

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, DECEMBER 2, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Bryn Heather Johnson, Tasha Lowery, Fred Lowry, and Marsha Vawdrey

EXCUSED: Councilmember Mike Green

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; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Session

None

Discussion: Special Event Arena Committee

Assistant City Manager Kellie Challburg requested Council direction regarding the Special Event Arena Committee. She reported that three current members wished to continue serving, while three members' terms had expired and those individuals might also be interested in continuing. She stated that staff had experienced difficulties with recruitment and reported that the Committee had assisted with the rodeo, horse pull, monster truck event, and holiday market.

Ms. Challburg stated that staff had discussed the possibility of bringing additional events to the arena to provide the Committee with more activity. The Council discussed the importance of ensuring the Committee remained active and felt needed. Councilmember Vawdrey stated that it would not be advisable if the events did not result in a profit. Councilmember T. Lowery suggested combining the Special Event Arena Committee with the Community Engagement Committee. Ms. Challburg reported that the Community

Engagement Committee was limited to a maximum of eleven members under City Code and currently had ten active members.

Councilmembers F. Lowry and T. Lowery stated support for combining the two committees. Councilmember Johnson stated that if a new committee were created, current members of both committees could be asked to reapply. Councilmember T. Lowery added that priority could be given to those currently serving. Councilmember F. Lowry stated that some current Community Engagement Committee members might welcome a new direction.

A majority of the Council indicated support for combining the Special Event Arena Committee and the Community Engagement Committee as one eleven-member committee.

Report: Major Road CIP

Public Works Director Scott Cooley reported completed road capital improvement projects, including: 2025 pavement maintenance; storm drain improvements on 700 West; 13800 South widening; Suncrest guardrail concrete barrier; and the sidewalk gap project.

The Council and staff discussed possible improvements on 700 West. Mayor Walker explained that widening and improvements had been planned in the past, but were put on hold when residents reached out against the improvements. Mr. Cooley reported a major project that had been planned for 2026 would need to be postponed because of UDOT, and suggested improvements on 700 West could be added to the queue for 2026. Mayor Walker suggested reaching out to current residents to see if they now wanted the road widened. Councilmember T. Lowery said she did not think the road had enough traffic to merit widening, but said she believed residents wanted sidewalk for safety.

Responding to a question from Councilmember T. Lowery, Mr. Cooley said despite reports and perception of residents, speed studies had not found a speeding problem on 700 West. Councilmember T. Lowery said she believed a lot of concerns could be alleviated with the addition of sidewalk and a safe crossing to the park. Mr. Cooley explained sidewalk could be added to one side of the street, but addition of sidewalk on the other side would be challenging because of irrigation issues. He said he would support a decision to not widen 700 West.

A majority of the Council indicated support for sidewalk improvements on 700 West (estimated \$450,000 cost).

Mr. Cooley explained upcoming projects: a new pump at Pump Station 3; Zone 4 sidewalk repairs; 1700 East storm drain improvement; Lone Peak Parkway widening (postponed by UDOT); 14600 South/Minuteman intersection improvements, Pioneer Road resurfacing; and 13400 South connection. Members of the Council expressed a desire to tour a pump station.

Report: Mowing Contract Update

Parks and Recreation Director Rhett Ogden thanked the Council for its support in approving a mowing contractor in the previous budget. He reported that the mowing contract approved by the Council freed up at least three full-time staff positions and allowed for the addition of a City Arborist position. He stated that the change was successful and improved staff morale.

Mr. Ogden also reported a change in the holiday lighting contractor for 2025. He stated that holiday lights would now be leased, resulting in cost savings and a reduction in staff time.

Council/Manager Reports

None

Business Session

1. **Call to Order by Mayor Troy K. Walker**

2. **Pledge of Allegiance by Mayor Walker**

3. **Oaths of Office**

Chief of Police Rich Ferguson recognized Ben Ricks and Zach Campbell for promotion to the rank of Master Officer. City Recorder Nicole Smedley administered the Oath of Office.

4. **Recognition**

Brigham City Police Chief Chad Reyes introduced Chief Jeff Simmons with Logan City and Brigham City Mayor DJ Bott. He expressed gratitude for assistance provided by Draper City in dealing with a tragedy that occurred in

Box Elder County. Chief Reyes and Chief Simmons presented Captain Pat Evans with a Medal of Merit for exceptional leadership and support demonstrated by him and the Draper City Police Department during planning and execution of funeral services for Sergeant Lee Sorensen and Officer Eric Estrada. Mayor Bott expressed gratitude for the support from the Draper Police Department and City Council.

Mayor Walker commended and expressed gratitude for Captain Evans. The Council took the opportunity for a photograph.

5. Public Comments

None

6. Consent Items

- 6.a Approve the November 18, 2025 City Council Meeting Minutes
- 6.b Approve Resolution #25-68 appointing Laura Fidler as an alternate member of the Draper City Planning Commission
- 6.c Approve Resolution #25-69 supporting America250 Utah and recognizing and approving the Draper Utah 250 Community Committee
- 6.d Approve Resolution #25-70 disposing of personal property held by the Police Department as lost or mislaid property in accordance with Utah Code Section 77-11d-101
- 6.e Approve Resolution #25-71 approving updated technical specifications and standard drawings for public infrastructure
- 6.f Approve Resolution #25-73 amending previously issued deeds to land that had not yet been recorded for the Warhorse Ranch Development Agreement

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			Excused
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Vawdrey	X		

7. Items for Council Consideration

7.a Public Hearing: Ordinance #1692 amending the text of the Draper City General Plan to amend the Draper Frontrunner, Kimballs Lane, and Crescent View Station Area Plans, known as the amendment to the Draper Frontrunner, Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment

Planner Todd Taylor reported that the FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans adopted by the Council on September 2, 2025, were certified by the Wasatch Front Regional Council on October 23, 2025. He stated that the next step in the process was certification by the Utah Transit Authority.

Mr. Taylor reported that following Council approval, the Utah Transit Authority requested revisions to figures in the Vista Station Area Plan to include a building at a specific location. He presented the proposed revisions for Council consideration.

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

Councilmember F. Lowry moved to adopt Ordinance #1692. Councilmember Johnson seconded the motion.

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

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

7.b Public Hearing: Ordinance #1693 amending the text of the Land Use and Development Code (Title 9) and the Land Development Code (Title 17) of the Draper City Municipal Code relating to boundary adjustments, known as the City Initiated Boundary Adjustment Text Amendment

Mr. Taylor presented proposed text amendments to Titles 9 and 17 of City Code to comply with 2025 Senate Bill 104 regarding boundary adjustments. He stated that additional amendments were proposed for clarification.

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

Councilmember Vawdrey moved to adopt Ordinance #1693. Councilmember Johnson seconded the motion.

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

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

7.c Public Hearing: Ordinance #1694 amending the Draper City General Plan to add the Water Use and Preservation Element as Chapter 7, known as the Water Use and Preservation Element General Plan Amendment

Mr. Taylor explained that 2022 Senate Bill 110 required adoption of a Water Use and Preservation Element by December 31, 2025. He stated that, as part of the drafting process, a stakeholder group was formed consisting of Planning, Engineering, Public Works, WaterPro, and the Utah Division of Wildlife Resources. He reported that work sessions were held with the Planning Commission and the City Council.

Mr. Taylor presented the proposed Water Use and Preservation Element as Chapter 7 of the General Plan and stated that the existing Chapter 7 would be renumbered as Chapter 8. He reported that the proposed Chapter 7 included six goals and 17 strategies.

Goals:

1. Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.
2. Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.

3. Reduce water demand through water-conserving development patterns that increase development density through mechanisms such as modified lot size and configuration.
4. Increase public awareness of water conservation through educational programming. Consider applying for the Jordan Valley Water Conservancy District (JVWCD) Member Agency Grant to receive funding.
5. Increase public awareness of water conservation through the City's website, social media, and other digital tools.
6. Lead by example and increase water efficiency throughout Draper City's public landscapes.

Mr. Taylor answered questions about further development of the goals for implementation. Councilmember Johnson asked if non-residential, non-commercial water use (e.g., churches, schools) would be addressed. Community Development Director Jen Jastremsky responded the City was limited in what churches could be required to do, and said she did not think the City could require churches to fully comply with Code.

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

Councilmember Johnson moved to adopt Ordinance #1694. Councilmember Vawdrey seconded the motion.

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

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

7.d Public Hearing #25-72 adopting a Water Conservation Plan update for Draper City

Engineering Manager Brien Maxfield presented the proposed 2025 Water Conservation Plan, required by the State to be updated every five years.

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

Councilmember Johnson moved to approve Resolution #25-72. Councilmember T. Lowery seconded the motion.

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

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

7.e Public Hearing: Ordinances #1686 and Ordinance #1687 amending the official Zoning Map of Draper City for approximately 1.38 acres of property located at 11730 S. 700 West, known as the Huber Land Use Map and Zoning Map Amendments

Planner Maryann Pickering presented the subject property on a map. She stated that the current General Plan Land Use Map designation for the property was Residential Low-Medium Density and that the current zoning was RA1 (one-acre minimum). She reported that the applicant requested a Land Use Map amendment to Residential Medium Density and a zone change to R3 (one-third acre minimum) for approximately one-third of the property. She explained that the area proposed for the change would eventually be added to the subdivision to the west, with the remaining portion of the lot continuing to comply with the RA1 zoning requirements.

Tom Spencer, the applicant, stated that one approximately 19,000-square-foot lot would eventually be added to the Fox Landing Subdivision, with access from Osborne Vista Way.

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

Councilmember F. Lowry moved to adopt Ordinance #1686 and Ordinance #1687. Councilmember T. Lowery seconded the motion.

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

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

- 7.f Public Hearing: Ordinances #1688 and #1689 amending the Official Land Use Map and an Ordinance amending the official Zoning Map of Draper City for approximately 17.88 acres of property 13782 S. 300 E, known as the Bangerter Crossroads Land Use Map and Zoning Map Amendments

This item was continued to a date uncertain.

- 7.g Public Hearing: Ordinances #1690 and #1691 amending the Official Land Use Map and amending the official Zoning Map of Draper City for approximately 1.44 acres of property located at approximately 231 E. 13800 S, known as the Openshaw Draper 138 Land Use Map and Zoning Map Amendments

This item was continued to a date uncertain.

8. Adjournment

Councilmember T. Lowery moved to adjourn the meeting. Councilmember Johnson seconded the motion, which passed by unanimous voice vote.

The meeting adjourned at 7:45 pm.