



CITY COUNCIL AGENDA

Tuesday, March 3, 2026, 5:30 PM
1020 E Pioneer Rd,
Draper, Utah 84020

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION

The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Discussion: Legislative Update - Mike

Report: Major Roads CIP Update - Scott

Report: Parks CIP Update - Rhett

Report: Fuel Mitigation Grants Funding Update - Clint

Council / Manager Reports

7:00 PM BUSINESS SESSION (CITY COUNCIL CHAMBERS)

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. Consent Items

4.a Approve the Meeting Minutes of the February 10, 2026 City Council Retreat

4.b Approve Resolution #26-12

A resolution certifying authorized individuals to access and/or transact business with the State of Utah Public Treasurers' Investment Funds and to execute any necessary forms in connection with such changes on behalf of Draper City.

4.c Approve Resolution #26-13

A resolution approving and authorizing the execution of a vote center agreement between Draper City and Salt Lake County for the 2026 Elections.

5. Items for Council Consideration

5.a Public Hearing: Ordinances #1706 and 1707

An ordinance amending the Official Land Use Map and the Official Zoning Map of Draper City for approximately 0.25 acres to remove the property from both the Land Use Map and the Zoning Map . The property is located at approximately 16199 S. 3300 E. and is the subject of a municipal boundary line adjustment between Draper City and Highland City. Known as the City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendments. Staff report by Todd Draper.

6. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **March 3, 2026**, 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: Nicole Smedley, City Recorder

Date: 2026-03-03

Re: Approve the Meeting Minutes of the February 10, 2026 City Council Retreat

Comments:

Attached for your review and consideration for approval are the February 10, 2026 City Council Retreat Meeting Minutes.

ATTACHMENTS:

[2-10-26 Council Retreat DRAFT Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL RETREAT HELD ON TUESDAY, FEBRUARY 10, 2026, AT DRAPER CITY HALL, 1020 EAST PIONEER ROAD, DRAPER, UTAH

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

EXCUSED: Councilmember Mike Green

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, Public Works Director/Engineer; Traci Gundersen, City Attorney; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communication Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; John Vuyk, Finance Director

1. Closed Meeting

Councilmember F. Lowry motioned to go into a closed meeting to discuss the purchase, exchange or lease of real property and security systems. 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 Dahlin	X		

2. Priorities Discussion

Budget

Finance Director John Vuyk showed property tax rates and trends for cities in the area. He stated the current Draper tax rate was 0.0009360. The Council, Mayor, and staff discussed special service taxing districts for police and fire services versus City property tax increases, and the importance of messaging. The group discussed a \$1.4 million budget deficit for the next fiscal year, a gap that would be filled by drawing from the City's reserve funds. Councilmember T. Lowery said she preferred small annual property tax increases as opposed to special service district taxing districts. Staff commented that the costs of the basics to do the job (police and fire services) were rising much faster than the

City's ability to generate revenue. Councilmember Dahlin said she believed many residents did not understand that the Draper City rate only represented a portion of the property tax statement, and that Draper City had not increased its tax rate as much as some of the other entities on the statement.

The Council discussed budget-related bills under consideration in the current Legislative Session. The Council and staff discussed property tax revenue lost for the current fiscal year and discussed taxes from The Point and the need to obtain funding for services at The Point. Staff asked if the Council was interested in implementing a Transportation Utility Fee to help fund road maintenance and construction. Mayor Walker expressed support for beginning the process with a study.

The Council took a short break for dinner.

Public Works Department

Public Works Director Scott Cooley suggested using a sprung building on the north side of Galena Park in addition to the existing Public Works facility to add needed space and save on the cost of one big new building. He suggested scheduling a tour of an existing sprung building for the Council. Mayor Walker expressed support for using a sprung building. Councilmember T. Lowery said she would want to use as little of the park space as possible. Responding to a question from Councilmember F. Lowry, staff said a sprung building could be used as a fire station.

Fire Department Needs

City Manager Mike Barker said the Fire Department had a need for training facilities, meeting rooms, and administrative space. Mr. Barker said staff had explored different ideas, including adding on to existing office space currently rented by the City, purchasing and converting a home for Fire Department use, and utilizing a sprung structure. Fire Chief Clint Smith emphasized the Department's need for more space, and proposed purchasing the building currently rented by the City to centralize administration. He said the building was not currently for sale, but he had discussed the possibility with the property owner. The Council discussed the possibility of putting a sprung structure for the Fire Department near City Hall. A majority of the Council indicated support for scheduling further discussion of the topic.

Town Center Community Buildings

Mayor Walker said the City owned 10 acres near City Hall, and listed groups that had shown interest in using a portion of the land over the years. He mentioned the possibility of using some of the land for a sprung building for the Fire Department, and asked for Council feedback on use of the space. The Council discussed ongoing maintenance costs for any new City facility.

Mayor Walker asked if the Council would want to master plan the 10 acres. Mr. Barker commented that the Station Area Plan (SAP) provided a plan for the area. Councilmember F. Lowry said he was not sure the location would be best used for a permanent fire station, but said he would be comfortable with temporary space for the Fire Department. The Council discussed a proposal to use some of the land for a museum. Councilmember Johnson commented that a place needed to be found to store Historical Society artifacts.

Mayor Walker suggested sharing the message that the City did not intend to participate in land deals for the 10 acres at that time. Councilmember T. Lowery said the City had invested a lot in preserving the public land, and suggested the acres may need to remain open space over time to offset the density included in the SAP. A majority of the Council expressed agreement with preserving the 10 acres of City-owned land at that time.

Enterprise Fund Rates

Mayor Walker commented that the Council privatized solid waste collection on private streets in 2025, which resulted in a rate increase for those residents. Mr. Vuyk showed revenue and expense data for enterprise funds, and said staff would bring back proposals for the funds to break even. Mayor Walker pointed out solid waste collection rates had not been raised since the City began providing the service, and said the cost of the trucks had increased significantly. The Council discussed enterprise fund-related legislation. Councilmember F. Lowry suggested comparing the cost of the City continuing to provide solid waste disposal service and the cost of contracting the service. A majority of the Council indicated agreement.

Staff Interaction Policy

Mayor Walker explained that some of the City committees wanted staff to attend their meetings and be part of committee operations. He said the citizen-appointed committees (created by the Mayor and approved by the

Council) did not spend money or appropriate money, and expressed the opinion that staff-time should not be used on committee operations. Mr. Barker said staff members had been summoned to committee meetings for discussion of topics beyond committee scope, and suggested either committee scope should be changed or activities needed to be reined in. Councilmember Johnson said there had been some confusion about staff involvement with the Tree Committee, and said she had explained to the committee there should really only be one staff member involved to record and take minutes. Councilmember Johnson suggested it would be helpful to explain the policy to each committee.

Councilmember T. Lowery suggested the Council review the goals and scope of the different committees. The Council discussed the possibility of changing the name and scope of some of the committees, with addition of the goal of beautification. Mr. Barker suggested starting with discussion of the Tree Committee at a future study session.

Historical Society

Councilmember Johnson pointed out that the role and specific responsibility of the Historical Society was not written in Code, and said it was unclear if the Historical Society was part of the City or an independent entity. She stated that the Historical Society currently utilized a City facility and a member of staff. Councilmember Johnson suggested giving the Historical Society a choice between being independent or under the umbrella of the City. The Council discussed similarities between the Historical Society and the Arts Council. A majority of the Council indicated support for scheduling further discussion in study session.

Short-Term Rentals

Councilmember F. Lowry said he had been asked by multiple residents about short-term rentals, and commented that the City did not currently have a way to enforce short-term rentals. Mr. Barker said staff were working on a draft ordinance to present to the Council for consideration.

Farmers Market

The Council and staff discussed the possibility of changing the location of the summer farmers market events. Councilmembers T. Lowery and F. Lowry suggested Saturday mornings would be better than Tuesday evenings. Staff responded that Saturday mornings would put the market in competition with

many other farmers markets in the area. Councilmember F. Lowry suggested Monday evenings. Councilmember T. Lowery suggested shopping around for a different group that would be willing to hold the market on Saturday mornings. A majority of the Council expressed agreement with asking the market to try Smith Fields Park again in 2026.

Rodeo Ticket Prices

The Council and staff discussed a proposal to charge \$15 for tickets to the rodeo, without a child discount. Assistant City Manager Kellie Challburg said \$15 was comparatively low for a rodeo ticket price. She shared the idea of charging a premium price for tickets in the first three rows. A majority of the Council appeared to be in support.

3. Adjournment

Councilmember T. Lower moved to adjourn the meeting. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

The meeting adjourned at 6:57 p.m.

MEMO



To: City Council
From: John Vuyk, Finance Director
Date: 2026-03-03
Re: Approve Resolution #26-12

Comments:

ATTACHMENTS:

[Resolution_26-12_-_PTIF_Authorized_Agents_-_Mar_2026.pdf](#)

ATTACHMENTS:

[Resolution 26-12 - PTIF Entity Resolution Form - Signed.pdf](#)

RESOLUTION NO. 26-12

A RESOLUTION CERTIFYING AUTHORIZED INDIVIDUALS TO ACCESS AND/OR TRANSACT BUSINESS WITH THE STATE OF UTAH PUBLIC TREASURERS INVESTMENT FUNDS AND TO EXECUTE ANY NECESSARY FORMS IN CONNECTION WITH SUCH CHANGES ON BEHALF OF DRAPER CITY.

WHEREAS, the City of Draper is required to provide a Public Entity Resolution to the Office of the State Treasurer; and

WHEREAS, the Public Entity Resolution authorizes named individuals to act on behalf of Draper City for banking and investments with the State of Utah Public Treasurers Investment Funds (PTIF); and

WHEREAS, the City Council of Draper City hereby finds this action in the best interest of the public's health, safety and general welfare.

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

Section 1. The City Council hereby adopts the Public Entity Resolution attached hereto as "Exhibit A" and certifies the listed individuals as Authorized Individuals to act on behalf of Draper City to access and/or transact with the Public Treasurers Investment Funds accounts.

Section 2. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3RD DAY OF MARCH, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	___	___	___
Councilmember Johnson	___	___	___
Councilmember T. Lowery	___	___	___
Councilmember F. Lowry	___	___	___
Councilmember Dahlin	___	___	___
Mayor Walker	___	___	___



Office of the
State Treasurer

Public Entity Resolution

1. Certification of Authorized Individuals

I, Troy Walker (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Draper City (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
Mike Barker	City Manager	mike.barker@draperutah.gov	
John Vuyk	Finance Director	john.vuyk@draperutah.gov	
Jared Zacharias	Assistant Finance Director	jared.zacharias@draperutah.gov	

The authority of the named individuals to act on behalf of Draper City (Name of Legal Entity) shall remain in full force and effect until written revocation from Draper City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 3rd day of March, 2026, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
	3/3/2026	Troy Walker	Mayor

STATE OF UTAH)
)
COUNTY OF _____)

Subscribed and sworn to me on this 3rd day of March, 2026, by Troy Walker (Name), as Mayor (Title) of Draper City (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

(seal)

MEMO



To: City Council
From: Nicole Smedley, City Recorder
Date: 2026-03-03
Re: Approve Resolution #26-13

Comments:

Resolution No. 26-13 approves and authorizes the execution of a Vote Center Agreement between Draper City and Salt Lake County for the use of Draper City Hall as a vote center for the 2026 Primary and General Elections

ATTACHMENTS:

[Resolution 26-13 Vote Center.pdf](#)

RESOLUTION NO. 26-13

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A
VOTE CENTER AGREEMENT BETWEEN DRAPER CITY AND SALT LAKE
COUNTY FOR THE 2026 ELECTIONS**

WHEREAS, Draper City desires to facilitate local voting opportunities for its residents; and

WHEREAS, Salt Lake County, through its Clerk's Office, conducts municipal elections and coordinates polling locations throughout the county; and

WHEREAS, Salt Lake County has requested use of Draper City Hall as a vote center for early voting and election day voting in the 2026 Primary and General Elections; and

WHEREAS, the City Council finds that approving the agreement is in the best interest of the residents of Draper City and promotes access to local voting;

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

Section 1. Authorization. The City Council hereby approves the Vote Center Agreement with Salt Lake County and authorizes the Mayor or designee to execute the agreement on behalf of Draper City.

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

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 3RD DAY OF MARCH, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	___	___	___
Councilmember Johnson	___	___	___
Councilmember T. Lowery	___	___	___
Councilmember F. Lowry	___	___	___
Councilmember Dahlin	___	___	___
Mayor Walker	___	___	___

Salt Lake County Standard Form Contract

D.A. No. 26CIV000124

Reviewed January 16, 2026

VOTE CENTER AGREEMENT

This Agreement is entered into by and between Salt Lake County, a body corporate and politic of the State of Utah, on behalf of its Clerk’s Office (the “County”); and _____ (the “Owner”), a(n):

- individual _____
- proprietorship _____
- general partnership _____
- other: _____
- limited partnership _____
- corporation of the State of _____
- limited liability company of the State of _____

with its principal place of business at _____.
The County and the Owner may be referred to as the “Parties.”

RECITALS

WHEREAS, the County wants to contract with Owner for the access and use of certain premises for the conduct of elections by its Clerk’s Office; and

WHEREAS, the Owner is willing to allow the County to use the premises subject to the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Agreement, the Parties covenant and agree as follows:

1. Access and Use of Vote Center

A. ELECTION DAY: the Owner hereby agrees to lease the following premises (“Vote Center”) located at:

Room number (if applicable) _____

to the County for use as a polling place in accordance with Utah Code § 20A-5-403 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following election(s) conducted by the County:

The Regular Primary Election to be held on June 23, 2026.

The Regular General Election to be held on November 3, 2026.

The Owner shall ensure access to the County from 5:30am until approximately 10:00pm for said election date(s).

B. EARLY VOTING: The Owner hereby agrees to lease the Vote Center to the County for use as an early voting polling place in accordance with Utah Code § 20A-3a-603 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following early voting period(s):

The Regular Primary Election: from _____ to _____

The Regular General Election: from _____ to _____

The Owner shall ensure access to the County from 2:00pm until approximately 8:00pm for said early voting period(s).

C. EQUIPMENT DROP OFF: The County shall arrange to deliver the voting equipment to the Vote Center on the Friday before voting begins and shall arrange to remove the voting equipment from the Vote Center on the Wednesday after the date of the election. The County will let the Owner know what time to expect delivery and removal. The Owner's preferred time for equipment drop-off and pick-up is:

Morning

Afternoon

Evening

2. Consideration

The County shall pay the following amount to the Owner as a fee for each election in which the County uses the Vote Center to conduct an election:

\$0 (fee waived)

\$50.00

Unless waived by the Owner, the fee shall be paid within thirty days following an election. The County reserves the right to withhold the fee to offset any costs that arise due to the Owner's wrongful or negligent acts or those that are committed by Owner's agents, officials, or employees.

3. Term

This Agreement shall commence on the day that is entered into by the Parties and expire on the ____ day of _____, 2026.

4. Termination

Either Party may terminate this Agreement upon written notice to the other Party at any time, except the Owner may not terminate this Agreement within fourteen days before any of the early voting periods or election dates without the consent of the County.

5. Liability

The County is a governmental entity under the Governmental Immunity Act, Utah

Code §§ 63G-7-101 to -904 (2025) (the “Immunity Act”). The Parties agree that the County and the Owner are each responsible and liable only for their own wrongful or negligent acts or those that are committed by their agents, officials, or employees. The County does not waive any defenses or limits of liability otherwise available under the Immunity Act or any other applicable law. The County maintains all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

6. Vote Center

The Owner shall work with the County to ensure that the Vote Center complies with the requirements of Utah law including, but not limited to, issues concerning inaccessibility to the Vote Center by a person with a disability. The County shall have the right to physically inspect the Vote Center prior to any election to ensure access by a person with a disability.

7. Contact Information

Contract Contact

(Person responsible for communication with the Election Office about contracts; Vote Center scheduling; major issues, concerns, or problems)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

Primary Building Contact

(Person responsible for equipment drop off and pick up; opening and closing of the Vote Centers; communicating with the Poll Worker Team Lead)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

Secondary Building Contact

(Person responsible if the primary building contact is unavailable)

Name: _____ Email: _____
Day Phone: _____ Cell Phone (after hours): _____

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest day and year indicated below.

SALT LAKE COUNTY:

Mayor or Designee

Date: _____

Recommended for Approval:

By: _____
Clerk or Designee

Date: _____

OWNER:

By: _____

Name: _____

Title: _____

Date: _____

MEMO



To: City Council
From: Todd Draper, AICP
Date: 2026-03-03
Re: Public Hearing: Ordinances #1706 and 1707

Comments:

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. The property is currently zoned A5 and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City have recently approved a municipal boundary line adjustment that would remove the subject property from Draper City's jurisdiction and place it in the jurisdiction of Highland City. Draper City is now seeking to amend the Land Use and Zoning Maps to remove the land use and zoning designations for the property. Once the boundary adjustment is final Highland City will be responsible to set land use and zoning designations for the property.

The Planning Commission will hear this item at their February 26, 2026 meeting and their recommendation to the City Council will be presented at the Council meeting.

ATTACHMENTS:

[Ord 1706 Land Use.pdf](#)

ATTACHMENTS:

[Ord 1707 Zoning Map.pdf](#)

ATTACHMENTS:

[Highland Boundary LUMA and ZMA staff report - Final.pdf](#)

ORDINANCE NO. 1706

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY BY REMOVING FROM THE MAP APPROXIMATELY 0.25 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16199 SOUTH 3300 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED HIGHLAND BOUNDARY ADJUSTMENT LAND USE MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a General Plan and Land Use Map to guide the future development within the City; and

WHEREAS, Draper City and Highland City have approved an adjustment to their common municipal boundary line to remove approximately 0.25 acres of property located at approximately 16199 South and 3300 East as described in Section 1 below (the "Property") from Draper City's municipal boundary and placed it in the municipal boundary of Highland City; and

WHEREAS, it is necessary to remove the Property from the Draper City Land Use Map as it will no longer be located within Draper City; and

WHEREAS, the proposed land use change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Land Use Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Land Use Map of Draper City, and the City Council has found the proposed land use change to be consistent with the City's General Plan.

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

Section 1. Land Use Amendment. The following described real property located at approximately 16199 South 3300 East within Draper City, Utah County, State of Utah, previously designated Residential Hillside Low Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, is hereby removed from the Land Use Map:

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,864 SQUARE FEET (0.249 ACRES)

Section 2. Correction of Errors. The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

Section 3. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF March, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	___	___	___
Councilmember Johnson	___	___	___
Councilmember T. Lowery	___	___	___
Councilmember F. Lowry	___	___	___
Councilmember Dahlin	___	___	___
Mayor Walker	___	___	___

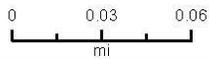
EXHIBIT A
City Initiated Highland Boundary Adjustment Land Use Map Amendment



Date Printed: 2/25/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S. 3300 E.



ORDINANCE NO. 1707

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY BY REMOVING FROM THE MAP APPROXIMATELY 0.25 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16199 SOUTH 3300 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED HIGHLAND BOUNDRY ADJUSTMENT ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, Draper City and Highland City are adjusting their common municipal boundary line to remove approximately 0.25 acres of property located at approximately 16199 South 3300 East as described in Section 1 below (the "Property") from Draper City's municipal boundary and place it in the municipal boundary of Highland City; and

WHEREAS, it is necessary to remove the Property from the Draper City Zoning Map as it will no longer be located within Draper City; and

WHEREAS, the proposed zone change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 16199 South 3300 East within Draper City, Salt Lake County, State of Utah, previously zoned A5 and within the Hillside Sensitive Lands Overlay as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, is hereby removed from the Zoning Map:

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,864 SQUARE FEET (0.249 ACRES)

Section 2. Correction of Errors. The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

Section 3. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF March, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

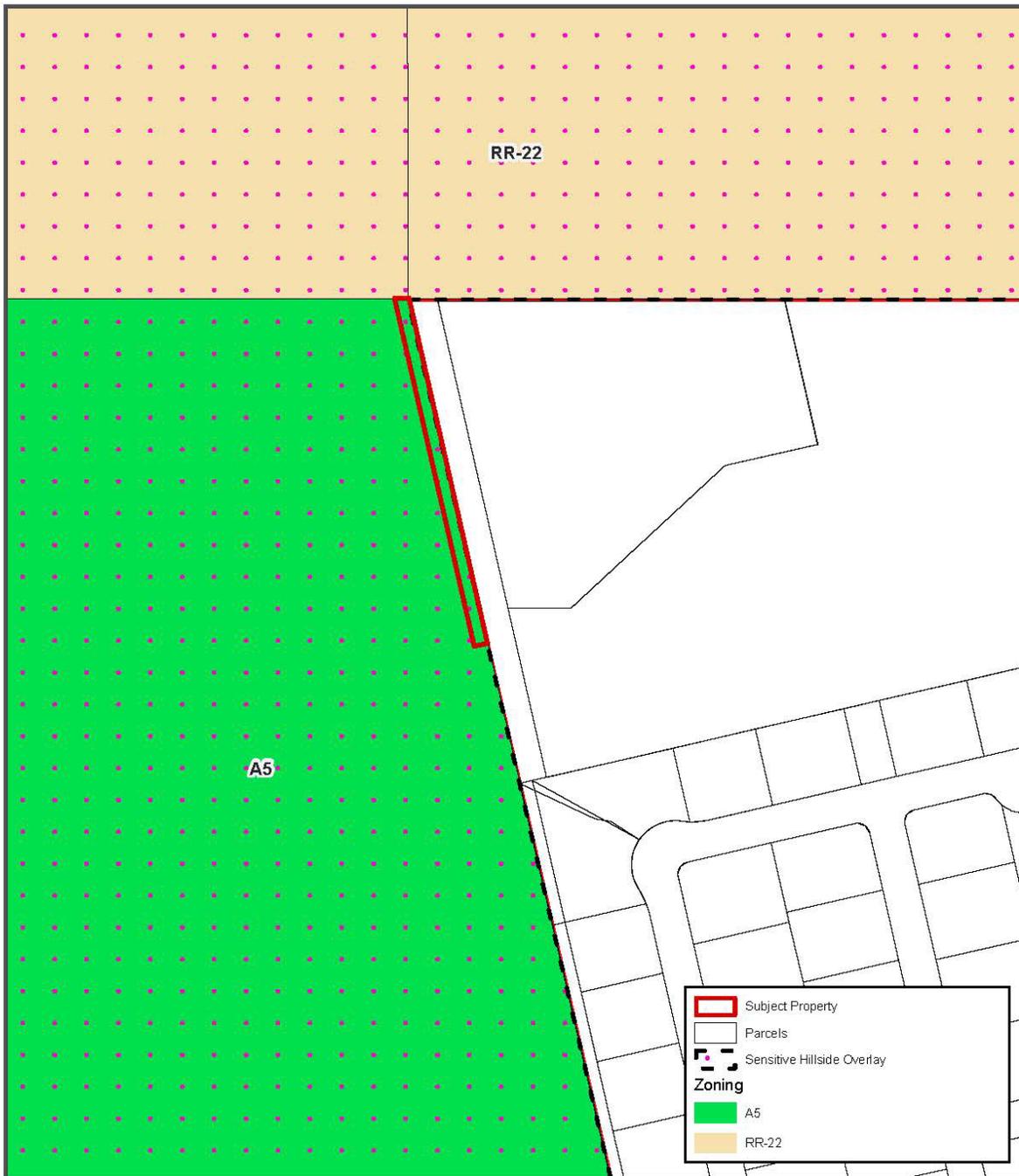
VOTE TAKEN:

Councilmember Green
Councilmember Johnson

YES	NO	ABSENT
___	___	___
___	___	___

Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Dahlin
Mayor Walker

EXHIBIT A
City Initiated Highland Boundary Adjustment Zoning Map Amendment



 **City Initiated Highland Boundary Adjustment**
 Approximately 16199 S. 3300 E.

Date Printed: 2/25/2026

0 0.03 0.06
mi

N



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 6, 2026

To: Draper City Planning Commission
Business Date: February 26, 2026

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: City Initiated Highland Boundary Adjustment - Land Use Map and Zoning Map Amendment Requests

Application No.: 2026-0017-MA & 2026-008-MA

Applicants: Draper City

Project Location: Approximately 16199 S. 3300 E.

Current Zoning: A5 (Agricultural) Zone, Hillside Sensitive Overlay Zone.

Acreage: Approximately 0.25 Acres (10,890 ft²)

Request: Request for approval of Amendments to the Land Use Map and Zoning Map of Draper City.

BACKGROUND AND SUMMARY

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. (Exhibit C & D). The property is currently zoned A5 and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City are mutually adjusting their municipal boundary lines in the subject area to incorporate a small parcel of land that was purchased by Highland City for the creation of a trail into Highland City, and to include a nearby sliver of land located in Highland City into Draper City. It is anticipated that the area being annexed into Draper City will be designated as the Residential Hillside Low Density Land use and the A5 and Hillside Sensitive Overlay zones consistent with the adjacent property in the city. Draper City is seeking to amend the Draper City land use and zoning maps to remove the zoning and land use designations from the property that will become part of Highland City.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density	Exhibit E
Current Zoning	A5, Hillside Sensitive Overlay Zone	Exhibit F
Adjacent Zoning		
East	R-1-40 (Residential) (Highland City)	
West	A5, Hillside Sensitive Overlay Zone	
North	RR-22 (Rural Residential) (Suncrest Development Agreement)	
South	A5, Hillside Sensitive Overlay Zone.	

The Residential Hillside Low Density Land Use Designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas 	
LAND USE MIX	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools
DENSITY	<ul style="list-style-type: none"> • Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH) 	

According to the Draper City Municipal Code (DCMC) Section 9-8-20(B)(3) the purpose of the A5 zone is to *“maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production.”*

Map Amendments. The modifications will remove the zoning and land use designations for the Highland City property from the respective Draper City Zoning and Land Use Maps. Highland City will assign zoning and land use designations for their property. The Draper



City Council will assign zoning and land use designations for the property being added to Draper City at time of the boundary adjustment.

Criteria For Approval.

Zoning Map Amendment

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. *Map Amendments:*
 - a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 - b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
 - d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
 - e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Land Use Map Amendments

The Land Use Map amendment request also falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

- D. *Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
 1. *A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
 - a. *The name, address and telephone number of the applicant and the applicant's agent, if any.*

- b. *The name and address of every person or company the applicant represents.*
 - c. *The requested amendment and reasons supporting the request.*
 - d. *If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) *An accurate property map showing present and proposed zoning classifications;*
 - (2) *All abutting properties showing present zoning classifications; and*
 - (3) *An accurate legal description and an approximate common address of the area proposed to be rezoned.*
 - e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application. 3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.



STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the requests based on the findings and criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Sample Motion for Modified Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026, and the following additional or modified findings.

1. (List any additional or modified findings...)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.02.20 15:13:51-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.02.20 10:22:43-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.02.20 10:43:57-07'00'

Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.02.20 12:34:43-07'00'

Draper City Building Division

**EXHIBIT A
DEPARTMENT REVIEWS**

REVIEWS ARE NOT MEANT TO BE AN ALL-INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

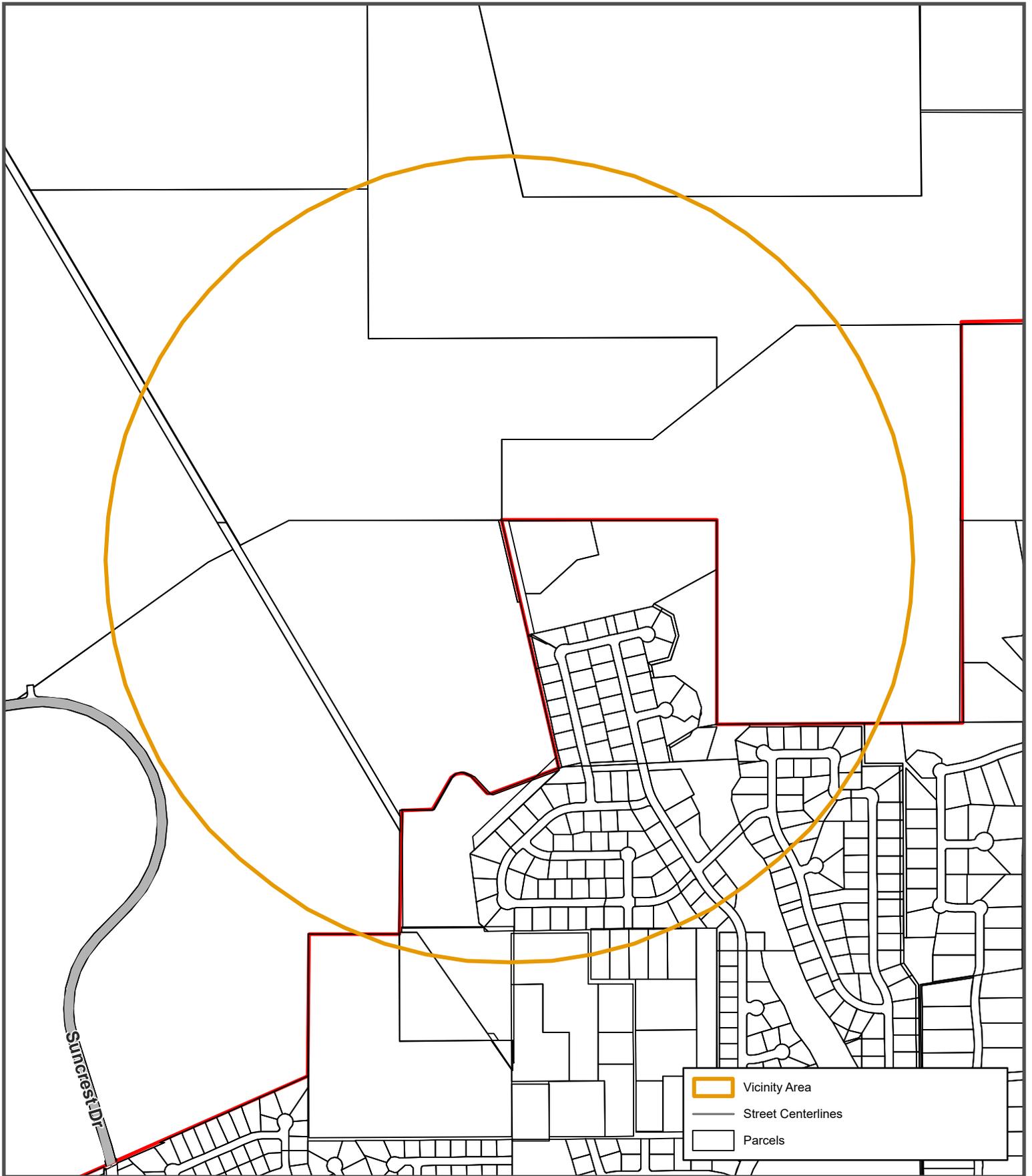
EXHIBIT B
LEGAL DESCRIPTION

DRAPER CITY TO HIGHLAND CITY (WARRANTY DEED ENTRY NO. 93564--2022):

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
VICINITY MAP



	Vicinity Area
	Street Centerlines
	Parcels



City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

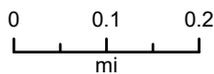


EXHIBIT D
AERIAL MAP



Date Printed: 2/13/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

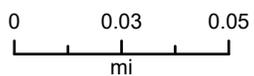
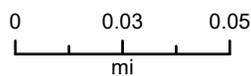


EXHIBIT E
LAND USE MAP

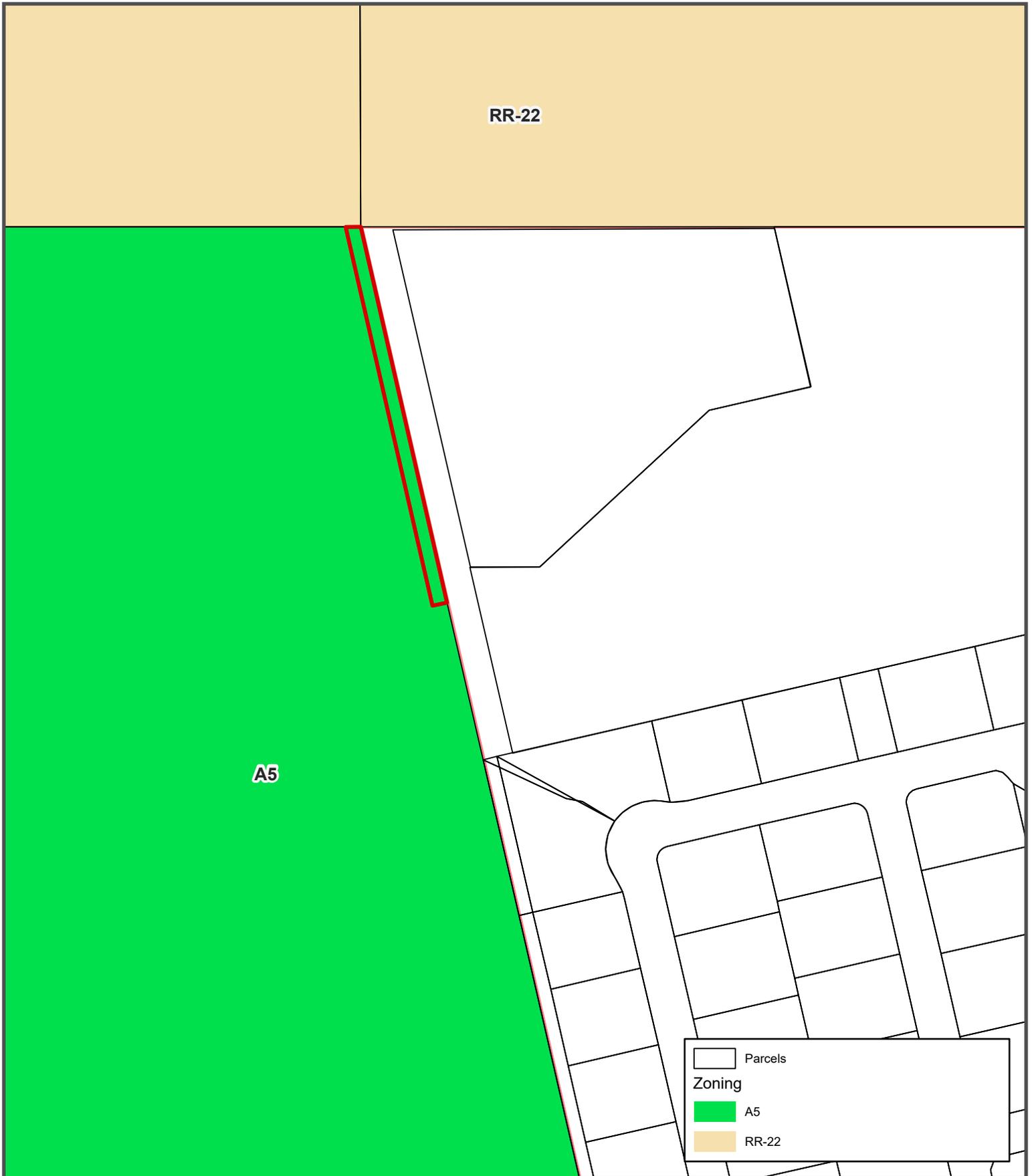


City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.



**EXHIBIT F
ZONING MAP**



City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

Date Printed: 2/13/2026

