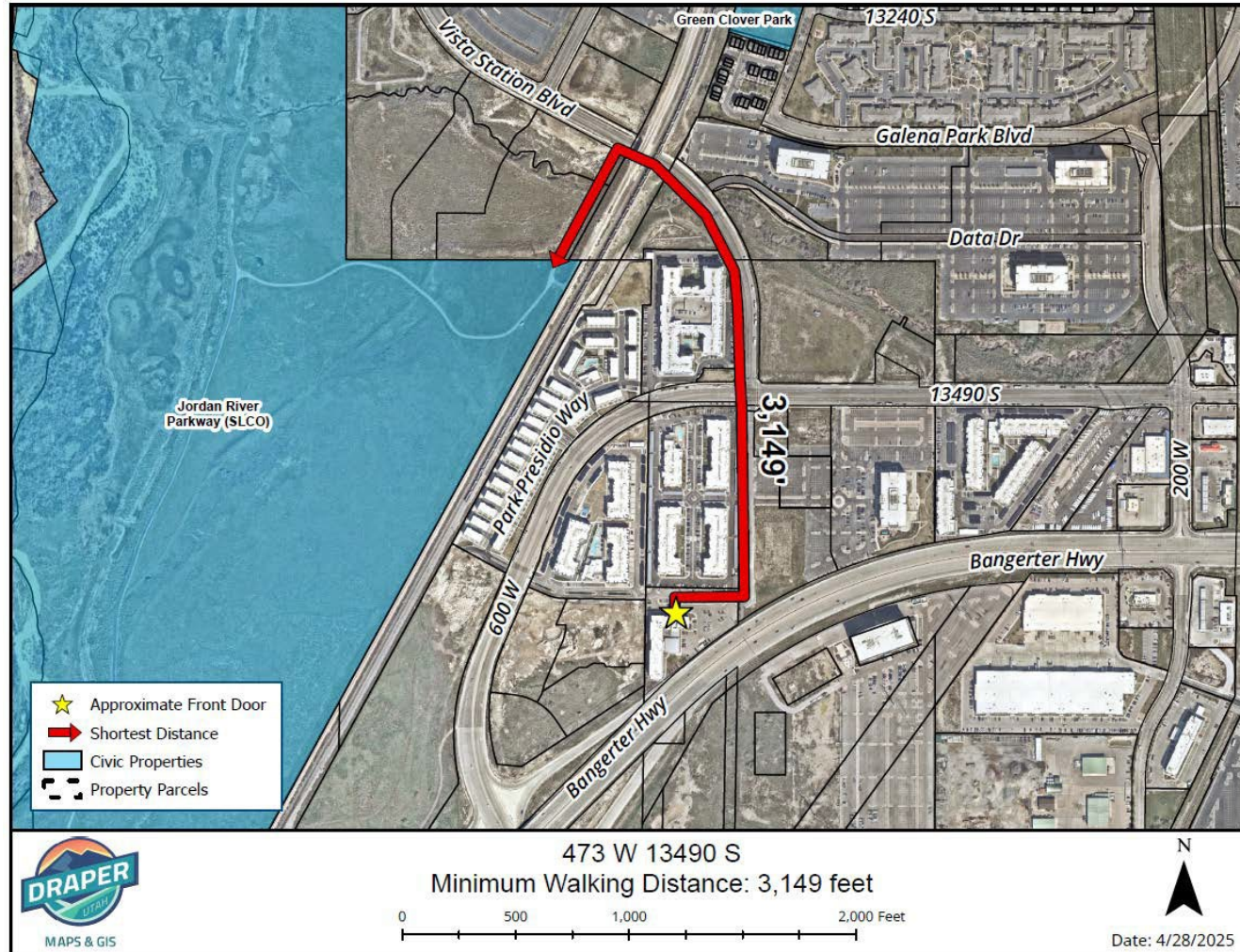
six hundred feet (600') of any community location as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location...

or within two hundred feet (200') of the proposed outlet measured in a straight line from the nearest patron entrance of the proposed outlet to the nearest property boundary of the community location.

Community locations include:

- Schools
- Churches
- Public libraries
- Public playgrounds and parks

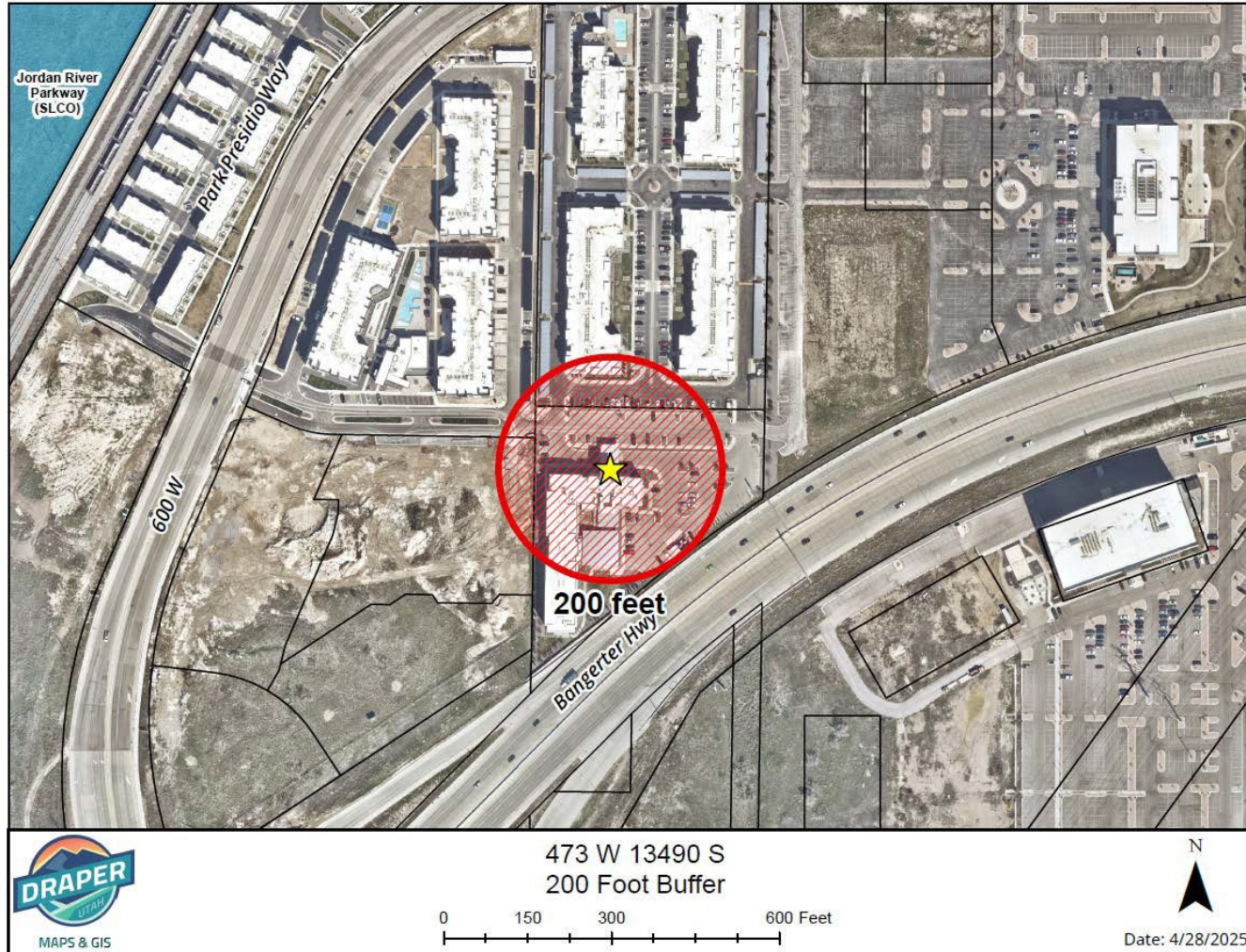
600 ft. Distance Requirement (Ordinary Pedestrian Travel)



Entrance must be at least 600 ft., following the shortest pedestrian route, from a community location.



200 ft. Distance Requirement (Straight Line)



Entrance must be at least 200 ft., drawn in a straight line, from a community location.





Action: Provide Local Consent or Deny Local Consent

COMMUNITY DEVELOPMENT

DCMC 6-4-050: ON-PREMISES LICENSES

(7) (d) There shall be no limitation on the number of hospitality amenity licenses granted by the city.

