

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MARCH 24, 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: 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; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; Travis DeJong, Business License Official; and John Vuyk, Finance Director

Study Session

Report: South Valley Chamber

Jay Francis, South Valley Chamber of Commerce President, provided an update on the South Valley Chamber, and answered questions from the Council.

Discussion: Monument/Statue Design

Parks and Recreation Director Rhett Ogden said the Corner Canyon Trails Foundation was willing to facilitate fundraising for an art piece by a local artist, to be placed at the Draper Arena. Trevor Gough introduced his solid steel artwork and spoke of community engagement that could be involved in fundraising. Councilmember T. Lowery expressed concern for liability if people were to climb on the artwork, and said she would want input from the City Attorney. The Council discussed possible locations and themes for public art. A majority of the Council indicated support for moving forward with the proposed plan.

Closed Session

Councilmember T. Lowery moved to recess to a closed session to discuss pending or imminent litigation. Councilmember Johnson 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		

Business Session

1. Call to Order by Mayor Troy K. Walker

2. Pledge of Allegiance led by John Vuyk

3. Public Comments

Eddy Turpin, Draper resident, said there had been talk of opening 13400 South at approximately 900 East for some time, and said he wanted to do his part to try to stop the action. Mr. Turpin asked if there would be curb and gutter if the street were opened, and emphasized the need for speed bumps to prevent the street from becoming a race track. He suggested opening an existing gate to provide access to 13800 South instead of opening 13400 South.

Tyler Ashby, Draper resident, said his mother had almost been hit multiple times in an unsafe intersection created by a developer erecting a sign without permission from the City. He said there was a steep and unacceptable cost to deferred accountability. Mr. Ashby spoke of constraints placed on local government in ability to limit developers with the State's pro-growth approach. He stated a particular developer had placed a well-over-eight-foot sign in a prohibited location, and said the intersection was unsafe. Mr. Ashby said he provided the Council with documentation.

4. Consent Items

4.a Approve the Minutes of the February 17, 2025 and March 3, 2026 City Council Meetings

4.b Assessment in Lieu for Stoneybrook Homes at 997 E 13450 South

Councilmember Johnson 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 Excused
Councilmember Green			

Councilmember Johnson	X
Councilmember T. Lowery	X
Councilmember F. Lowry	X
Councilmember Dahlin	X

5. Items for Council Consideration

5.a Public Hearing: Providing Local Consent for a Single Event Permit for HVPC LLC dba Peak Pickleball Club

Business License Official Travis DeJong presented a request for local consent for a single event permit for Peak Pickleball Club. He stated that single event permits allowed for storage, sale, and consumption of alcohol for a limited duration (up to 120 hours). He said the request met established qualifications.

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

Councilmember T. Lowery motioned to approve local consent. 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.b Public Hearing: Ordinance #1708 approving the Kimballs Junction Development Agreement Amendment for approximately 21 acres of property located at approximately 632 E Kimballs Lane within Draper City

Community Development Director Jennifer Jastremsky said the proposed Development Agreement Amendment would change the name from Kimballs Junction to Kimballs Station, would provide amenities, and would provide a public trail along East Jordan Canal, with good-faith effort to preserve existing trees. She stated that the density would remain the same, parking would comply with established standards, and access at 11900 South would be limited to emergency access. Ms. Jastremsky presented proposed design standards for the project:

- Approve specific building elevations;
- Allow for building heights of up to 54 feet;

- Allow pedestrian sidewalk design not strictly on both sides of the street;
- Establish size standards for parking spaces;
- Reduce overall open space from 30% to 25%;
- Establish setback standards (10-foot setback from public roads and 10-foot setback between buildings);
- Establish driveway standards (18-foot driveways, excluding sidewalks and garage setback of 18 feet from roads and alleys)
- Allow alley way minimum of 20-feet wide, and street minimum of 27-feet wide;
- Eliminate landscape buffer next to Juan Diego School;
- 8-foot buffer wall located on west property line adjacent to existing residential;
- Allow two free standing monument signs;
- Kimballs Lane to be designed without park strip, with a 10-foot-wide sidewalk with integrated trees planted with grates every 30 feet.

Ms. Jastremsky showed a concept site plan, open space and amenity plan, and concept building elevations. She highlighted language for the proposed Development Agreement Amendment recommended by the Planning Commission.

Councilmember Johnson expressed concern for the proposed reduction in setbacks from 15 feet to 10 feet, concern with the proposed reduction in alley way width and driveway length, and concern with proposed reduction in open space. She said she believed the proposed reductions all together would result in a development that felt very dense. Councilmember F. Lowry said he shared the concerns.

Councilmember T. Lowery said the density was out of the City's control because of the Station Area Plan, and said she found the number of requested deviations from Code to be worrisome. Councilmember T. Lowery said she would want to see a good rationale for the requests, because otherwise her assumption was that City Code was right and proper. Ms. Jastremsky said the established zone standards were designed for less density than the proposed development. Councilmember T. Lowery suggested that with more density, the City would want to be more cautious with aspects like driveway lengths. Councilmember F. Lowry expressed agreement. Councilmember T. Lowery said the goal of having a livable community would not be met if trucks and minivans were bumping into each other because of tight spacing.

Councilmember Dahlin said it would be helpful to see a similar existing transit-oriented development. Ms. Jastremsky said staff could research and bring back examples.

Councilmember Johnson said she felt the proposed project was fairly walkable, but expressed concern that some of the areas did not connect to each other with sidewalk. Responding to a question from Councilmember Johnson, Ms. Jastremsky said a traffic study would be required with the site plan.

Mayor Walker opened the public hearing.

Mary Schuman, Draper resident, asked if the traffic study would be made available to the community, and if there would be a public hearing for the traffic study results.

Eddy Turpin, Draper resident, said his short bed truck was 19.5 feet long.

Sylvia Anderson said she owned rental properties, one of which backed onto the project. She said she was concerned with the number of requested variances, and said the reduced street sizes would cause future problems. Ms. Anderson referred to the right-of-way agreement for a different project, and suggested Council consideration.

Mayor Walker closed the public hearing.

Paxton Guymon, General Counsel for Edge Homes, said a Development Agreement and a rezone were approved by the Council in June of 2025, ahead of the Station Area Plan. He stated that the Development Agreement allowed no less than 20 units per acre and no more than 27 units per acre (40 units per acre may have been possible under the SAP). He said the Council had preferred the owner-occupied development that provided for 30 workforce housing units, additional price credits and subsidies from the developer, and a product mix.

Mr. Guymon said it was understood at the time of approval that there would be a lot of requested exemptions because Draper City only had one zone that even came close to the project density (RM2 Zone with up to 12 units per acre). He said it would not be possible to comply with the RM2 Zone and develop the density approved when the property was rezoned. Mr. Guymon said the requested exemptions would allow the project to provide three different

residential products and open space. He said the applicant had developed other projects with 20-foot alley widths and 18-foot driveways that functioned well. Mr. Guymon said the project was not designed for a buyer with a long bed truck, and said an 18-foot driveway would accommodate most vehicles. He encouraged the Council to keep in mind what they were trying to accomplish when the project was approved. Mr. Guymon commented that the applicant purchased the property after the rezone and the density were approved.

Councilmember Johnson said there were a lot of elements of the proposed development that she really liked. She said she wanted the development to feel like a community, not like just more housing. Councilmember Johnson said she appreciated the clarification that the City did not have a zone that accommodated the approved density. Councilmember Dahlin said she preferred the proposed 25 units per acre over the 40 units per acre that would be possible with the SAP.

Responding to a question from Councilmember T. Lowery, Fire Chief Clint Smith said the concept site plan had been reviewed and approved by the Fire Marshal.

Councilmember F. Lowry acknowledged that the density was already set, and said he liked the diverse mix of unit types possible with reduced road and alley widths more than he would like four-story condo buildings with standard road widths. He said he liked the planned trail access. Councilmember F. Lowry said he shared Councilmember Johnson's concerns, but recognized that a tradeoff was necessary to keep the development diverse.

Councilmember F. Lowry motioned to approve Ordinance #1708 with proposed changes 3.2.2 and 3.2.5. 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.c Public Hearing: Ordinance #1709, Ordinance #1710 and Ordinance #1711 amending the Official Land Use Map of Draper City, amending the Official Zoning Map of Draper City, and approving the Fratto Farms Development Agreement for approximately 2.03 acres of property located at 791 E. 12200 S., known as the Fratto Farms Land Use Map Amendment, Zoning Map Amendment and Development Agreement

Planner Nick Whittaker said the subject property was currently designated Residential Medium Density on the Land Use Map and currently in the RA2 Zone (Residential Agricultural, 20,000 square foot minimum lot size), with commercial property to the south and west. Mr. Whittaker said the applicant requested to change the Land Use Map designation to Residential High Density, and change the zoning to RM2 (Multiple-Family Residential, 12 dwelling units per acre maximum). He stated a maximum of 24 units would be possible on the subject property with the RM2 Zone.

Mr. Whittaker highlighted key components of the proposed Development Agreement:

- Density regulated:
 - No more than 15 lots permitted
 - Housing type limited to detached single-family homes
 - Each lot limited to 1 detached single-family home
- Building height limited to 35 feet (from existing grade to peak of roof)
- Front, rear, and side yard areas on each lot
- Walkability and pedestrian design incorporated
- Developer would provide sidewalk, curb, gutter, park strip, and street trees along 800 East and 12200 South
- Design standards would not close off the development from the community – some of the lots would face toward 800 East
- Include and Incorporate a Master Plan

Mr. Whittaker presented requested lot-specific changes to RM2 setback requirements. He provided a comparison of similar existing developments in Draper. Mr. Whittaker said the Planning Commission reviewed the request on March 12, 2026 and forwarded a negative recommendation with a 4-1 vote, with the following findings: assurance would be needed that the park would be permanent; driveway lengths on lots 10, 11, and 15 were only 15 feet and encroached 5 feet into the public right of way to meet the required 20 foot length; the number of lots would be better at 12; the Development Agreement did not meet criteria #4 of DCMC 9-5-200(c).

Troy Dana, Draper resident and applicant, said the requested reduced driveway lengths for lots 10 and 11 would allow bigger backyards. Mr. Dana said lot 15 could be developed as a home, but said he liked the idea of using the space for a park. Referring to the comparative data shown, Mr. Dana said Draper Crossing at Kimballs Lane most resembled what he had in mind.

Councilmember T. Lowery said she would want to limit the number of units to 14, with lot 15 guaranteed as a park, prohibit ADUs in the development, and limit the unit square footage to a maximum of 3,000 to guarantee the smaller product the City wanted. Mr. Dana said he was amenable to her suggestions.

Mayor Walker opened the public hearing.

Kimberly Henrie, Draper resident, said she lived one street over from the proposed development. She said the current proposal was an improvement over the previous plans. She asked if the reduced driveway lengths would mean pedestrians had to walk in the street to go around parked vehicles that extended into the sidewalk. She said a park was a good idea for lot 15, since drivers tended to not stop at the stop sign on the corner.

Jerry Thomas, Draper resident, said he lived directly east of the proposed development, and said the current plan was much better than the previous plans. Mr. Thomas suggested the unit on lot 10 face north, and said he would want the park to be guaranteed.

Cindy Romero, Draper resident, said there were six children under the age of 10 living in her home, and said she had concerns about traffic. She said she was opposed to the proposed zone change, which she said was not necessary for the proposed project. Ms. Romero said she believed 12 lots would be better.

Jim Duncan, Draper resident, said his property was adjacent to lots 5-9. He said he was in favor of the proposed project, and said the applicant had promised to limit the building height to a 28-foot range or less.

Mayor Walker closed the public hearing.

Responding to a question from Councilmember T. Lowery, Mr. Dana said the City easement on 800 East was big, and he proposed putting five feet of the

required 20-foot driveway length in the City easement to be able to provide bigger backyards. He said he would be able to provide 20-foot driveways without using the easement with backyard setback variances.

Councilmember T. Lowery moved to approve Ordinances #1709, #1710, and #1711, with the following: maximum of 14 units, a park included, maximum 3,000 square feet of livable space, and no ADUs allowed. Councilmember Johnson seconded the motion.

Councilmember T. Lowery said the project had been thoroughly vetted, and she had appreciated neighborhood and developer participation and dialogue.

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		

Council/Manager Reports

Ms. Jastremsky said the Council decided in January to allow landscaping and irrigation to remain on a noncompliant property, but require the wall to be removed. She said the property owner had asked for reconsideration to keep the wall. Ms. Jastremsky said she had recommended requiring removal of the noncompliant wall because of potential to become an enforcement issue. A majority of the Council indicated a desire to require removal of the wall.

6. Adjournment

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

The meeting adjourned at 8:50 pm.