

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 2, 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; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Alex Getts, Communications Specialist; Jennifer Jastremsky, Community Development Director; Derek Orth, Human Resource Director; Nicole Smedley, City Recorder; Steve Pearson, Deputy Fire Chief; Kevin Alsop, IT; and John Vuyk, Finance Director

Study Session

Discussion: Short-Term Rentals

Todd Taylor said staff were proposing to allow short-term rentals in all residential districts. He discussed proposed regulations with the Council. The Council discussed prohibiting use of short-term rentals for events and commercial purposes. Mr. Taylor said maximum occupancy would be based on number of bedrooms and square feet of unit.

Councilmember T. Lowery suggested posting property owner contact information on the exterior of the house (front door) so neighbors had a contact point for complaints or problems. Mr. Taylor said staff proposed mailing contact information to neighbors. Councilmember Dahlin said she did not think posting contact information on the door was necessary, and said there would be some responsibility on the part of the neighbors to keep the contact information sent to them. She pointed out neighbors could call the police if there was a problem. Ms. Jastremsky said staff could research what was done in other cities concerning contact information for neighbors.

Mayor Walker suggested adding language to City Code to make short-term rental requirements enforceable. Ms. Jastremsky said staff would work on the suggestion with the legal department. Mayor Walker suggested a minimum short-term rental age of 21. Councilmember F. Lowry said he agreed.

Discussion: Zoning and Subdivision Code Update

Todd Taylor presented changes to proposed mixed-residential zoning made following the last Council meeting, and answered questions from the Council. The Council discussed the cottage court concept. Responding to a question from Councilmember Dahlin, Ms. Jastremsky said there would be standards for courtyard size, unit setbacks, roads, parking, and access. Councilmember Dahlin asked about private lanes, and Ms. Jastremsky said a developer could choose to include a private lane in a residential development if City standards for private lanes were met.

Mr. Taylor presented a proposed Affordable Homeownership Overlay, an option set up by the State, with the following minimum qualifying conditions:

Qualifying Conditions (pick one)

- 60% owner-occupied for five years
- 25% affordable priced
 - Affordable housing means a dwelling:
 - Offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale; or
 - Offered for rent at a rental price affordable to a household with a gross income of no more than 80% of area median income for the county in which the residential unit is offered for rent.
- 25% under 1,600 square feet
- First-time buyers get 30 days first pick

Extra Incentives (pick two)

- Single-Family
 - Lot coverage increased up to 50%
 - Lot size reduced up to 20%
 - Setbacks reduced up to 10%
 - Fast-track approval
- Multi-Family
 - Open space reduced up to 50%
 - Parking reduced to one space per unit
 - One extra building story allowed
 - Fast-track approval

Councilmember F. Lowry said he would prefer higher than 60% owner occupation. Councilmember T. Lowery expressed the opinion that the five-year timeframe was not long enough. Councilmember F. Lowry said he agreed it needed to be more than five years. Councilmember T. Lowery suggested 85% owner-occupied for 30 plus years.

Staff pointed out that a developer would only need to choose one of the qualifying conditions in exchange for higher density. Ms. Jastremsky said she sent a copy of the draft overlay to selected developers in Draper for feedback, but had not yet heard back. Mayor Walker said he heard the opinion recently that the only way government could make housing affordable was subsidization – either giving people money or lowering their costs.

Councilmember T. Lowery said there was a possibility that the Affordable Homeownership Overlay would never be used in Draper. Under extra incentives for multi-family, Councilmember T. Lowery said she did not like the proposed parking reduction. She said parking was a major issue with multi-family housing. Mayor Walker said he suspected the Homebuilders Association would go after parking requirements in the next Legislative Session.

Councilmember F. Lowry expressed concern with the option for reduced setbacks under extra incentives for single-family. Ms. Jastremsky said staff would make changes based on Council feedback, and bring back developer/public feedback.

Discussion: South Mountain Parking

Public Works Director Scott Cooley said residents had objected to signed South Mountain parking restrictions, and said the parking restrictions had not been enforced. He said there was not enough parking in the area. Councilmember Johnson said she knew from experience that parking and traffic was an issue. The Council discussed the increased number of rental units and sub-rentals in the neighborhood, and the impact on parking and traffic.

Mr. Cooley asked if the Council wanted staff to leave the no-parking signs in place without enforcement, or remove the signs. Councilmember Dahlin asked why enforcement was not one of the options. Mr. Cooley said the City had enforced at one point, but there had been negative response from the neighborhood. Councilmember Johnson suggested implementing parking by permit. Councilmember T. Lowery said Councilmember Mike Green previously expressed support for permitted parking on South Mountain. Mr. Cooley said the City did not

currently have a permitted parking process in place. Councilmember T. Lowery suggested enforcement of permitted parking could be contracted out. Councilmember Johnson spoke of traffic problems in the neighborhood when people parked where they should not, particularly on Adobe School Drive.

Councilmember F. Lowry said it would be a free-for-all without the no-parking signs. Councilmember Johnson expressed the opinion that signed parking restrictions should be enforced. Councilmember Dahlin said she would support looking into permitting. Mr. Cooley said permitting would turn into a revenue source for the City, but would not necessarily resolve the issue of too many vehicles for the space available.

Councilmember Johnson suggested street parking should only be allowed on one side of the street (current restriction), with the addition of parking permits. Staff suggested discussing the idea with the Traffic Committee. Mr. Cooley said the parking situation would continue status quo for now.

Business Session

1. Call to Order by Mayor Troy K. Walker

2. Pledge of Allegiance led by Councilmember Johnson

3. Public Comments

Reed Gibby, Draper resident, referred to the 250th anniversary of the United States. He expressed concern that some people did not think the United States Constitution was good because some of those involved in making it were slave owners. He spoke of sources of energy and the industrial revolution, and said he believed it was disingenuous to claim the Constitution was flawed because slave owners helped to develop it.

4. Consent Items

4.a May 19, 2026 City Council Meeting Minutes

Councilmember Dahlin moved to approve the Consent Agenda. Councilmember Johnson seconded the motion.

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

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

5. Disclosure and Action Items

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

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

Mayor Walker stated Draper City was considering a property tax rate increase in the FY2027 Budget. (1:24:38) 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 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)."

5.c Presentation: Property Tax Impact Schedule

Finance Director John Vuyk presented a Proposed Property Tax Impact Schedule, and stated with the proposed property tax increase, Draper would reduce reliance on fund balance to meet ongoing operational needs of the City. With the proposed property tax increase, the City would fund three new firefighter positions, reducing reliance on overtime to meet minimum staffing levels and reducing firefighter fatigue. The City would have necessary funding to continue annual playground replacements at the recommended level in order to maintain compliance with risk and insurance mandates.

6. Public Hearing and Action Items

6.a Public Hearing: Fiscal Year 2026-27 Interim Budget

Mayor Walker opened a public hearing for the FY2027 Interim Budget.

Reed Gibby, Draper resident, said 25% sounded like a big jump, but acknowledged the City had not had an increase in a long time. He said he was not overly concerned by the proposed increase, and trusted that officials were doing the best they could under the circumstances.

Tyler Ashby, Draper resident, said he was okay with the increase in taxes for the benefit of citizens, not the benefit of developers. He asked how much money would go to the department that held developers accountable. Mr. Ashby said he had several open issues before the City related to a developer who made millions of dollars without following City processes.

Penny Rasmussen, Draper resident, said the resident who spoke before her was correct. She said she had watched development in Draper for 30 years with frustration. Ms. Rasmussen spoke of difficulties encountered with the City in subdividing her property, and said big developers came to Draper and built with measurements for which she and her husband were criticized. She said she had been a victim of the way the City was run.

Terry Rasmussen, Draper resident, said he was against the proposed property tax increase, and said 25% was ridiculous. He asked how the need for a property tax increase had not been offset by new development in the City. Mr. Rasmussen said it was nice to start seeing some of the sidewalks fixed.

Dan Portwood, Draper resident, said he was from Chicago, and property taxes in Draper were comparatively really low. He expressed the opinion that a little extra had to be paid to have a premium city. Mr. Portwood said he thought the proposed property tax increase was a good idea, and said he thought Draper was one of the best places in Utah to live.

Jared Harper, Draper resident, said he was totally against the proposed property tax increase. He said in tight times, belts had to be tightened and budgets had to be cut. Mr. Harper expressed respect for first responders, and said he would prefer to cut other things out of the budget to fully fund police and fire services. He suggested Draper Days could be less elaborate to save money, and said he did not think sidewalk repair by the City in front of his home had been necessary.

Seeing no one else come forward, Mayor Walker closed the public hearing.

6.b Public Hearing: Municipal Water Rates

Finance Director John Vuyk presented proposed changes to residential and commercial water rates. He explained Jordan Valley Water Conservancy District (JWCD) raised the rate for Draper City to purchase water, and the increase was proposed to be passed on to residents through the City's variable rates (4.5%). Mr. Vuyk answered questions from the Council. Councilmember F. Lowry pointed out that Draper did not raise water rates for several years (FY2018-FY2024), and had ended up subsidizing resident and commercial water use.

Mayor Walker opened a public hearing.

Terry Rasmussen, Draper resident, said he had seen a lot of change in Draper in 30 years, including a dramatic increase in the cost of water. He referred to pressurization of the irrigation water system, and said there was a lot of money being made somewhere.

Tyler Ashby, Draper resident, asked if the cost put into the East Jordan Canal and the way developers developed impacted resident water rates. He expressed the opinion that the Finance Director had not presented enough information for him to comment on.

Reed Gibby, Draper resident, commented that the JWCD would have a public hearing on their rate increase in August, and suggested those with concerns about the increase attend the JWCD public hearing.

Seeing no one else come forward, Mayor Walker closed the public hearing.

6.c Public Hearing: Statutory Officer Compensation

Mr. Vuyk presented proposed executive and statutory officer compensation changes for FY2027.

Mayor Walker opened a public hearing.

Jared Harper, Draper resident, said he did not have a problem with the proposed increases, but suggested each department should be required to make cuts to their budgets.

Tyler Ashby, Draper resident, said he thought everyone deserved more than a 5% increase, with the exception of the planning department. He said he did not believe the planning department had done their jobs to protect the residents.

Seeing no one else come forward, Mayor Walker closed the public hearing.

6.d Public Hearing: Executive Municipal Officer Compensation

Mayor Walker referred to the proposed executive officer compensation changes presented by Mr. Vuyk. Mayor Walker opened a public hearing, and no one come forward, closed the public hearing.

6.e Public Hearing: Resolution #26-25 amending the adopted budget of Draper City for Fiscal Year 2025-26

Finance Director John Vuyk presented proposed amendments to the FY25-2026 Budget. He explained that reimbursement of \$2.9 million the City had spent on rainstorm cleanup (August 2023) would fund many of the projects included in the proposed budget amendment.

Mayor Walker opened a public hearing.

Reed Gibby, Draper resident, said he was glad to see two new traffic signals. He suggested adding a 25-mph speed limit sign just north of the Corner Canyon campus.

Jared Harper, Draper resident, expressed the opinion that some of the projects on the list were necessary, and some were just nice to have. He suggested the reimbursement funds be used to not increase property taxes.

Tyler Ashby, Draper resident, said he did not understand the information presented. He said he objected to the Storm Water Fund increase because the planning department had not done their job to hold developers accountable for their part of projects. He said he had proof that developers had been ripping the City off for five years.

Terry Rasmussen, Draper resident, said the proposed budget amendment looked great. He suggested Smiths Marketplace should help pay for the traffic study for the area adjacent to the Smiths project.

Penny Rasmussen, Draper resident, said she knew Draper liked trees and required trees to be planted in park strips. She said she agreed with working on beautifying what the City already had, and referred to an area where she always saw trash. Ms. Rasmussen suggested the City would not need to work on repairing so many sidewalks if fewer trees were required in park strips.

Seeing no one else come forward, Mayor Walker closed the public hearing.

Councilmember Dahlin said the traffic study for 13800 South and 300 East was being done independently from Smiths because the intersection was already failing, and construction of Smiths was a couple years away. She said she agreed with the need to maintain what the City already had.

Councilmember F. Lowry explained that the almost \$3 million reimbursement meant that property tax revenue only needed to increase by \$3 million instead of \$6 million.

Councilmember Johnson commented that funds in the budget for public safety encompassed police and fire services, as well as traffic mitigation measures, updating the water system, and improving sidewalks. She said funds set aside for beautification would include both ongoing maintenance and new projects.

Mayor Walker noted that the August 2023 rainstorm caused more than \$2.9 million in damage, and spoke of the importance of maintaining fund balance to be able to respond to emergency situations. He said Draper City had the most complex water system in the State, and said the City needed to have fund balance to cover contingencies.

Councilmember T. Lowery moved to approve Resolution #26-25, and amend Item FY26-30 to specify that funding would come from B&C Road Funds. 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

6.f Action: Resolution #26-26 certifying authorized individuals to access and/or transact business with the State of Utah Public Treasurers and to execute any necessary forms in connection with such changes on behalf of Draper City

Mr. Vuyk explained Draper City was required by the State to complete and submit the proposed resolution.

Councilmember Johnson moved to approve Resolution #26-26.
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		

6.g Action: Resolution #26-27 setting the date of August 12, 2026 as the Truth and Taxation Hearing for Draper City

Councilmember Johnson moved to approve Resolution #26-27.
Councilmember T. Lowery seconded the motion.

Councilmember Dahlin said she appreciated the Truth in Taxation process, and appreciated residents attending and sharing their thoughts. Councilmember T. Lowery thanked residents for making the City aware of sidewalk and tree trimming issues that needed to be addressed.

Mayor Walker said Draper City had a blended budget with property tax revenue, sales tax revenue, and additional sources of revenue. He spoke of how other cities in the area chose to cover public safety costs, and commented that Draper had a comparatively low property tax rate with the cost of public safety included. Mayor Walker gave examples of increased vehicle and equipment costs, and said every department was asked to cut their budget by 5% for FY2027. He emphasized the need for the budget to cover the true cost of public safety, and said even with the proposed 25% property tax increase, the City would still need to take \$3.6 million from fund balance to cover

operations. Mayor Walker explained that in Utah, cities could not receive more property tax income without going through the Truth in Taxation process, despite increased property values. He said he appreciated the time the Council had spent on the budget.

Councilmember F. Lowry commented that without the three additional firefighter positions included in the FY2027 Budget, the City's ISO Fire Rating would change, which would possibly result in an increase in resident homeowner insurance costs.

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		

7. **Recess to a Draper City Community Reinvestment Agency Meeting**
Councilmember T. Lowery moved to adjourn to a Community Reinvestment Agency Meeting. Councilmember Dahlin seconded the motion.

The Council convened as the Community Reinvestment Agency Board at 8:30 pm.

The Council returned to regular Council meeting at 8:35 pm.

Council/Manager Reports

Councilmember Johnson spoke of America250 events, and asked for help reaching out to the County for permission to use a County facility for a neighborhood potluck. Ms. Jastremsky said she would reach out to the County and get back to Councilmember Johnson.

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

The meeting adjourned at 8:40 pm.