

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, FEBRUARY 17, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 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; 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; Todd Draper, Planning Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

None

Report: Jordan Valley Water Conservancy District

John Richardson, Jordan Valley Water Conservancy District (JVWCD) Boardmember, introduced JVWCD Chief Operating Officer Shazelle Terry. Ms. Terry provided an update on current JVWCD projects and policies and answered questions from the Council. She reported that the levels of most reservoirs supplying Salt Lake County were approximately 10% lower than the same time the previous year. Ms. Terry also reported that a Drought Monitoring Committee, consisting of representatives from member agencies, would convene in the coming weeks. She stated that current conditions reflected extreme drought and reported that several years of normal conditions would be required for water levels to return to a comfortable position. Mayor Walker thanked Ms. Terry for the presentation.

Discussion: Short Term Rentals

Community Development Director Jennifer Jastremsky reported that a short-term rental was defined as a rental with occupancy of 30 days or less. She stated that she recommended the City allow apartment complexes to conduct

short-term rentals but not allow subleasing of apartments. The Council discussed the possibility of imposing a three-night minimum stay requirement.

Ms. Jastremsky stated that the short-term rental license application process would collect owner information, urgent response contact information, a floor plan, and parking arrangements. She reported that license restrictions would include maximum occupancy based on square footage, noise standards, and a minimum urgent response time.

The Council discussed adding a provision allowing a license or permit to be revoked through Code Enforcement if a rental property was out of compliance. Ms. Jastremsky reported that enforcement in Draper was complaint-based. Chief Ferguson stated that the Police Department received complaint calls when parties were held in short-term rentals. Councilmember F. Lowry stated that he believed short-term rental restrictions were necessary and thanked Ms. Jastremsky for helping move the item forward.

Discussion: Legislative Update

City Manager Mike Barker reported that, as of that morning, more than 900 bills were under consideration during the Legislative Session. Mayor Walker stated that he met with Senator McKay to discuss property tax bills and reported there was pressure to abolish property taxes. The Mayor also stated that municipal fund balances might be restricted to 25%, compared to the current 35%. He provided an update on several bills that could impact Draper City, including proposed restructuring of UTA.

Discussion: Phebe Brown Trail

The Council did not discuss this item.

Discussion: City Commissions and Committees

The Council discussed the role and scope of the Tree Committee. Councilmember T. Lowery stated that the Tree Committee was capable of addressing more than trees and suggested that the term "landscape" would be more appropriate. She reported that public education should be the committee's top priority. The name Trees, Landscape, and Beautification Committee was suggested as a better description of the committee's role.

The Council also discussed the role and scope of the Parks, Trails, and Recreation Committee. Councilmember T. Lowery stated that the group appeared most invested in trails and suggested Trails and Open Space Committee as a new name for the group. The Council and staff discussed updating the adopted responsibilities and priorities of both committees. Councilmember T. Lowery expressed interest in reviewing the responsibilities of all City committees.

Council/Manager Reports

None

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by Chief Ferguson
3. Public Comments
None
4. Consent Items
 - 4.a Approve the February 3, 2026 City Council Meeting Minutes
 - 4.b Approve the Resolution #26-10 reappointing Christine Green as an alternate member of the Draper City Planning Commission

Councilmember T. Lowery 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 Dahlin	X		

5. Items for Council Consideration
 - 5.a Public Hearing: Ordinance #1701 amending the text of Titles 9, 11, and 17 of the Draper City Municipal Code to update references to Utah State Code,

known as the City Initiated Utah State Code Reference Update Text Amendment

Planning Manager Todd Draper said proposed amendments in items 5.a, 5.b, 5.c, and 5.d would update City Code to comply with 2025 amendments to State Code.

Councilmember T. Lowery moved to combine presentation and public hearing of items 5.a - 5.d. Councilmember Dahlin seconded the motion, which passed by unanimous vote (4-0).

Mr. Draper presented proposed Ordinances #1701, #1702, #1703, and #1704, and answered questions from the Council.

Mayor Walker opened a public hearing for Ordinances #1701, #1702, #1703, and #1704, and closed the public hearing seeing no one come forward.

Councilmember F. Lowry moved to approve Ordinances #1701, #1702, #1703, #1704. 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 Dahlin	X		

- 5.b Public Hearing: Ordinance #1702 amending the text of Titles 2, 3, 6, 8, 9, and 17 of the Draper City Municipal Code related to variances and land use appeals, known as the City Initiated Variance and Land Use Appeal Update Text Amendment

This item was addressed with item 5.a.

- 5.c Public Hearing: Ordinance #1703 amending the text of Title 9 of the Draper City Municipal Code related to public access amenities, known as the City Initiated Public Access Amenity Zoning Text Amendment

This item was addressed with item 5.a.

5.d Public Hearing: Ordinance #1704 amending the text of Title 9 of the Draper City Municipal Code related to residential parking requirements, known as the City Initiated Residential Parking Requirements Zoning Text Amendment

This item was addressed with item 5.a.

5.e Public Hearing: Ordinance #1705 adjusting the common boundaries between Draper City and Highland City

City Manager Mike Barker said the City passed a resolution expressing intent to adjust the boundary with Highland City more than 60 days ago. He reviewed the coverage area with the Council.

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

Councilmember Johnson moved to approve Ordinance #1705. Councilmember Dahlin 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		

5.f Public Hearing: Resolution #26-11 amending the adopted Budget and Staffing Document of Draper City for Fiscal Year 2025-2026

Finance Director John Vuyk presented proposed amendments to the FY2026 Budget and Staffing Document. In addition to amendments listed in the staff report, he said staff recommended adding \$100,000 from Transportation Impact Fees for a transportation feasibility study concerning The Point. Staff answered questions from the Council regarding Police Department overtime, and Rocky Mountain Power LED streetlights.

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

Councilmember F. Lowry moved to approve Resolution #26-11, including \$100,000 for a transportation impact fee feasibility study for The Point (item #26-26). Councilmember T. Lowery seconded the motion.

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

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

6. Adjournment

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

The meeting adjourned at 7:36 pm.