

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MAY 19, 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; Scott Cooley, City Engineer and Public Works Director; 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; John Vuyk, Finance Director; Jared Zacharias, Deputy Finance Director

Study Session

Discussion: Zoning and Subdivision Code Update

Community Development Director Jennifer Jastremsky said the City had been working on a Code update with a consultant. She said staff would present and discuss proposed updates with the Council over several different meetings. Todd Taylor, Planner, presented proposed changes to the Zoning and Subdivision Code, including renamed residential zones, new residential zones, and changes to overlays. The Code update presentation was paused for a closed session.

Closed Meeting

Councilmember Johnson 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 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

The closed meeting convened in the Administration Conference Room at 5:53 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Tasha Lowery, and Fred Lowry; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Traci Gundersen, City Attorney; Nicole Smedley, City Recorder, and Attorney Bruce Baird.

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	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

Study Session Reconvened

Discussion: Zoning and Subdivision Code Update

Ms. Jastremsky continued the presentation of proposed Zoning and Subdivision Code updates. She said one reason for the proposed new residential zones was to open up the types of housing in Draper. Councilmember T. Lowery expressed concern that proposed residential zoning would encourage property owners with small properties to consider developing higher density instead of smaller single-family housing. Councilmember T. Lowery asked if the desired changes could be added under existing residential zoning. She said she felt the proposed zones would send the message that the City was actively seeking more high density, and said she felt the City had already done its part with regard to high-density housing.

Councilmember T. Lowery said the City had a lot of infill possibility, and said she wanted to see infill development match surrounding single-family housing. Mr. Taylor said an applicant would probably request the proposed Residential Infill Overlay for areas near transit and commercial corridors.

Councilmember T. Lowery said she felt the Council had been constantly asked by applicants to adjust setbacks and make exceptions, and said she would not want to

make tighter setbacks easier for developers. Councilmember F. Lowry said he wanted to compare existing setback requirements to the proposed setbacks.

Councilmember Johnson said she wanted infill standards to be succinct and clear for the product the City wanted, and said the proposed language felt very broad. Councilmember T. Lowery said the Council preference was for cottage court single-family homes. Ms. Jastremsky said staff could look at restructuring the proposed zones.

Councilmember F. Lowry asked if staff was trying to reduce the number of development agreements because of the amount of time they required. Ms. Jastremsky said it was easier for staff to reference Code for standards than to have multiple places (development agreements) they had to look. Councilmember F. Lowry said he was not trying to create more work for staff, but wanted to guarantee with development agreements that the City got what they wanted from developments.

Ms. Jastremsky explained that overlay bonus densities, setbacks, and owner-occupied numbers are set by the State. Councilmembers expressed concern, and staff emphasized the City was not required to adopt the overlay. Mayor Walker said he believed the standards put together by the State represented the direction development was going, and suggested Draper could tweak the standards a bit, but should adopt some version to show the State that Draper was willing to be part of solving the statewide housing problem. Mayor Walker said he believed that finding a way to incorporate the State's overlay into the Zoning Code would benefit the City in the long run. Councilmember Dahlin stated that the overlay would need to be 100% owner occupied, and said she would remove the open space reduction.

Ms. Jastremsky said staff would bring proposed Code updates back at a future meeting.

Discussion: Short-Term Rentals

Mr. Taylor presented proposed changes to short-term rental requirements and discussed them with the Council. Councilmember Dahlin said she knew there were homeowners in Draper who operated short-term rentals out of their basements. Staff responded that the homeowners could apply to the City for accessory dwelling unit (ADU) permits to operate the spaces as long-term rentals, but internal ADU short-term rentals were not allowed.

Mayor Walker suggested continuing the discussion after the Business Session. Ms. Jastremsky suggested the discussion could wait until the next meeting.

Council/Manager Reports

Item not held.

Business Session

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

2. **Pledge of Allegiance by Mayor Troy K. Walker**

3. **Oath of Office**

City Recorder Nicole Smedley administered the Oath of Office to newly promoted Paramedic Austin Cole, and new Firefighters Anthony Bauer, Mason Rust, and Ben Jessop.

4. **Recognition**

Mayor Walker recognized and thanked outgoing 2025 Miss Draper Royalty. Outgoing Miss Draper Kamryn Stuart shared a farewell address and a video presentation of 2025 events. Mayor Walker announced 2026 Miss Draper Royalty: Mikelle Molen, Miss Draper 2026, and Attendants Kianna Conrad, Anna Rivelles, and Skylar Zamalloa.

5. **Proclamation**

Mayor Walker read aloud a proclamation declaring May 2026 to be Bike Month in Draper City.

6. **Public Comments**

There were no public comments.

7. **Consent Items**

7.a **Approve the April 28, 2026 City Council Meeting Minutes**

7.b **Approve Resolution #26-19 Adopting the Official Draper City Communications Policy.**

7.c **Approve Resolution #26-20 of the Draper City Council appointing EJ Jeong as City Treasurer**

Mayor Walker noted that Item 7b should be continued to a future meeting.

Councilmember T. Lowery moved to approve Items 7a and 7c and continue the Communications Policy. 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	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

8. **Oath of Office**

City Recorder Nicole Smedley administered the Oath of Office to newly appointed City Treasurer EJ Jeong.

9. **Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Kompas Taqueria LLC**

Business License Official Travis DeJong presented a request for Local Consent for a Full-Service Restaurant License. He explained that a Full-Service Restaurant License allowed a restaurant to store, sell, and serve all kinds of alcoholic beverages alongside a food purchase. Mr. DeJong reported the application met all distance requirements.

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

Councilmember T. Lowery motioned to approve Local Consent. 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		

10. Action and Disclosure Items

Mayor Walker, as Budget Officer, read aloud Agenda Items 10a-10h.

- 10.a Action: Consideration of Resolution #26-21 acknowledging i) the filing of the tentative budget for fiscal year 2026-27 prepared by the Budget Officer pursuant to Utah Code § 10-6-111 and adopting the tentative budget as presented, subject to further review and consideration by the City Council; ii) establishing the date, time, and place for a public hearing on the tentative budget prior to adoption of the final budget for fiscal year 2026-27, as required by Utah Code §§ 59-2-919 and 59-2-924; iii) ordering publication of notices as required by law; and iv) ordering the tentative budget for fiscal year 2026-27 to be made available for public inspection in the office of the City Recorder and on the City's website for at least ten (10) days prior to adoption of the final budget
- 10.b Disclosure: The Budget Officer intends to state that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase. The Budget Officer intends to state, as a required disclosure under Utah Code § 59-2-919(4)(a), that the City's tentative budget for FY 2026-27 includes a proposed property tax rate increase.
- 10.c Statement of Budget Officer that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase. The budget officer will make the statement required by Utah Code § 59-2-919 (4)(a) that the City's tentative budget for FY 2026-27 includes a proposed property tax rate increase.
- 10.d Presentation: Property Tax Impact Schedule. The Budget Officer presents and makes available to the public a property tax impact schedule as a separate document from all other budget documents, as required by Utah Code §§ 59-2-924 and 59-2-919 (4)(a). The Budget Officer will present the property tax impact schedule as a standalone document, separate from all other budget materials, in accordance with Utah Code §§ 59-2-919 and 59-2-924.
- 10.e Action: Consideration of Resolution #26-22 A resolution of the Draper City Council acknowledging: i) that a separate item was included on the agenda for the public meeting on May 19, 2026, notifying the public that the Budget Officer intended to state that the tentative budget for fiscal year 2026-27 includes a proposed property tax rate increase; ii) that the Budget Officer made a statement to the City Council in the May 19, 2026 public meeting that the tentative budget includes a proposed tax rate increase; iii) that the Budget Officer presented, as a separate agenda item in the same public

- meeting, a property tax impact schedule separate from other budget documents, as defined in Utah Code § 59-2-924; and iv) directing that the property tax impact schedule shall be made available for public inspection and shall be included as a separate agenda item at each public hearing prior to June 30, 2026, at which the City Council discusses the proposed general fund budget for fiscal year 2026-27
- 10.f Statement: Draper City is Considering levying a Property Tax Rate Increase Above the Certified Tax Rate. Draper City states at this public meeting that the City Council is considering levying a tax rate that exceeds the City's certified tax rate. The approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase, the approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax increase, and notice that, if the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.
- 10.g Statement of the Budget Officer or Executive of the Entity pursuant to Utah Code § 59-2-919(4)(b) The Budget Officer or Executive of the Entity makes the statement required by Utah Code § 59-2-919(4)(b) that the City is considering levying a tax rate that exceeds the City's certified tax rate, including the approximate dollar amount of and purpose for the additional ad valorem tax revenue, the approximate percentage increase in ad valorem tax revenue, and notice of the required public hearing.
- 10.h Action: Consideration of Resolution #26-23 of the Draper City Council: acknowledging that a separate item was included on the agenda for the public meeting on May 19, 2026, notifying the public that the Budget Officer or Executive of the Entity intended to make the statement required by Utah Code § 59-2-919(4)(b); ii) acknowledging that the Budget Officer or Executive of the Entity made the statement as required by Utah Code § 59-2-919(4)(b); iii) setting the date, time, and place for the public hearing on the proposed property tax increase, as required by Utah Code § 59-2-919; and; iv) directing the Budget Officer or designee to send notice before June 1, 2026, to the Utah State Tax Commission ("Tax Commission") and the Salt Lake County and Utah County Auditors ("County Auditor") stating that the City is considering a property tax rate increase and providing the date, time, and place of the required public hearing. (By this resolution the Council will undertake the specified and related actions as part of its budgetary process for the upcoming FY 2026-27 budget cycle.)

(1:34:49) Finance Director John Vuyk read aloud the Proposed Property Tax Statement:

“Draper City is considering levying a tax rate that exceeds the City’s certified tax rate. The proposed tax rate is estimated to increase the current tax rate from 0.000936 to 0.001170. The proposed tax rate increase would generate approximately \$2,696,000 of additional ad valorem tax revenue to be used to pay for operational and compensation costs. The proposed tax rate increase would increase the City’s ad valorem tax revenue by approximately 25%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919-(4)(c).”

Current Draper City Property Tax Rate	0.000936
Current Draper City Property Tax Revenue	\$10,186,000
Proposed Draper Property Tax Rate with Tax Increase	0.001170
Proposed Draper Property Tax Revenue with Tax Increase	\$12,882,000
Proposed New Property Tax Revenue	\$2,696,000

	Monthly	Annual	%
Estimated increase to a primary residence valued at \$807,000 (median home value in Draper)	\$8.66	\$103.86	25.0%
Estimated increase to a business valued at \$1,000,000	\$19.50	\$234.00	25.0%

(1:37:12) Mr. Vuyk presented the Proposed Property Tax Impact Schedule. He stated that the schedule showed the Draper City budget without a tax rate increase, the budget with the proposed tax rate increase, and the difference between the two. Mr. Vuyk reported that, without a tax rate increase, Draper City would draw down the fund balance by \$2,461,000. He explained that the proposed property tax increase would reduce reliance on the fund balance to meet ongoing operational needs by that amount. He presented proposed property tax impact schedules for the Fire Department and Parks and Recreation Department. He stated that with the proposed tax increase, the City would fund three new firefighter positions, reducing reliance on overtime to meet minimum staffing levels and reducing firefighter fatigue. He reported that the additional revenue would also provide funding to continue annual playground replacements at the recommended level to maintain compliance with risk and insurance requirements.

Mayor Walker said Draper operated with a blended budget, and said supply chain issues and substantial cost increases had contributed to the need for the proposed property tax increase. He said the City had experienced years of sales tax growth and one-time fund sources that had funded City operations without property tax increases, but said sales tax growth had slowed, and possibly leveled off with few undeveloped retail spots left. Mayor Walker said, in his more than 18 years of elected service, Draper had one property tax increase, in 2024. He said the State Tax Commission nullified the 2024 increase because information regarding what every other taxing entity in Salt Lake County was doing was not shown in the public meeting. He stated that Draper was not the only city with a property tax nullified for the same reason in 2024.

Mayor Walker presented 2025 property tax rates for other entities in Salt Lake County, and pointed out that the Draper level of service included a fully operational Wildland Urban Interface (WUI) component. He said to continue running the City at the current level of service, a 50% property tax increase would be ideal, but he proposed 25% for fiscal year 2026-2027 to provide breathing room and watch what happened with sales tax. He said if the proposed property tax increase was not implemented, \$5.9 million would be pulled from the General Fund balance. He said that with the proposed increase, only \$3.2 million would be drawn from General Fund balance.

Mayor Walker emphasized that the FY2027 budget presented that evening reflected the true cost of public safety and that a transportation impact fee study was included in the FY2027 budget. Mayor Walker said he did not believe the budget reflected anything extravagant. Mayor Walker showed his personal property tax bill as an example.

Mayor Walker said he believed keeping a high General Fund balance was important to be able to respond to emergency situations. He said Draper had a uniquely complex, expensive water system, and a large area of Wildland Urban Interface. The Mayor spoke of The Point project, and said Draper would receive a portion of The Point sales tax revenue.

Mr. Vuyk said the rate charged for water by Jordan Valley Water Conservancy District would increase by 4.5% and the FY2027 Draper budget included a proposed Water Fund increase at the variable rate paid by Draper water

customers. He said a public hearing for the proposed property tax increase was scheduled for August 12, 2026 at 6:00 pm.

The Council discussed 2025 tax rates in other cities, and how Draper compared. Councilmember Dahlin said paying for City operations from General Fund balance did not feel sustainable. She said she appreciated the work that had been done in the last couple decades to increase the sales tax base.

Councilmember F. Lowry said he believed the proposed property tax rate increase was the way to protect and sustain the City. He spoke of money that would be saved on overtime with additional firefighters. Councilmember F. Lowry emphasized that sustaining a high IOS fire protection rating was important in part because a lowered rating could result in increased home insurance rates for residents.

Councilmember Johnson thanked staff for the time dedicated to preparation of the budget and thanked Mayor Walker for presenting the budget in a clear and understandable manner. She stated that the Council did not want to raise taxes unless necessary and reported that the Council was taking the matter under serious consideration.

Councilmember F. Lowry motioned to approve Resolutions #26-21, #26-22, and #26-23. Councilmember T. Lowery seconded the motion.

Mayor Walker asked if there was further discussion. Councilmember Dahlin stated that she believed moving forward with the budget was the appropriate next step and asked for clarification regarding whether the budget being considered was the draft budget. (2:38:37) Mr. Vuyk stated that the budget approved that evening was the tentative budget and explained that a public hearing was scheduled for June 2, 2026, at which time the public would have an opportunity to comment. He reported that following the public hearing, the Council would have the option to include or not include a property tax rate increase. Mr. Vuyk explained that if a property tax rate increase were included, the City would adopt an interim budget effective July 1, 2026, until adoption of the final budget following the August 12, 2026 Truth in Taxation hearing at the August 18, 2026 City Council meeting. He reiterated that the tentative budget served as a placeholder to allow the City to continue budget

discussions with the public and Council and proceed in accordance with State statutory requirements.

Mayor Walker called for a roll call vote on the motion to adopt Resolutions No. #26-21, #26-22, and #26-23. The motion passed unanimously.

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

10.i Action: Consideration of Resolution #26-24 of the Draper City Council disposing of surplus personal property in accordance with Draper City Municipal Code 3-3-150

Mr. Vuyk said the proposed resolution would authorize disposal of surplus vehicles that had been replaced.

Councilmember T. Lowery motioned to approve Resolution #26-24. 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		

11. Recess to a Draper City Community Reinvestment Agency Meeting
Councilmember T. Lowery motioned to recess to a CRA meeting at 9:03 pm. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

The Council returned to regular meeting at 9:05 pm.

Responding to a question from staff, Councilmember Dahlin said she thought the Mayor’s budget presentation was very helpful. Councilmember

T. Lowery said she was interested in knowing what other cities were considering for FY2027. Councilmember T. Lowery suggested the Economic Development Director position should be filled to help retain businesses in Draper. Councilmembers F. Lowry and Johnson expressed agreement.

12. **Adjournment**

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

The meeting adjourned at 9:09 pm.