

# 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.

He 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%.

#### **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 Mr. Barker 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  
  
891 e. 12300 s. 900 e. 12200 s.  
Stacy Williams 13240 S Parking on the street.  
Jeremy Wilson, Parking problems on same street as Williams
4. **Presentation**
- 4.a 2025 Moderate Income Housing Report
5. **Consent Items**
- 5.a Approval of the July 1, 2025 City Council Meeting Minutes
- 5.b Approval of 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  
Travis DeJong spoke

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

Tanner Lenart stated she was the attorney representing the applicant.

Councilmember F. Lowry moved to approve Local Consent  
Mike 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

Mike Green moved to adjourn to a Draper City Community Redevelopment Agency 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 meeting recessed at 7:26 p.m.

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

8. Adjournment

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

The meeting adjourned at 7:55 pm.