

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, DECEMBER 16, 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; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Robert Markle, Public Works Deputy Director and Engineer; 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 Meeting

The council did not convene in a closed meeting.

Discussion: City Newsletter Survey Results

Alex Getts, Senior Communications Specialist, presented the results of a Council-requested survey regarding the city newsletter. He reported that the cost of producing and distributing the newsletter had increased significantly in recent years and was expected to continue increasing. He stated that the survey was included in the most recent newsletter issue and that more than 70% of respondents supported the concept of a primarily online newsletter. He reported that staff's primary concern with an online-only format was accessibility for residents unable to use digital platforms. He recommended maintaining a limited number of printed copies at designated locations and stated that Meals on Wheels volunteers had indicated a willingness to deliver printed copies to homebound residents. He reported that a print run of 500 copies would cost approximately \$5,358 annually.

The Council and staff discussed potential locations where printed copies of the newsletter could be made available, including the library and senior center. In response to a question from Councilmember F. Lowry, staff stated that the current annual cost to produce and mail the six-issue newsletter was approximately \$55,000.

Councilmember T. Lowery stated that the city had become effective at communicating with residents and noted that eliminating the mailed newsletter would remove one communication modality. Councilmembers T. Lowery and F. Lowry stated that they were personally more likely to read the newsletter in printed form. Councilmember T. Lowery stated that she knew of residents who did read the newsletter in its current format. Councilmember F. Lowry suggested including a summary or outline of the newsletter in the utility bill, with a link directing residents to the full digital version.

Councilmember F. Lowry suggested reducing the number of mailed newsletters from six to four per year. Staff stated that reducing the number of issues could create challenges in keeping information timely and noted that producing six issues allowed the Mayor and each Councilmember an opportunity to share a message with residents annually.

Councilmembers Vawdrey, T. Lowery, and F. Lowry expressed support for maintaining the current newsletter format. Councilmember Johnson expressed support for a hybrid approach.

Discussion: Timoney Road Sidewalks and Trees

Public Works Deputy Director and Engineer Robert Markle explained that, as part of the Safe Sidewalk Program, staff marks trees that cause damage to sidewalks and require removal. He stated that during this process, staff identified a neighborhood with a high number of qualifying trees and that removing them would significantly alter the neighborhood's appearance and character. He reported that staff proposed a process under which property owners would be given two options: removal by the City at the City's expense, or acceptance of a city waiver of liability. He stated that under the waiver option, the property owner could retain the tree but would assume all associated risk, and the risk agreement would be recorded with the property. Mr. Markle said staff would bring back a proposed policy for consideration in January.

Report: New Positions

Parks and Recreation Director Rhett Ogden thanked the Council for approving a new trails and open space position. City Manager Mike Barker reported that the new Custodial Supervisor position had been successful.

Council/Manager Reports

City Committees and Staff Communication

Councilmember Johnson stated that she had met with the Chair and Vice Chair of the Tree Committee regarding concerns related to communication with staff. She suggested scheduling a future Council discussion focused on City committees and their relationship with staff.

Combining the Special Events Arena Committee and Community Engagement Committees

Councilmember F. Lowry stated that he did not believe current members of the Special Events Committee or the Community Engagement Committee would object to combining the two committees, but noted that the eleven-member limit could create complications. Councilmember Johnson suggested that interested members of both committees reapply so the Council could determine how many wished to continue serving.

Proposed Development Near Riverton City Border

Mayor Walker presented a map of Draper along the border with Riverton City and stated that Salt Lake County had proposed developing property for first-time homebuyer housing. He reported that the County was interested in discussing with the City Council what types of development Draper would prefer to see. The Council discussed the subject area and potential access considerations. Community Development Director Jen Jastremsky stated that development would be challenging due to existing wetlands and wildlife. Councilmembers T. Lowery and F. Lowry commented on the high-water levels and expressed a preference for the land to remain open space. Mayor Walker stated that he would communicate the Council's concerns and preferences to County representatives.

Business Session

1. **Call to Order by Mayor Troy K. Walker**
2. **Pledge of Allegiance led by Fire Chief Smith**
3. **Recognition: Police Department Christmas Card Finalists**
Chief Ferguson recognized finalists in the 2025 Police Department Christmas Card competition: Rayna Hall, 3rd Place Winner; Liam Cook, 2nd Place Winner; and Zuri Jensen, 1st Place Winner.

4. Public Comments

Ronald Smith, a Draper resident, stated that he had submitted a petition to the Council signed by 36 Parkstone residents requesting reconsideration of garbage hauling rates for their street. He stated that Parkstone residents were age 55 and older, with many living on fixed incomes. He reported that he had spoken with a representative from Ace, who indicated that there were no conditions on Parkstone that created issues for garbage collection.

Vivian Gubler, a Draper resident, expressed concern regarding the increase in garbage collection rates for Parkstone residents. She stated that Parkstone residents had historically paid the same garbage collection rates as other Draper residents. She acknowledged that some private roads in Draper presented challenges for garbage collection, but stated that Parkstone was not among them. She stated that she felt her street had been singled out and requested that Parkstone be treated the same as other streets and continue to receive the same level of service it had previously received.

5. Consent Items

- 5.a Approve the December 02, 2025 City Council Meeting Minutes
- 5.b Approve Resolution #25-76 adopting a Data Privacy Policy
- 5.c Approve Resolution #25-77 reappointing David Hales and Jordan Putnam as members of the Draper City Historic Preservation Commission
- 5.d Approve Resolution #25-78 reappointing John Maack as a member of the Draper City Parks, Trails, and Recreation Committee
- 5.e Approve Resolution #25-79 establishing the regular meeting schedule for the City Council, Planning Commission, subordinate bodies, and committees for the year 2026
- 5.f Approve Resolution #25-80 approving City Council Assignments for 2026
- 5.g Approve Resolution #25-81 electing Bryn Heather Johnson to serve as the Mayor Pro Tempore for the year 2026

Councilmember Vawdrey moved to approve the Consent Agenda.
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

6. Items for Council Consideration

6.a Public Hearing: Ordinances #1688 and #1689 amending the Official Land Use Map and amending the Official Zoning Map of Draper City for approximately 17.88 acres of property located at approximately 13782 S. 300 E, known as the Bangerter Crossroads Land Use Map and Zoning Map Amendments

Planning Manager Todd Draper stated that the current land use map showed portions of the subject property designated as Medium Residential Density, Low-Medium Residential Density, and Office Service. He stated that the existing zoning for the entire area was RA-1. He explained that the request was to amend the zoning and land use designation to Regional Commercial (CR).

Mr. Draper stated that the Planning Commission had reviewed the request and forwarded a negative recommendation, with a suggestion that any approval include a development agreement addressing potential building height, landscape buffers, and street improvements. He reported that staff prepared a proposed ordinance that included a delayed timeline for effectiveness, as follows:

- Application for a development agreement no later than December 29, 2025
- A fully executed and recorded development agreement on or before May 7, 2026
- The ordinance would become null and void on May 8, 2026, if the development agreement was not recorded by May 7, 2026

Dwayne Rasmussen, representing Tom Lloyd, the property owner, stated that State Road funds had been secured for construction of off-site improvements. He presented an improvement summary from a traffic study for the 13700 South Bangerter Parkway Shopping Center. He stated that he hoped the Council would approve the requests conditioned upon a development agreement and referenced elements that would need to be addressed within a development agreement.

Mayor Walked opened the public hearing.

Rosemary Thomas, Draper resident, stated that she lived east of the proposed development and was not opposed to growth, but felt the proposal did not align with the existing development pattern in the surrounding area. She stated that 300 East had become an increasingly busy residential street and that adding access from the proposed development would exacerbate existing issues. She expressed concerns related to safety and neighborhood livability and stated that if commercial development were approved, the berm and buffer should be substantial, permanent, and enforceable. She requested that the Council not consider granting development access to 300 East, either now or in the future.

Christina Kesler Day, Draper resident, stated that she had lived near 300 East for many years and recalled when the area was largely undeveloped. She stated that she built her home in the neighborhood with the understanding that the property across 300 East was zoned for residential use and that she had consistently advocated for it to remain zoned for housing. She stated that she believed the City had a responsibility to uphold prior representations regarding zoning and noted that past Council members had supported neighborhood residents. She stated that ingress and egress onto 300 East would not be compatible with the neighborhood and asserted that the property owner was aware of the residential zoning at the time of purchase. She expressed concern that approving such access would negatively impact residents and the neighborhood.

Gus Bernardo, Draper resident, said his property bordered the property in question. He said he agreed with concerns expressed by Ms. Day and Ms. Thomas, and said he wrote a letter to the Council and Mayor about his concerns. Mr. Bernardo asked the Council to consider the concerns expressed.

Robbie Stagg, Draper resident, said his property backed up to the subject property. He said his biggest concern was for potential increase in traffic with the proposed development, and concern for safety. Mr. Stagg emphasized that drivers did not pay attention to pedestrians in the 300 East intersection. He requested protection from light pollution for neighboring residents.

Matthew Smith, Draper resident, said he was not generally opposed to expansion across Bangerter Highway. He asked that the Council not approve the subject proposal for three reasons: (1) expanding commercial zoning all

the way to 300 East would permanently damage the character of surrounding neighborhoods; (2) many nearby residents were strongly opposed to any commercial property access on 300 East; and (3) approving the proposal without a development agreement and updated traffic study would be premature. He said the 2022 traffic study and 2023 update were outdated, and were based on a smaller development footprint than shown on the current proposal.

Robert James, Draper resident, said he lived in the Rockwell Condo Unit near the subject property. He said traffic in the area was often worse than had been indicated. Mr. James said the traffic measures suggested by the developer would not work. He suggested the property should be developed for residential, not business use.

Brandon Thomas, Draper resident, requested that the Council defer their vote until a development agreement was complete. He recommended the Council accept the recommendation of the Planning Commission. He said he agreed the traffic study was outdated.

Joshua Hoggard, Draper resident, said he owned a civil engineering firm and had looked over the proposed plans. He said it was his professional opinion that proposed improvements at 300 East and 13800 South were not sufficient for traffic. Mr. Hoggard said he concurred with other public comments. He said he was unable to find related improvement plans on the UDOT website, and suggested the Council hold off on making a decision.

Carolyn Phippen, a Draper resident, stated that the roads in the area were not capable of accommodating the level of traffic necessary for the proposed development to be economically viable. She stated that the City should not disregard prior plans and commitments made to residents who purchased their homes with the expectation that the surrounding property would be developed for residential use. She stated that there was no appropriate way to transition the area to the high-density commercial development being requested and asked the Council to ensure that access to the development from 300 East be prohibited.

Mayor Walker closed the public hearing.

Mr. Rasmussen stated that the levels of service presented in the traffic study were measured during peak-hour traffic and reflected a worst-case scenario. He reported that the traffic study updates were dated October and December 2025.

Councilmember Johnson asked whether the reported levels of service incorporated the December 2025 update, and Mr. Rasmussen responded that they did. Councilmember Johnson stated that she had driven through the 13800 South and Bangerter intersection earlier that evening and, based on personal observation, believed the level of service more closely aligned with an "E" rather than the reported "D." Councilmember Johnson asked whether traffic conditions on Bangerter beyond the freeway had been addressed with UDOT.

Councilmember F. Lowery referred to the projected level of service for the 13800 South Bangerter Parkway Shopping Center with proposed improvements and asked whether any additional measures could be taken to improve the rating from a "D" to a "C," rather than returning to a "D" by 2040. Mr. Rasmussen stated that he did not believe further improvements were feasible. He reported that a level of service rating of "D" was generally considered acceptable for traffic conditions. Mr. Rasmussen further stated that the projected "D" rating for 2040 accounted for the proposed development as well as anticipated population growth throughout Draper.

Councilmember F. Lowry asked staff about public comments indicating that proposed improvements were not reflected on the UDOT website. Staff responded that the improvements were not located on UDOT roadways and, therefore, would not appear on the UDOT website. Mr. Rasmussen emphasized that the proposed access on 300 East would be limited to right-in, right-out movements only. He stated that the development team would make efforts to address concerns through the development agreement and indicated a willingness to meet with residents to discuss potential options.

Responding to a question from Councilmember T. Lowery, Ms. Jastremsky stated that the proposed ordinance required the application for a development agreement to be submitted by December 29, 2025, allowing time to work on the document prior to anticipated adoption in May.

Councilmember F. Lowry emphasized that the Council would not approve a development agreement if it contained provisions to which the Council did not agree.

Councilmember F. Lowry stated that the subject property had been under discussion since he first joined the Council, with multiple development proposals previously considered and denied, including high-density residential and commercial development options.

Councilmember Vawdrey moved to approve Ordinances #1688 and #1689. Councilmember T. Lowery seconded the motion.

Councilmember Vawdrey stated that she believed the Planning Commission was correct in recommending a development agreement in conjunction with the zone change to ensure that agreed-upon conditions were addressed. She stated that it was the Council's responsibility to consider what best served the City as a whole. Councilmember Johnson stated that she agreed with the comments regarding the importance of obtaining a development agreement and working collaboratively with neighboring residents. Councilmember T. Lowery stated that she appreciated staff's approach in presenting the proposal as a tentative project contingent upon approval of a development agreement. Councilmember F. Lowry thanked the residents for providing their input and suggestions.

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		

- 6.b 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

Planner Todd Draper presented the subject property located at the corner of 13800 South and Bangerter Highway using an aerial map. He explained the proposal to amend the land use designation from Community Commercial to Regional Commercial and to rezone the property from RA-1 Residential and Office Residential to the Regional Commercial (CR) Zone. Mr. Draper reviewed the permitted and conditional uses within the CR Zone and presented site photographs. He reported that the Planning Commission had reviewed the application and forwarded a unanimous negative recommendation for both the Land Use Map and Zoning Map amendments, citing concerns that a development agreement should be included to address potential building height, landscape buffering, and street improvements.

Mr. Draper stated that staff prepared a proposed ordinance providing for delayed enactment, which required an application for a development agreement to be submitted no later than December 29, 2025, and a fully executed and recorded development agreement to be completed on or before May 7, 2026. He stated that the ordinance would become null and void on May 8, 2026, if the development agreement was not recorded by May 7.

Councilmember Johnson asked about cross-access easements required in the proposed ordinance. Mr. Draper said there was limited opportunity to access the individual properties from 13800 South or Bangerter Highway, and shared access would facilitate traffic flow. He said the subject area would most likely need access to the adjoining proposed development (previous agenda item). Mr. Draper said the City would receive a portion of the subject property as part of the development agreement for planned improvements on 13800 South.

Steve Lovell, counsel for the applicant, said his client was willing to donate the right-of-way to make the project and traffic work. Mr. Lovell said his impression during the Planning Commission meeting had been positive, with the Planning Commission seeming to be in favor of commercial development on the property. He said it was his perception that the last-minute pivot of the Planning Commission had been because of the possibility that approving the subject zone change application would make it easier for the neighboring larger development they did not want to be approved. Mr. Lovell said his client was willing to enter a development agreement, but pointed out that the need for the neighboring proposed development in terms of residential buffer was different from those of the subject development.

Councilmember Johnson asked Mr. Lovell about the cross-access easements. Mr. Lovell said the two applicants presenting development agreements in the same time frame would allow the Council to help guide access and traffic flow. He emphasized the two projects would have different challenges, and said he wanted to make sure the development agreement for the subject project did not mirror development agreement requirements for the larger neighboring project.

Mayor Walker opened the public hearing.

Christina Kesler Day, Draper resident, acknowledged that the subject project would need access to 13800 South, but commented that another access would add to existing traffic issues. She said the Planning Commission was savvy in recognizing a connectivity issue. Ms. Day said she had nothing against the owner of the subject property, and said she did not want to thwart what they were trying to do, but emphasized there was a connectivity issue with Mr. Lloyd's property. She said she hoped the Council would take the traffic issues into consideration.

Kayla Kesler, Draper resident, said the home in which she lived was the only home that had to get in and out on 13800 South at the subject location. She expressed concern with the proposed location of the access point next to the residential property. Ms. Kesler expressed concern for safety of kids in the area with worsening traffic.

Robbie Stagg, a Draper resident, stated that whichever of the two projects was constructed first would be responsible for building the access, which would then be shared. They emphasized that the proposed access would further back up traffic on 300 East.

Matthew Smith, Draper resident, said he agreed with comments about access to 300 East. He stated the subject project and the previous agenda item would absolutely be linked, and shared access should be considered.

Mayor walker closed the public hearing.

Councilmember F. Lowry moved to approve Ordinances #1690 and #1691. 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		

6.c Public Hearing: Ordinance #1696 amending the text of Titles 9, 10, 17, and 18 of the Draper City Municipal Code related to the Geologic Hazards Ordinance known as the City Initiated Geologic Hazards Ordinance Text Amendment

Planner Todd Taylor presented proposed amendments to the Geologic Hazards Ordinance intended to improve clarity for applicants and incorporate best engineering practices. He reported that the Planning Commission had reviewed the proposed amendments and forwarded a positive recommendation to the Council.

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

Councilmember T. Lowery moved to approve Ordinance #1696.
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. Action Items

7.a Approve Resolution #25-74 adopting the Geotechnical Engineering Standards for Draper City

7.b Approve Resolution #25-75 expressing Draper City's intent to adjust its common municipal boundaries with Highland City affecting parcels 11:017:0157 and 35:544:0050 authorizing and scheduling a public hearing and providing for notice thereof

7.c Approve Ordinance #1695 establishing the Wildland Interface Area

Councilmember T. Lowery moved to approve Resolution #25-74, Resolution #25-75, and Ordinance #1695. 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		

8. Adjournment

Mayor Walker acknowledged that the meeting marked Councilmember Vawdrey's final meeting as a member of the City Council and expressed appreciation for her years of service to Draper City. The Council paused for photographs.

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

The meeting adjourned at 8:47 pm.