



CITY COUNCIL AGENDA

Tuesday, April 28, 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.

Report: Traffic Committee - Scott

Discussion: Water Supply Outlook - Mike

Council / Manager Reports

7:00 PM BUSINESS SESSION (COUNCIL CHAMBERS)

1. Call to Order

2. Pledge of Allegiance

3. Oaths of Office

Draper City Police Department Master Officers

4. 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.

5. Consent Items

5.a Approve the minutes of the April 7, 2026 City Council meeting

5.b Approve Resolution #26-18

A resolution reappointing Keri Brown to serve as a member of the Draper City Parks, Trails and Recreation Committee.

6. Items for Council Consideration

6.a Public Hearing: Providing Local Consent for a Special Use Permit for W8 Distributing Inc dba Jade Bloom. Staff report by Travis DeJong.

7. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **April 28, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in cursive script that reads "Nicole Smedley".

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: 2026-04-28

Re: Approve the minutes of the April 7, 2026 City Council meeting

Comments:

Attached for your review and approval are the April 7, 2026 City Council meeting minutes.

ATTACHMENTS:

[4-7-26 DRAFT City Council Meeting Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, APRIL 7, 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, and Fred Lowry

EXCUSED: Councilmembers Mike Green and Tasha Lowery

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Todd Crane, Police Department Sergeant; Spencer DuShane, Assistant City Attorney; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development 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

Councilmember Dahlin moved to recess to a closed meeting to discuss pending or reasonably imminent litigation pursuant to the provisions of Section §52-4-205(1) of the Open and Public Meetings Law. Councilmember F. Lowry 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

The closed meeting convened in the Administration Conference Room at 5:36 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, and Fred Lowry; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Traci Gundersen, City Attorney; Spencer DuShane, Assistant City Attorney; and Nicole Smedley, City Recorder.

Councilmember Dahlin moved to return to open meeting at 6:24 pm. Councilmember F. Lowry 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

Study Session Reconvened

Presentation: Open and Public Meeting Act (OPMA) Training

City Attorney Traci Gundersen provided annual OPMA training and answered questions from the Council.

Business Session

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

2. **Pledge of Allegiance led by Jake Sorensen**

3. **Proclamation – Arbor Day**

Mayor Walker read aloud a proclamation recognizing April 24, 2026 as Arbor Day in Draper City.

4. **Public Comments**

None

5. **Consent Items**

5.a **Approve the minutes of the March 24, 2026 City Council Meeting**

5.b **Approve Resolution #26-14 appointing Joshua Best as an alternate member of the Draper City Planning Commission**

5.c **Approve Resolution #26-15 appointing Lindsay Simons as a member of the Draper City Community Engagement and Events Committee**

5.d **Approve Resolution #26-16 appointing Shanda Gonzalez as a member of the Draper City Historic Preservation Commission**

5.e **Approve Resolution #26-17 approving a settlement agreement with Parcell Construction, LC dba Builders Resource**

Councilmember Johnson moved to approve the Consent Agenda.
Councilmember F. Lowry 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
Councilmember F. Lowry
Councilmember Dahlin

X
X

Excused

6. **Items for Council Consideration**

6.a **Public Hearing: Ordinance #1716 approving the Openshaw Corner Development Agreement for approximately 1.44 acres of property located at approximately 207 East 13800 South within Draper City**

Planning Manager Todd Draper explained the subject 1.44 acres was comprised of seven parcels, currently designated Commercial Office and Service on the Land Use Map. The request was to change the designation to Regional Commercial, and rezone from RA1 and O-R to CR Zone with the proposed Development Agreement. Mr. Draper showed a concept site plan and an alternate site plan, and said the final site plan would depend on access.

Mr. Draper said benefits to the City with the proposed Development Agreement would include: dedication of land needed for right-of-way improvements; increased property and sales taxes, and other potential increases to City revenues; use limitations; and building height restricted to 30 feet. Benefits with the proposed Development Agreement to the developer would include:

- Zoning change to Regional Commercial (CR);
- Assurance of vehicular access to the property;
- Public infrastructure improvement installation;
- Utility installation to the property;
- Reductions in landscaping amounts;
- Parking reduction for smaller restaurants (under 2,500 square feet) to 5 spaces per 1,000 square feet;
- Deviation to building entrance orientation.

Mr. Draper said the Planning Commission forwarded a positive recommendation to the City Council with the following recommendations:

1. All noted concerns and changes identified by City staff as outlined in the staff report be addressed and included in the Development Agreement approved by the Council.
2. The perimeter landscaping be kept at a minimum width of 10 feet.

Mr. Draper explained staff concerns not addressed in the proposed Development Agreement concerning vehicular and pedestrian cross-access, as well as landscaping, and presented recommended language. He answered questions from the Council about cross-access, landscaping, and parking.

Charlie Openshaw, Provo resident and applicant, said an access agreement had been completed, and it was his intent to execute the access agreement after the Council meeting.

Mayor Walker opened a public hearing.

David York, 438 Morning Ridge Circle, said in December 2025, the City Council told residents a zoning change would only be approved if a development agreement adequately addressed traffic mitigation, roadway improvements, infrastructure funding, and phasing. He said he reviewed the proposed Development Agreement, which did not address any of the requirements. Mr. York said the City Engineer's determination was not included in the record, and said the residents had been promised four months to review a completed development agreement, but the proposed Development Agreement had only been made available for review earlier that day. Mr. York said City Ordinance stated if conditions were not met, the zoning would remain RA1. He said if the Council was not willing to follow through with what they said they would do, he would personally pay for a traffic study by Focus Engineering, a firm with no ties to the developer or City. Mr. York urged the Council to not approve the proposed ordinance that evening, based on incomplete information and unmet conditions.

Carolyn Phippen, 363 Brown Farm Lane, said she knew the traffic study had inadequately accounted for existing drive-thru businesses on neighboring property, and said adding more drive-thru business would massively impact the almost unnavigable traffic on 300 East during rush hours. She said landscaping was necessary if aquifers were going to be recharged.

Christina Kesler-Day, 448 Brown Farm Lane, said she wanted everyone to be aware that there was connectivity between the concept site plan and Bangerter Crossing and everything they decide on this application effects the other. She said the neighborhood had expressed concerns to the City and to the developer. Ms. Kesler-Day expressed the opinion that Draper City needed to raise property taxes instead of making a small neighborhood pay the price.

Lane Lewis, 13726 S. Brown Farm Lane, said he could see the proposed development from his kitchen window. He said he did not feel the neighborhood residents had been well represented with the significant changes that had been made. He explained existing traffic difficulties, and emphasized the need for a significant traffic study.

Mayor Walker closed the public hearing.

Charlie Openshaw, applicant, said land from the property was dedicated and conveyed years ago for widening of 13800 South. He said he was now trying to make sure the property could be developed with conveyance of more land.

Councilmember F. Lowry said planned traffic mitigation and road improvements on 13800 South and Bangerter Highway would take place whether the proposed ordinance was approved or not. He said the Council was doing what they said they would do, and said he had done his best to listen to concerns. Councilmember F. Lowry explained that the deadline to complete the application for the development agreement was in December 2025, followed by four months to go over and work through the development agreement. He said he appreciated that Mr. Openshaw had been able to work out the cross-access agreement.

Councilmember Johnson said she agreed with Councilmember F. Lowry about the work and time that had gone into the plan. She said she still had concerns about cross access being addressed within the development agreement, and hesitations about zero percent landscaping.

City Engineer/Public Works Director Scott Cooley said improvements to 13800 South and 300 East were dependent on dedication of property, which would happen with the Development Agreement. He stated that construction could begin following dedication of the land.

Responding to a question from Councilmember F. Lowry, Mr. Openshaw said 10% of the entire project was set aside for landscaping. He explained the zero percent for landscaping applied only to the parking, not the entire site, although he said his intent was to provide as much landscaping in the parking lot as he could while still providing an economically viable plan. Community Development Director Jennifer Jastremsky said the City Code standard for landscaping was 20%. Councilmember F. Lowry added that the 10%

landscaping reduction was being considered in recognition of the land dedicated for important road improvements.

Councilmember F. Lowry asked if 10% landscaping outside of the parking lot could be required, with landscaping at the end of parking rows not included in the 10%. Mr. Openshaw said widening landscaping at the end of the parking rows from 4 feet to 5 feet as proposed by staff would result in the loss of two parking stalls. He said it was his intent to plant trees in the 4-foot landscaping areas. Mr. Openshaw said he could not remember the exact landscaping ratios, but felt comfortable agreeing to landscaping in the parking lot not being included in the 10% calculation. Councilmember F. Lowry said the reason for his proposal was to increase the overall landscaping beyond 10%.

Mr. Barker pointed out the total area in which landscaping could be included had been greatly diminished with the cross-access agreement and the land dedicated for road improvements to meet the City's needs and create a better flowing project overall. Councilmember Dahlin said she believed the cross access would be critical to success of the project, and provided rationale for reduction in the landscaping.

The Council discussed landscaping in the parking lot. Ms. Jastremsky said the City did not require trees to be planted in a space smaller than five feet in diameter. She stated trees would be required in the five-foot perimeter around the property. Councilmember F. Lowry expressed support for allowing the four-foot landscaped parking lane endcaps.

Councilmember F. Lowry made a motion to approve Ordinance #1716 with changes to Section 2.5 as recommended by staff, and changes to Sections 2.9.2 and 2.9.3 to state landscaping was to be provided at the end of parking rows in addition to 10% landscaping in other areas of the property, with direction that the Mayor would not sign the document until the cross-access agreement was executed. 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

6.b Public Hearing: Ordinance #1717 approving the Bangerter Crossroads Development Agreement for approximately 17.88 acres of property located at approximately 13782 South 300 East within Draper City

Planning Manager Todd Draper said the subject 17.88 acres were comprised of seven parcels. The request was to change the Land Use Map designation from Residential Medium Density and Residential Low-Medium Density to Regional Commercial, and change the zoning from RA1 to CR Zone. He showed a Master Site Plan and described access points, and said submitted elevations would comply with City Code.

Mr. Draper said changes were made to the proposed Landscape Plan after presentation to the Planning Commission, and showed both the plan presented to the Planning Commission and the subsequent plan submitted for Council consideration. He reported that the plan presented to the City Council included 20 or 21 additional parking stalls.

Mr. Draper said the Planning Commission had recommended an 8-foot fence around the entire perimeter, but the applicant had spoken with residential neighbors who wanted to keep the existing 6-foot fence. The applicant proposed to continue the 6-foot fence on the north side of the property as well. Mr. Draper said a 6-foot fence would comply with City Code with the proposed buffer width. The applicant proposed a reduction in buffer width on other portions of the property, and proposed to install an 8-foot fence along the reduced buffer.

Mr. Draper showed an Outdoor Sales and Display Plan for the anchor tenant area, and showed a conceptual lighting plan. He said the applicant requested an increase in the lumination under the gas station fuel canopy, and requested deviations from Code regarding signage. The applicant proposed to restrict the following uses from locating within the project: Car Wash, and Vehicle Repair, Limited.

Benefits to the City with the proposed Development Agreement:

- Dedication of land needed for right-of-way improvements;
- Increased property and sales taxes, and other potential increases to City revenues;
- Use limitations;
- Building height restriction to 35-feet from finished floor;
- Pedestrian and vehicular connections throughout the commercial center.

Developer benefits:

- Zoning change to Regional Commercial (CR);
- Approve locations for vehicular and pedestrian access points;
- Reductions in landscaping amounts;
- Increased light pole height in the main parking area;
- Allowance for higher illumination level under the proposed fuel canopy;
- Deviation to building entrance orientation;
- Deviation to allow for more parking than required by ordinance;
- Reduction from strict compliance with the number of trees required within land use buffers for screening;
- Taller monument signage than otherwise allowed under the Zoning Ordinance.

Mr. Draper said the Planning Commission forwarded a positive recommendation with recommended changes, two of which were not addressed with the revised Development Agreement submitted to the Council:

- Reduce the canopy lighting to illumination levels that had been allowed in the City or met Code.
- Resolve all boundary line overlaps before issuance of building permits.

Mr. Draper said boundary line adjustments on the north and south sides of the anchor location would be best resolved with the site plan review process.

Councilmember F. Lowry said he hoped to hear public comment confirming residents wanted a six-foot fence instead of an eight-foot fence. Staff answered questions from the Council concerning signage, light levels, and coverage. Ms. Jastremsky said most gas stations in the City predated the current Code standards and had higher footcandle levels than current Code allowed.

Councilmember Johnson asked if the Council could require that sidewalk on the north overlap remain. Mr. Draper responded such a requirement could be included in the motion. He explained that a traffic study for the cross access was included in the most recent proposal, and said an additional traffic study would be done with the site plan review process. The Council and staff discussed a planned “porkchop” right-in-right-out access at the rear of the

anchor location, and Ms. Jastremsky recommended the Council call out the specific type of access in the motion.

Councilmember F. Lowry asked about a location for a high-intensity activated crosswalk (HAWK) beacon crossing. Staff said a warrant analysis would be needed to determine location, and funding would need to be allocated. Mr. Barker said the applicant indicated willingness to pay half the cost of a HAWK beacon if warranted.

Councilmember Johnson moved to take a five-minute break. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

Duaine Rasmussen, applicant, said the Planning Commission was deliberate with their recommendations, and said his team had worked diligently with staff to incorporate those recommendations. He acknowledged there were boundary line overlap issues that would need to be adjusted before site plan review, and emphasized that he was in agreement with Mr. Openshaw.

Mr. Rasmussen said he may have previously misspoken about the fence height preferred by neighboring residents. He said residents had indicated to him during the break that evening that they would prefer an 8-foot fence, not a six-foot fence. Mr. Rasmussen said he was fine installing an 8-foot fence, but pointed out to the residents that addition of an 8-foot fence would result in double fencing where a six-foot fence was already installed. Mr. Rasmussen said another resident had indicated to him a preference for the existing six-foot fence with the additional green landscaping buffer instead of an 8-foot fence.

Troy Wolverton with AWA Engineering, representing the anchor tenant, showed evening photographs of fuel station canopies in the area, pointing out different footcandle (fc) levels and canopy heights. Mr. Wolverton emphasized the importance of lighting for security, and pointed out that darker paint on the underside of a canopy could reduce light reflectivity. He said the applicant was requesting a 57-fc level for facial recognition security cameras.

Mayor Walker opened a public hearing.

Bob Clark, 13590 S. 300 E., said getting out of the residential neighborhood to the east of the proposed project was a traffic tornado, and suggested the project would create a disaster. Mr. Clark suggested the traffic study should

be done by an independent party, not by the developer. He suggested a survey should be done to study what would happen with a grocery store next to another grocery store.

Rosemary Thomas, 13703 Brown Farm Lane, said Draper City had not properly informed residents of the meeting that evening, and referred specifically to signage. She stated the land use decision must be postponed until affected residents were properly notified in accordance with City Code. Ms. Thomas said converting 300 East into a route that supported commercial traffic would change the character of the area. She said enforceable protections and design features to prevent trucks from entering 300 East should be included, and suggested trees planted should be mature at planting.

Robbie Stagg, 13598 Sher Lane, said the residents wanted an 8-foot wall with all the plantings included in the new landscape plan. He said he was fine with adding an 8-foot wall next to his existing 6-foot wall, as long as the base of the 8-foot wall was at the same level as the base of the 6-foot wall. Mr. Stagg said traffic would increase on 300 East with the project, and said he wanted a HAWK system installed at Stokes Avenue and 300 East.

Gus Barnardo, 13608 S. Sher Lane, asked if the traffic light at 13800 South and 300 East would be installed in Phase 1 or Phase 2, and said he agreed an 8-foot fence should be installed all the way around.

Matt Smith, 329 Brown Farm Lane, said the Hale traffic study did not revise trip generation numbers, recalculate level of service analysis, acknowledge any error in the original study, or commit to any corrective analysis. He expressed concern that the Council would vote on the agreement before additional analysis. Mr. Smith said he had requested a peer review of the Hale study, and staff had indicated a peer review would be conducted. Mr. Smith asked when the peer review would be done, and stated growth should not come at the expense of safety, livability, and sound analysis.

Brandon Thomas, 366 Brown Farm Lane, said he believed the entrance on 300 East would be the primary access point, and requested the City mandate a porkchop as part of the final agreement, and consider requiring a height restrictor to limit truck exit at that point. Mr. Thomas asked that the berm along 300 East equal at least 8.5 feet.

David York, Draper resident, said the same four requirements not met for the previous agenda item were not met for the Bangerter Crossroads project. He asked what the City would do if the traffic study done after approval of the Development Agreement failed. Mr. York said there was no plan for phasing, and said the proposed project would isolate three existing residential properties, reducing property values.

Wid Covey, 13691 S. Brown Farm Lane, said the Council obviously had a difficult decision to make. He said he knew from experience that trees made a difference, and said the detailed decisions made by the Council were a big deal.

Fernando (inaudible), 13720 S. 300 E., said he owned land adjacent to the anchor tenant. He said the buffer area adjacent to the existing residential neighborhood was incomplete, which was not acceptable because of noise, light, and the need to limit outdoor sales next to residential. He said the characteristics of the trees that would be planted were not detailed in the proposed agreement, and said the trees needed to be mature at planting. He asked the Council to consider removing the parking spaces that prevented completion of the greenbelt.

Ben Jones, 13572 S. Meadow Heights Lane, said he lived directly north of the detention pond and wanted an 8-foot wall and large trees. He said he essentially did not want to be able to know the commercial property was there. Mr. Jones said he did not understand why 91 pole lights would be necessary, and asked the type of lights that would be on the buildings and the direction lights would be faced. Mr. Jones said he did not think the circular traffic pattern would work for the commercial property.

Trent Jarmon, 314 E. Brown Farm Lane, said a porkchop would be great, but the lights from vehicles at that access point would shine into his yard and windows. He said an accurate traffic study would be nice, and expressed the opinion that putting major commercial in the middle of established residential did not make sense.

Darcy Anderson, Draper resident, asked why the land was not staying residential, and why another grocery store and gas station was needed in the area. She said turnover with existing residential space was already high, and said the proposed project would not be any different unless the Council

approved something different. Ms. Andreson said 13800 South could already sound like a race track, particularly between 11:00 pm and 2:00 am, and asked the City to reduce the speed limit on 13800 South and enforce the speed limit and a sound restriction. She asked the Council to not allow a Smith's, a gas station, or a fast-food drive-thru, and asked that business hours be reduced to keep evenings as quiet as possible. She asked that the City extend the left-turn green arrow from Bangerter Highway southbound onto 13800 South as soon as possible.

Christina Kesler-Day, Draper resident, said the proposed project did not need lights like the canopy at America First because America First did not have residential properties surrounding it on three sides. She said she felt nothing was being sacrificed except for her community, and felt no one cared what happened to her community except those who lived in it. Ms. Kesler-Day said the Council would be breaking all their codes and making her lose respect for local government. She expressed the opinion that the project was too big for the location.

Mike Henrie, 403 Brown Farm Lane, said it was his desire that the Council not approve a rezone until proper steps were taken. He asked that at the very least, the berm and wall be a minimum of 8 feet, and that trees be a minimum height sufficient to cover the building at planting. He asked the Council to consider how prohibited truck access on 300 East would be enforced, and to ensure safe passage for kids as they wandered onto 300 East.

James Rogers, 382 E. Brown Farm Lane, said the existing neighborhood only had two exits out of the neighborhood, which already got backed up.

Greg Wall with LandX Development, 134 West 13100 South, said his company had property immediately to the north of the anchor tenant space under contract, and would like to build more homes. He said he was not opposed to the anchor store being built, but wanted to make sure mitigating factors were in place for the neighbors. Mr. Wall asked that deed overlap be required to be resolved prior to site plan approval, and asked that the landscaping buffer continue all the way around, with parking spaces removed, as a condition of approval.

Wilson Simons, 189 E. 13560 S., said the traffic situation in the area was already difficult and dangerous in the mornings and afternoons, evenings, and

Saturdays. Mr. Simons said he already felt it was not safe to let his young children cross the street. He asked if the completed traffic study accounted for the Chick-Fil-A and the new hotel.

Eileen Duffield-Wolff, 13689 S. 500 E., said she agreed with much of what had already been said. She said more houses were needed, and houses were what made sense for the subject property. Ms. Duffield-Wolff asked the Council to wait for the studies to make their decision, and said the Council was supposed to represent the residents.

Mayor Walker asked for a motion to extend the meeting past 10:00 pm.

Councilmember F. Lowry moved to extend the meeting past 10:00 pm. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

Kristen Thomas, 366 Brown Farm Lane, asked if the intersection of 150 East and 13400 South would be included in the traffic study considering the circular traffic pattern in the plan.

Suzanne Covey, 13691 S. Brown Farm Lane, said she had lived on or around 300 East for 46 years. She said she was accustomed to changes in Draper and did not usually fight the changes, but said she felt the Council had not listened to her neighborhood in this case. Ms. Covey asked the Council to postpone their vote until a real traffic study had been done.

Mayor Walker closed the public hearing.

Councilmember F. Lowry thanked everyone for taking the time to share their concerns. He acknowledged there was currently a housing crisis in the State, but said he believed the subject property was not the place for apartment buildings or townhomes. He said the Council had the ability with a development agreement to have more control over the project.

Mayor Walker invited Duaine Rasmussen to speak.

Mr. Rasmussen said there had been several traffic studies done and updated with a large anchor tenant at the subject location. He said traffic counts were taken at peak times. Mr. Rasmussen said he had no problem with a porkchop onto 300 East, and was willing to look at more aggressive ways to limit traffic

access at 300 East. He said he was not asking for any variation in wall pack signs. He said if the Development Agreement was approved, his plan was to begin construction in Fall 2026 and have the anchor tenant open by Fall 2027. Mr. Rasmussen acknowledged the desire for an 8-foot wall all around.

Responding to a question from Councilmember Johnson, Mr. Rasmussen confirmed he was willing to contribute financially to a HAWK signal if warranted. He said he believed an 8-foot wall would meet code, and explained that increased landscaping had only been added as additional buffer with a 6-foot wall. He said an 8-foot wall would mitigate a lot of the concern with relation to light and noise. Mr. Rasmussen said the parking stalls along the boundary of the anchor tenant were important to the project, but said he was willing to continue conversations with the neighboring property owner.

Councilmember F. Lowry referred to the request for 57 footcandles and said he believed a limit of 51 footcandles would be more appropriate, and suggested adding the dark paint to the underside of the canopy. Mr. Rasmussen said he would be willing to consider both suggestions.

Councilmember F. Lowry referred to the height of the berm requested during the public hearing, and Mr. Wolverton said the space was needed to run a gas line and power line to the back of the store. He described retention plans along the wall, and said a lot of the detail would be worked out with the site plan process.

Councilmember Johnson said the Council wanted to make sure as many concerns were addressed at the current stage as possible, and hoped residents would be able to leave the meeting feeling issues were addressed. Mr. Rasmussen said he had really tried to hear and respond to resident concerns, and was open to whatever the Council put in the motion.

Councilmember Dahlin asked how likely it would be for a traffic study to find a HAWK beacon was warranted. Mr. Rasmussen said installation of a HAWK beacon without meeting the warrant would be a liability issue, and said he thought it likely that the traffic study would find the warrant was met.

Mayor Walker asked about the size of the trees that would be planted. Mr. Rasmussen said there was a balance point between a sapling and a full-grown

tree, and said there was a higher likelihood of losing a transplanted full-grown tree. He said he would take recommendation from staff.

Responding to a question from Councilmember Dahlin, Ms. Jastremsky said a public notice sign was posted on 300 East, and said it was possible the sign had been blown away by wind or removed. She stated that if staff had noticed or were notified that a sign was missing, it would have been replaced. City Attorney Traci Gundersen said the presence and participation of residents at the meeting for the issue typically constituted actual notice, waiving any claim of defective notice.

Councilmember Dahlin asked about the timing of the City's plan for improvements at the intersection of 300 East and 13800 South. Staff said the anticipation was to begin construction in early 2027 and finish by the end of the year, and confirmed the improvements were not the responsibility of the developer. The Council and staff discussed canopy and light heights.

Responding to a question from Councilmember Dahlin, Mr. Rasmussen said the overlap and gap issues were not big, and said he did not think they could be resolved with the Development Agreement. He acknowledged the issues needed to be solved for the development and for the County Recorder.

Councilmember F. Lowry proposed conditions for approval: a porkchop installed on 300 East and developer to look at other ways to mitigate truck access on 300 East; sidewalk continued on the northeast side of the property; a HAWK signal to be evaluated and cost shared between developer and City if warranted; maximum of 51 footcandles and darker color on underside of canopy; 8-foot wall around the entire perimeter; landscape berm plus fencing to be 8.5 feet; buffer compliant with Code along all residential properties; and cross-access agreement executed prior to Mayor signature.

Councilmember F. Lowry commented that change could be difficult, but said he felt the proposed development would be better at the subject location than an apartment complex that would have even more of an impact on traffic. Councilmember Dahlin said she appreciated everyone who came to comment, and said she believed a lot of positive changes had been made to make the project better. Councilmember Johnson said she appreciated the public involvement.

Councilmember F. Lowry motioned to approve Ordinance #1717 including wording provided by staff, and requiring that: a porkchop be installed on 300 East and developer to look at other ways to limit truck access; sidewalk installed on northeast section; HAWK signal evaluation and, if warranted, cost shared equally between developer and City; lighting canopy of gas station painted “boat anchor” color and maximum of 51 footcandles for lighting; 8-foot wall around the entire perimeter; landscape berm plus fencing to be 8.5 feet; buffer compliant with Code along all adjacent properties; tallest trees possible for the best chance of longevity; and the cross-access agreement to be executed prior to the Mayor signing the Ordinance, and deed overlay of properties resolved with the site plan. 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

6.c Public Hearing: Ordinance #1715 amending the text of the Land Use and Development Code of the Draper City Municipal Code relating to private schools

Community Development Director Jennifer Jastremsky said the proposed amendment was requested by Juan Diego Catholic High School (JDCHS). She said the original application requested an amendment to allow private schools as a conditional use in all residential zones. She stated that the Planning Commission forwarded a recommendation to allow private schools as a conditional use only in the R3 Zone, with some limitations and the following definition:

Ancillary: having a subordinate, subsidiary, or secondary nature; serving as a supplement or addition.

Councilmember Johnson asked if site coverage with buildings and structures could be limited to a specific portion of a property instead of limited to 2,000 square feet because the size of different properties would vary. Ms. Jastremsky said site coverage was typically limited by a specific amount or by a percentage of a lot.

Joe Colosimo, Draper resident and representative of JDCHS, said the requested amendment was specific to property purchased just north of the JDCHS

campus. He said the intent was to turn the property into a garden for a farm-to-table concept, and said all the proposed requirements fit nicely with the property as the property was not formally part of the campus. Mr. Colosimo requested addition of a proximity clause, and explained plans to purchase additional property for addition to the existing campus.

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

Councilmember F. Lowry made a motion to approve Ordinance #1715. 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

6.d Public Hearing: Ordinance #1712 adjusting the common boundaries between Draper City and Alpine City

Kellie Challburg showed on a map a common boundary overlap between Draper and Alpine, affecting three parcels. She said the small overlap was 16 feet wide at the biggest point. She stated that the proposed ordinance would correct the overlap.

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

Councilmember Dahlin motioned to approve Ordinance #1712. 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

6.e Public Hearing: Ordinances #1713 and #1714 amending the Official Land Use Map of Draper City and an ordinance amending the Official Zoning Map of Draper City for approximately 0.45 acres of property located at

approximately 16001 S. 3500 E. Also known as the City Initiated Alpine-Draper Boundary Adjustment Land Use Map and Zoning Map Amendments

Todd Draper said the proposed ordinances applied to the same three parcels involved in the previous agenda item, removing underlying zoning and land use designations from City maps. Mr. Draper said the Planning Commission forwarded positive recommendations for both ordinances.

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

Councilmember Johnson moved to approve Ordinance #1713 and #1714. Councilmember F. Lowry 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			Excused
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

7. Adjournment

Councilmember Johnson motioned to adjourn. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

The meeting adjourned at 10:47 pm.

MEMO



To: City Council

From:

Date: 2026-04-28

Re: Approve Resolution #26-18

Comments:

ATTACHMENTS:

[R-26-18 PTRC Renewal_Keri Brown.pdf](#)

RESOLUTION NO. 26-18

A RESOLUTION REAPPOINTING KERI BROWN TO SERVE AS A MEMBER OF THE DRAPER CITY PARKS, TRAILS AND RECREATION COMMITTEE

WHEREAS, the City is authorized to establish subordinate bodies within the city as deemed appropriate by the City Council; and

WHEREAS, the City has created a Parks, Trails and Recreation Committee within the city for the purpose of providing a framework for the management of City parks, trails and recreation assets; and

WHEREAS, the duties of this Committee are to recommend and monitor the establishment of facilities, programs, and policies to meet the recreational and aesthetic needs of the residents and Draper City; and

WHEREAS, Keri Brown was appointed to the Parks, Trails and Recreation Committee on April 12, 2022 for a four-year term; and

WHEREAS, the four-term has expired and Keri Brown has expressed a desire to continue to serve as a committee member.

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

Section 1. Appointment. Keri Brown is hereby reappointed to serve as a member of the Draper City Parks, Trails, and Recreation Committee according to the laws, ordinances and regulations governing the Committee and its members for the term specified herein.

Keri Brown April 28, 2026, through April 30, 2030

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

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

[Signature page to follow]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DRAPER, STATE OF UTAH, ON THIS THE 28TH DAY OF APRIL 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

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

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

MEMO



To: City Council

From: Travis DeJong

Date: 2026-04-28

Re: Public Hearing: Providing Local Consent for a Special Use Permit for W8 Distributing Inc dba Jade Bloom. Staff report by Travis DeJong.

Comments:

W8 Distributing Inc dba Jade Bloom located at 357 W Life Science Way Suite 600 is seeking Local Consent for a Special Use Permit to store and use alcohol in the manufacturing of products.

The findings for Local Consent approval are as follows:

-Per DCMC 6-4-040 (B) (2), a special use permittee operating on a for-profit basis must not be located within three hundred feet (300') of a community location (schools, churches, public libraries, public playgrounds and parks) as measured from the nearest patron entrance of the outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location.

The applicant has met this requirement.

-DCMC 6-4-070 (E) places no restrictions on the total number of special use permits that can be granted by the City.

ATTACHMENTS:

[HVPC LLC Local Consnet PowerPoint.pdf](#)



Draper City Business Licensing Special Use Permit

(Industrial or Manufacturing)

W8 Distributing Inc dba Jade Bloom

357 W Life Science Way Suite 600
Draper, UT 84020

Travis DeJong

Details



Location: 357 W Life Science Way Suite 600

Special Use Permits allow for the storage and use of alcohol in the manufacturing process.

Draper City Code Distance Requirements Special Use Permit

DCMC 6-4-040: LICENSE APPLICATION, LOCAL CONSENT, EXPIRATION AND RENEWAL:
(B) (2) (c) No ... special use permit ... shall not be issued wherein the premises would be located within...

three hundred feet (300') of any community location as measured from the nearest patron entrance of the outlet by following the shortest route of ordinary pedestrian travel to the property boundary of a community location.

Community locations include:

- Schools
- Churches
- Public libraries
- Public playgrounds and parks

300 ft. Distance Requirement (Ordinary Pedestrian Travel)

Entrance must be at least 300 ft., following the shortest pedestrian route, from a community location.





Action: Provide Local Consent or Deny Local Consent

DCMC 6-4-070: SPECIAL USE PERMITS

(E) Restrictions On Permits: There shall be no limitation on the number of special use permits granted by the City.