

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 9, 2026,
IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER,
UTAH**

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

EXCUSED:

STAFF: Mike Barker, City Manager; 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; Alex Getts, Communications Specialist; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Salt Lake County Presentation on County Budget, Services and Key Priorities

Suzanne Harrison, Salt Lake County Councilmember (At-Large B), and Dea Theodore, Salt Lake County Councilmember (District 6), gave a presentation about the County's role, including: Criminal Justice/Public Safety, Elections, Health Department, Aging & Adult Services, Behavioral Health, Culture & Arts, Conventions & Tourism, Regional Parks & Recreation, Library Services, and Property Tax Administration.

Councilmember Harrison presented information about the County budget and taxes. Councilmember Theodore addressed jails, mental health, and the jail reentry program. Responding to a question from the City Council, Councilmember Harrison stated it would cost taxpayers more if the County split into two counties. She reiterated that the goal of the County Council was fiscal responsibility.

Closed Meeting

Councilmember Green made a motion to temporarily recess the Council meeting to go into closed meeting for the following purposes: strategy sessions to discuss pending or reasonably imminent litigation and discuss the

purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the City 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	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

The closed meeting convened in the Administration Conference Room at 6:04 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Tasha Lowery, Mike Green, 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 Johnson motioned to return to open meeting at 6:35 pm. Councilmember T. Lowery seconded the motion.

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

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

Study Session Reconvened

Discussion: Draper Days

Parks and Recreation Director Rhett Ogden gave an update on 2026 Draper Days entertainment. David Wilks presented a new layout for Draper Days to increase capacity. Mr. Wilks emphasized that no candy or other items would be thrown from floats during the parade, but walkers would distribute candy

to attendees. The Council expressed appreciation to Mr. Wilks for his preparation of Draper Days.

Report: Parks CIP Update

This item was not held due to time limitations.

Report: Major Roads CIP Update

This item was not held due to time limitations.

Council/Manager Reports (moved to end of Business Session)

Business Session

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

Mayor Walker recognized the return of Councilmember Green from active duty.

2. **Pledge of Allegiance led by Deputy Fire Chief Steven Pearson**

3. **Recognition**

Councilmember Dahlin introduced Tina Mercer, and recognized her for outstanding work with the Draper Girls Softball Program. Councilmember Dahlin presented Ms. Mercer with a certificate.

4. **Oath of Office**

City Recorder Nicole Smedley administered the Oath of Office to newly promoted Battalion Chief Brian Garn, Captain Justin South, Captain Jacob Martin, and Engineer Cole Caldwell.

5. **Public Comments**

Mayor Walker opened the public comment period.

Kathleen Keller, Draper resident, said she presented a petition to the Council in 2024 regarding a Russian thistle problem in her neighborhood. She reported that the City acted quickly, and the problem was solved. In addition, the City made further improvements in the area. Mr. Keller expressed the gratitude of her neighborhood.

Michael Susman, homeless, said he had been falsely arrested, and his personal property, including prescription medications, had not been returned to him.

6. Items for Council Consideration

6.a Public Hearing: Ordinance #1718 amending the Official Zoning Map of Draper City for approximately 0.33 acres of property from RA1 (Residential Agricultural) to R3 (Single-Family Residential), located at approximately 12738 S. 300 E. known as the Nielsen Zoning Map Amendment

Planning Manager Todd Draper presented a rezone request for property located at 12738 South 300 East. He said the property was currently nonconforming, and the rezone would bring the property into compliance.

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

Councilmember Green motioned to approve Ordinance #1718. Councilmember Johnson seconded the motion.

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

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

6.b Public Hearing: Ordinances #1719 and #1720 amending a Master Area Plan and the text of the Land Use and Development Code of Draper City Municipal Code Section 9-14-110, Exhibit 9-14-1, regarding the Veranda West Master Area Plan located at approximately 13708 South 600 West

Planner Todd Taylor said the subject property was designated and zoned Transit Station District. He stated that the applicant proposed changes in uses, including an increase in residential units by 32 units and commercial acreage by 1.16 acres, with office use removed from the concept plan, a surf park added (8.8 acres), and open space reduced by 4.4 acres. Mr. Taylor showed proposed circulation and open space plans, as well as concept elevations. He said the Planning Commission reviewed the proposal, approved the Conditional Use Permit, and forwarded a positive recommendation on the

Master Area Plan and Zoning Text Amendments with a vote of 4-1. Mr. Taylor said the Planning Commissioner with the dissenting vote expressed concern about development of a surf park in current drought conditions.

Responding to a question from Councilmember Johnson, Mr. Taylor said the Fire Marshal had indicated confidence that initial fire and safety concerns with the site could be worked out.

Daxton Sheppard, applicant, said he represented a conglomerate development group. He presented a conceptual site plan, and said he did not believe the surf club was included in the open space calculation. He stated that, once approved and built, the surf club would be the official training center for the USA Surf Team. The surf club would include the most sustainable surf pool on the market, and would use fewer gallons of water per year than a high-density residential, commercial, or data center project that could be developed on the same size property. Mr. Sheppard said a traffic study was submitted with the application, and said the developer would fund a new signal at Hyde Way/600 West, and a southbound deceleration lane at the project entrance. He said the project would generate many jobs, and was estimated to have an economic impact of \$20-\$30 million annually.

Councilmember Johnson asked about the safety issues raised by the Fire Department. Mr. Sheppard explained access points. Mason Chavez, architect, said the conceptual site plan had been redesigned to provide multiple points of access, and said the Fire Marshal would review access and evacuation plans as part of the site plan review process.

Councilmember Johnson asked about light and noise. Mr. Shepard said the development would adhere to City quiet hours. He said the surf pool would cease operating at 10:00 pm, but it would take a little more time for people to close up and leave the site in the evenings. Responding to a question from Councilmember F. Lowry, Mr. Sheppard said the second floor of the surf club building would have event space, and said the site would have adequate parking for events.

Councilmember F. Lowry asked about funding for street improvements. Adam Langford with Wasatch Residential Group said any improvements to 600 West would be done with development of the project. Ms. Jastremsky said street improvements should be included in the Master Area Plan. She said she had

not seen the traffic impact study, and it was not known at that time when the traffic signal would be needed. Councilmember Green said the question before the Council that evening was whether the proposal was a compatible use. Responding to a question from Mayor Walker, Mr. Sheppard said the surf pool would be able to make an eight-foot wave.

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

Councilmember F. Lowry motioned to approve Ordinance #1719 and #1720. Councilmember T. Lowery seconded the motion.

Responding to a question from Councilmember T. Lowery, Fire Chief Clint Smith said the initial concerns about emergency access had been mitigated with the reworking of the site plan. Councilmember F. Lowry expressed the opinion that the proposed project would be a great addition to the City if followed through as presented.

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

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

6.c Public Hearing: Ordinances #1724 and #1725 amending the official Land Use Map of Draper City and an ordinance amending the official Zoning Map of Draper City for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive, known as City initiated Draper Highland Boundary Adjustment #2

Todd Draper explained the proposed boundary adjustment with Highland would bring approximately 0.31 acres into Draper City. He said the Planning Commission reviewed and forwarded a unanimous positive recommendation for both the Land Use Map and Zoning Map changes.

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

Councilmember T. Lowery motioned to approve Ordinance #1718. Councilmember Johnson seconded the motion.

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

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

- 6.d Public Hearing: Ordinance #1721 an ordinance of the Draper City Council adopting text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code to require short-term rentals to be licensed, permitted, and to add associated standards
Item continued to a date uncertain.

7. Disclosure and Action Items

- 7.a The Budget Officer intends to State that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase

- 7.b Statement of Budget Officer that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase

As Budget Officer, Mayor Walker stated the FY2027 Tentative Budget included a proposed property tax rate increase. (1:45:00) Finance Director John Vuyk read aloud the following 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 .000936 to .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)."

- 7.c Presentation: Property Tax Impact Schedule

(1:48:12) Finance Director John Vuyk presented a Proposed Property Tax Impact Schedule, and said with the proposed property tax increase, Draper would reduce reliance on fund balance to meet the ongoing operational needs of the City. He stated that the City would fund three new firefighter positions,

reducing reliance on overtime to meet minimum staffing levels and reducing firefighter fatigue, and the City would have the necessary funding to continue annual playground replacements at the recommended level in order to maintain compliance with risk and insurance mandates.

7.d Action Item: Resolution #26-28 adopting the Fiscal Year 2026- 2027 Interim Budget for the City of Draper, including the staffing document and compensation schedules

Mr. Vuyk presented proposed changes to the FY2027 Tentative Budget adopted by the Council on May 19, 2026, and recommended adoption as the FY2027 Interim Budget.

Councilmember Johnson motioned to approve Resolution #26-28. Councilmember Green seconded the motion.

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

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

7.e Action Item: Resolution #26-29 amending the Consolidated Fee Schedule for Draper City

Mr. Vuyk presented proposed changes to the Consolidated Fee Schedule, including addition of Accessory Dwelling Unit Permit fees, and changes to the water rate.

Councilmember Green motioned to adopt Resolution #26-29. Councilmember T. Lowery seconded the motion.

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

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

7.f Action Item: Resolution #26-30 notifying the Utah Retirement System (URS) of the City's intent to pick up Public Safety and Firefighter contributions

Finance Director John Vuyk said the State Legislature amended contribution limits for employees in the Tier 2 Firefighter and Public Safety URS systems because cities needed to have the ability to recruit and maintain quality public safety employees. He stated that the change required the City to make notification of intent to pick up the amounts in excess of the prior year. Mr. Vuyk said the proposed increase from 4.73 to 5.98 was included in the FY2027 Budget.

Councilmember Johnson motioned to adopt Resolution #26-30. Councilmember F. Lowry seconded the motion.

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

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

7.g Action Item: Resolution #26-31 acting as the governing body of the Traverse Ridge Special Service District (TRSSD) adopting and certifying a tax rate for the 2027 taxable year

Mr. Vuyk said Draper would not receive the certified tax rate from the County until June 13, 2026. He said the proposed resolution would be signed by the Mayor after the County provided the certified tax rate.

Councilmember Dahlin motioned to adopt Resolution #26-31. Councilmember Johnson seconded the motion.

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

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

7.h Action Item: Resolution #26-32 adopting the Fraud Risk Assessment for the City of Draper

Mr. Vuyk said Draper City completed a Fraud Risk Assessment annually to determine where the City was exposed for fraudulent activity. Mr. Vuyk said the City received a score of 355 out of 395, which put the City risk level in the very low category.

Councilmember Johnson motioned to adopt Resolution #26-32. Councilmember Dahlin seconded the motion.

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

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

7.i Action Item: Ordinance #1722 adopting the Compensation Schedule for statutory employees

Mr. Vuyk presented a Compensation Schedule for statutory employees (City Recorder and City Treasurer) for FY2027.

Councilmember Green motioned to approve Ordinance #1722. Councilmember T. Lowery seconded the motion.

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

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

7.j Action Items: Ordinance #1723 adopting updated water rates for culinary water customers serviced by Draper City

Mr. Vuyk said the FY2027 Budget included a proposed 4.5% increase to the City's variable water rates in residential and commercial zones.

Councilmember Johnson motioned to approve Ordinance #1723. Councilmember T. Lowery seconded the motion.

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

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

8. Adjourn to Community Reinvestment Agency Meeting

Councilmember Green moved to adjourn to a Community Reinvestment Agency meeting. Councilmember Dahlin seconded the motion, which passed by unanimous voice vote (5-0).

The Council convened as the Community Reinvestment Agency Board at 8:28 pm.

The Council returned to regular meeting at 8:30 pm.

Council/Manager Reports (continued from Study Session)

- Councilmember Johnson commented that an updated Council photograph was needed.
- Councilmember Johnson suggested incorporating on the City website the ability for members of the public to recognize City employees for excellence. Councilmember Green expressed support as long as recognition was coming from the Council as a whole, and not just one Councilmember. The Council discussed procedure for recognitions.
- Staff reminded the Council of the Fire Department banquet on June 10.

9. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember Johnson seconded the motion.

The meeting adjourned at 8:35 pm.