



CITY COUNCIL AGENDA

Tuesday, July 29, 2025, 6:00 PM
Council Chambers
1020 E. Pioneer Road
Draper, Utah 84020

6:00 PM STUDY SESSION

Closed Session - by Motion

The Draper City Council may temporarily recess the regular meeting and convene in a closed session to discuss the purchase, exchange, or lease of real property and strategy sessions to discuss pending or reasonable imminent litigation as provided by UCA 52-4-205.

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Oaths of Office**

Police Department Master Officers

4. **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.

5. **Consent Items**

5.a **Approval of the July 15, 2025 City Council Meeting Minutes**

5.b **Approval of Resolution #25-39**

A resolution approving an easement on city property for Ivory Homes, part of the Big Willow 5 Subdivision. Staff report by Brien Maxfield.

5.c **Approval of Resolution #25-40**

A resolution appointing Elizabeth Allen to the Historic Preservation Committee.

6. Items for Council Consideration

6.a

Public Hearing: Ordinances #1665 and #1666

Ordinances amending the official Land Use Map of Draper City from Residential Medium Density to Neighborhood Commercial and the official Zoning Map of Draper City from RA2 (Residential Agricultural, 20,000 square foot lot minimum) to CN (Neighborhood Commercial) for approximately 2.465 acres of property located at approximately 791 East 12200 South, otherwise known as the Fratto Farms Commercial Land Use Map Amendment and Zoning Map Amendment. Staff report by Nick Whittaker.

At the request of the applicant this item will be continued to a date uncertain.

7. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **July 29, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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:

Date: 2025-07-29

Re: Approval of the July 15, 2025 City Council Meeting Minutes

Comments:

ATTACHMENTS:

[7-15-22 City Council DRAFT Minutes.pdf](#)

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 15, 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, Fred Lowry, and Marsha Vawdrey

Planning Commission: Andrew Adams, Mary Squire, Susan Nixon, Shivam Shah, Laura Fidler

EXCUSED: Councilmember T. 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; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Pam Stagg, Interim Human Resources Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Steve Pearson, Deputy Fire Chief; Jared Zacharias, Assistant Finance Director; Todd Taylor, Planner; Travis DeJong, Business License Official; and Jake Sorensen, Network Manager

Study Session

Discussion: Station Area Plan Survey Results and Draft Plan Review

Joint Session with Planning Commission

Chris Geddes with Design Workshop reported on the Station Area Plan (SAP) engagement activities conducted from March through June. He stated these activities included interviews, small group meetings, a design charrette, a story map, online surveys with 791 responses, and an open house. He reminded the Council that the plans must be adopted by fall in order for the State to certify the SAPs by the end of the year.

- Vista Station – Mr. Geddes reported that the Public-Space Network option was preferred by a small margin over the East-West Spine option for the Vista Frontrunner Station. He stated that creating a sense of

place was identified as the top priority for future planning, while increasing office space, employment opportunities, and housing were ranked as lower priorities. Dan Cawley with Fehr & Peers, a transportation consulting firm, stated that survey results supported the following recommendations for Vista Station: coordinating with The Point development to plan a future multi-use path and improve connectivity within Draper; identifying opportunities for east-west connections; and evaluating the potential for a new multi-use trail on the east side of the railroad tracks.

- Kimballs Lane Station – Mr. Geddes said survey results indicated a concept with approximately 25-28 dwelling units per acre with townhomes, cottages, and some condo product was preferred over a denser concept for the Kimballs Lane Station area. Mr. Cawley reported the following transportation recommendations: improving Porter Rockwell Trail access and wayfinding (44%); considering safe routes to the school and a new multi-use path (37%); and filling sidewalk and bike lane gaps on Kimballs Lane and 700 East (35%).
- Crescent View Station – Mr. Geddes reported survey results indicated redevelopment on the east side of the Crescent View Station area (Harmon's property) was viewed favorably. Survey results also indicated concerns about building height and residential density, particularly five-story structures and large apartment complexes. Traffic and infrastructure capacity were common concerns, especially given existing congestion on 11400 South and 700 East. A desire for more single-family housing over additional multifamily units was indicated, with concerns about the area's ability to absorb further growth.

In response to comments from the Council regarding traffic congestion near the Kimballs Lane area, Mr. Cawley stated that updated traffic data from UDOT for the Kimballs Lane Station area did not, in theory, indicate major gridlock. He stated he would further evaluate the area in the coming weeks to better understand the conditions. Councilmember Johnson stated it was important to conduct traffic studies while school is in session.

Presentation: Jordan Valley Water Rates

John Richardson presented a report to the Draper City Council regarding a proposed property tax increase by the Jordan Valley Water Conservancy District for fiscal year 2025–2026. He stated that a public hearing is

scheduled for August 11, 2025, at 6:00 p.m., during which members of the public may ask questions or provide comments.

Alan Packard, General Manager and CEO, stated that the proposed increase is in response to a growing service area and rising water demand, which require additional water supplies and expanded infrastructure. These improvements are projected to cost hundreds of millions of dollars over the next five years. He noted that the proposed property tax revenue increase is 11.1%. Mr. Packard stated the proposed property tax increase would result in an annual increase of \$11.78 for an average home (\$630,000) in Draper.

Report: Major Road Capital Improvement Projects

Scott Cooley reviewed several ongoing and upcoming projects, including improvements at 14600 South and Minuteman Drive; installation of an advanced warning signal for westbound traffic on Highland Drive/14600 South; the Suncrest Detention Basin; Lone Peak Parkway widening; 13800 South Phase 3 widening; storm drainage improvements at 700 East and Willow Springs and on 700 West; a storm drain improvement on 1700 East; installation of a concrete barrier for the Suncrest guardrail; and construction of a connecting sidewalk on Highland Drive between Traverse Ridge Road and 65 East. He also reviewed pavement maintenance projects, including Draper Parkway reconstruction, South Mountain Phase 9, and various locations citywide.

Report: Parks Capital Improvement Projects

Rhett Ogden, Parks and Recreation Director, reviewed the following completed projects: Rattle n' Hum; Deer Ridge Area Improvement Plans; Dobbins Way Trail; and Maple Hollow South Trail Crossings. He also reviewed the following current projects: Bubbling Brook Park sports court; Jenson Farm Park Development Phase 3; Lehi City trails located within Draper City open space; Carpe Diem Bike Trail upper reconstruction and redesignation; Achtung Baby Bake Trail reconstruction; Porter Rockwell Trail – 1300 East UTA bridge crossing; Porter Rockwell Trail – North Cranberry Hills access; Trails Division facility improvements; and the Sunrise Station Park expansion.

Mr. Ogden stated that a proposed project is the Bonneville Shoreline Trail Spring Hollow Bridge replacement, which would require a grant match. In response to a question from Councilmember F. Lowry regarding revegetation of the slide area, Mr. Ogden stated that the vegetation has taken well. He

explained that hydroseed was applied at four times the normal rate. He added that although additional trees and brush oak are needed, the seed has established successfully.

Council/Manager Reports

None

Business Session

1. **Call to Order by Mayor Troy K. Walker**
2. **Pledge of Allegiance led by Assistant City Attorney Spencer DuShane**

3. **Public Comments**

Steve Crook, Draper resident, requested assistance from the City to establish an easement on a piece of land next to his home located at approximately 900 East 12200 South. Mr. Crook said the issue was time sensitive, and asked for City help.

Stacy Williams, Draper resident, said she came in two years ago with an issue with parking on her street. She said signs were taken on the wrong side of the street, and the neighbors now had a huge parking problem with residents of neighboring apartments using street parking, and homeowners not having space to park. Ms. Williams proposed a permit-only parking arrangement for residents to weed out apartment complex parking. She said residents often had a difficult time being able to get out of their driveways because of parking from the apartments.

Jeremy Wilson, Draper resident, said he was Ms. Williams' neighbor and he echoed her comments and concerns.

4. **Presentation**

- 4.a **2025 Moderate Income Housing Report**

Todd Taylor, Planner, presented the 2025 Moderate Income Housing Report prior to submission to the State. Responding to a question from the Council, staff said they did not know how many unrecorded Accessory Dwelling Units (ADUs) were operating in the City stating that ten ADU permits were issued since August 1, 2024, bringing the total number of recorded ADUs in Draper to 35.

5. Consent Items

5.a July 1, 2025 City Council Meeting Minutes

5.b Resolution #25-038 reappointing Nancy Nichols and Christa Hutchison to the Draper City Historic Preservation Commission

Councilmember Vawdrey moved to approve the Consent Agenda.
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		

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

Business License Official Travis DeJong presented a request for local consent for a Hospitality Amenity License for Homewood Suites. He stated that a Hospitality Amenity License would allow the applicant to store, sell, and serve all kinds of alcoholic beverages on the premises for hospitality social events. Mr. DeJong said the application met all distance requirements.

Mayor Walker opened a public hearing.

Tanner Lenart, attorney representing the applicant, introduced herself and stated she was available to answer any questions.

Mayor Walker closed the public hearing.

Councilmember F. Lowry moved to approve Local Consent.
Councilmember Green 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. Recess to a Draper City Community Redevelopment Agency Meeting

At 7:26 pm, Councilmember Green moved to adjourn to a Draper City Community Redevelopment Agency Meeting, with intention to return to regular meeting. 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		

The City Council meeting reconvened at 7:54 p.m.

8. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember Johnson seconded the motion, which passed by unanimous vote (4-0).

The meeting adjourned at 7:55 pm.

MEMO



To: City Council

From: Brien Maxfield P.E.

Date: 2025-07-29

Re: Approval of Resolution #25-39

Comments:

When Ivory Homes recorded the amended plat for Big Willow Phase 1B in December 2019, dedicating the paved trail along Willow Creek to the City, they did not reserve the necessary sanitary sewer easement for Phase 5. The City now owns the parcel containing the paved trail, which includes an existing sanitary sewer line. The Phase 5 sanitary sewer system will connect to this existing line. To facilitate this connection, a dedicated easement is required for the Jordan Basin Improvement District. The easement across the City's open space parcel will be permanent.

ATTACHMENTS:

[Resolution 25-39 Big Willow Easement.pdf](#)

RESOLUTION 25-39

A RESOLUTION OF THE DRAPER CITY COUNCIL GRANTING A SANITARY SEWER EASEMENT TO JORDAN BASIN IMPROVEMENT DISTRICT FOR THE PURPOSE OF CONSTRUCTING INFRASTRUCTURE CRITICAL TO DEVELOPMENT

WHEREAS, Draper City owns real property located within the Big Willow subdivision; and

WHEREAS, Draper City and Ivory Development, LLC have entered into a development agreement for property near that which is owned by Draper City; and

WHEREAS, Jordan Basin Improvement District needs to install sewer infrastructure in order for Ivory Development, LLC to continue with the development in accordance to the development agreement; and

WHEREAS, pursuant to Utah Code §10-8-1 and Draper City Municipal Code 2-1-030, the Draper City Council has the authority to grant easements.

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

Section 1. Approval. The City Council hereby approves Resolution 25-39, granting an easement to build infrastructure critical to development on the property as defined and identified in "EXHIBIT A" as attached hereto.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 29TH DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Lowery	_____	_____
Councilmember Lowry	_____	_____
Councilmember Johnson	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

EXHIBIT "A"

(Remainder of page intentionally left blank)

When Recorded Return to:
Joel Thompson
Jordan Basin Improvement District
P.O. Box 629
Riverton, UT 84065

PARCEL I.D.# 27-24-354-008-0000
27-24-354-007-0000
GRANTOR: IVORY DEVELOPMENT LLC
DRAPER CITY
(Big Willow Creek Phase 5)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto Jordan Basin Improvement District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 21,943 square feet or 0.504 acres

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 27th day of JUNE, 2025.

GRANTOR(S)

IVORY DEVELOPMENT LLC

By:

Its:

SECRETARY

Title

STATE OF UTAH

)

:SS

COUNTY OF SALT LAKE

)

On the 27th day of JUNE, 2025, personally appeared before me KEVIN ANGLESEY who being by me duly sworn did say that (s)he is the SECRETARY of IVORY DEVELOPMENT LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

Notary Public

My Commission Expires: 01-14-2026

Residing in: SALT LAKE COUNTY



for the City of Draper

STATE OF UTAH)
 :ss.
COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the _____, of the **City of Draper**, a governmental entity, and that said instrument was signed in behalf of the city by authority of its City Council and acknowledged to me that the City executed the same.

Notary Public

My Commission Expires: _____

Residing in: _____

Line Table		
LINE	DIRECTION	LENGTH
L1	N05°48'56"W	6.43
L2	N07°53'29"E	29.56
L3	N09°51'28"E	5.46
L4	N11°51'18"E	54.74
L5	N77°10'00"W	44.59
L6	N12°14'54"W	131.43
L7	N04°41'14"W	74.13
L8	N07°33'00"E	150.57
L9	S82°27'00"E	20.00
L10	S07°33'00"W	148.43
L11	S04°41'14"E	70.67
L12	S12°14'54"E	117.38
L13	S77°10'00"E	39.52
L14	S11°51'18"W	63.13
L15	S09°51'28"W	4.77
L16	S07°53'29"W	26.81
L17	S05°48'56"E	1.81
L18	S71°29'17"W	20.00

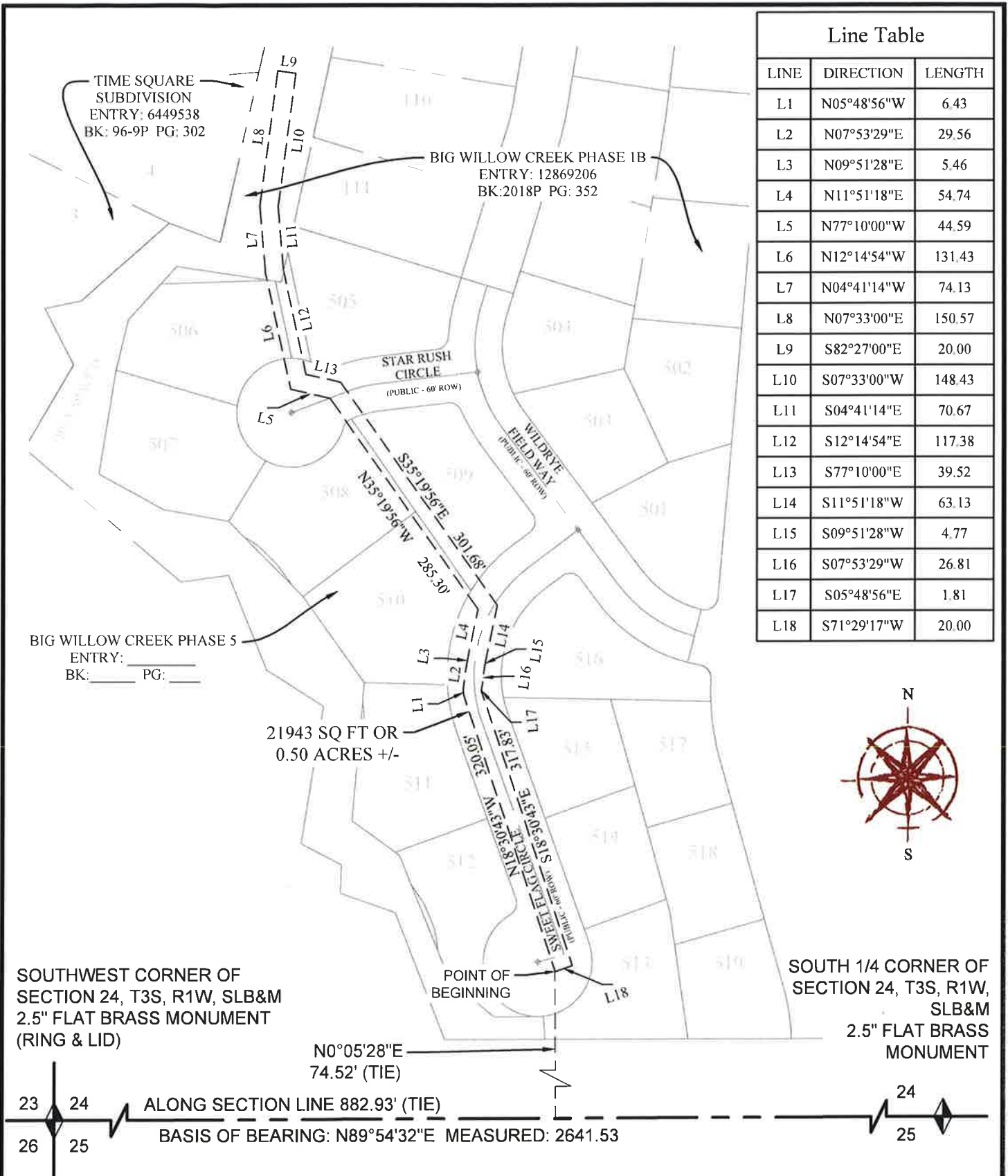


Exhibit 'A'

**LEGAL DESCRIPTION
PREPARED FOR
BIG WILLOW CREEK PHASE 5
DRAPER, UTAH
(05/21/2025)
24-0110
(GWS)**

SEWER EASEMENT LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°54'32"E 882.93 feet along the Section line and N0°05'28"E 74.52 from the Southwest Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence N18°30'43"W 320.05 feet; thence N05°48'56"W 6.43 feet; thence N07°53'29"E 29.56 feet; thence N09°51'28"E 5.46 feet; thence N11°51'18"E 54.74 feet; thence N35°19'56"W 285.30 feet; thence N77°10'00"W 44.59 feet; thence N12°14'54"W 131.43 feet; thence N04°41'14"W 74.13 feet; thence N07°33'00"E 150.57 feet; thence S82°27'00"E 20.00 feet; thence S07°33'00"W 148.43 feet; thence S04°41'14"E 70.67 feet; thence S12°14'54"E 117.38 feet; thence S77°10'00"E 39.52 feet; thence S35°19'56"E 301.68 feet; thence S11°51'18"W 63.13 feet; thence S09°51'28"W 4.77 feet; thence S07°53'29"W 26.81 feet; thence S05°48'56"E 1.81 feet; thence S18°30'43"E 317.83 feet; thence S71°29'17"W 20.00 feet to the point of beginning.

Contains: 21,943 square feet±

MEMO



To: City Council

From:

Date: 2025-07-29

Re: Approval of Resolution #25-40

Comments:

ATTACHMENTS:

[Resolution #25-40.pdf](#)

RESOLUTION NO. 25-40

A RESOLUTION APPOINTING ELIZABETH ALLEN AS A MEMBER 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, Elizabeth Allen has volunteered to serve as a member of the Historic Preservation Commission;

WHEREAS, the Mayor desires to appoint and the City Council hereby consents to the appointments of Elizabeth Allen to serve as a member of 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. Appointment. Elizabeth Allen is hereby appointed to serve as a member of the Draper City Historic Preservation Commission according to the laws, ordinances, and regulations governing the Commission and its members for the term specified below:

- Elizabeth Allen – July 29, 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 29TH 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
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___