

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 7, 2026,
IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER,
UTAH**

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

EXCUSED: Councilmember Kathryn Dahlin

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, Public Works Director; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Kevin Holt, Battalion Chief; Jennifer Jastremsky, Community Development Director; Robert Markle, Deputy Public Works Director; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Nicole Smedley, City Recorder; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

Item not held.

Discussion: River to Range Trail

Mayor Walker said the River to Range Trail was planned to connect the Jordan River Parkway and Porter Rockwell trails. Chris Geddes with Design Workshop said the purpose of the River to Range Trail study done by Design Workshop was to evaluate feasible east-west trail connections, identify corridor opportunities, and support future funding and implementation. He said the River to Range Trail would complete a significant gap in Draper's regional trail network, connect neighborhoods, parks, and transit with future development, and position the City for future funding opportunities.

Mr. Geddes presented four corridor options identified by the study:

Northern Corridor Option A: Mr. Geddes stated this option would follow Corner Canyon Creek, connect to Vista Station, and utilize an existing railroad undercrossing before crossing I-15 to the Jordan River Parkway.

- Strengths: most direct, centrally located east-west connection; would connect established neighborhoods and Vista Station; strong regional trail connectivity.
- Considerations: I-15 expansion plans; easement needs.

Northern Corridor Option B: Mr. Geddes stated this option would follow Corner Canyon Creek, connect to Vista Station, and utilize an existing railroad undercrossing before crossing I-15 at the Bangerter Highway interchange to the Jordan River Parkway.

- Strengths: same as Option A.
- Considerations: most complex crossing; I-15 expansion plans; easement needs; higher implementation cost.

Central Corridor: Mr. Geddes stated this option would follow the East Jordan Canal corridor through The Point, utilize a grade-separated crossing at Bangerter Highway, and pass under I-15 before connecting to Wheadon Farm Regional Park and the Porter Rockwell Trail.

- Strengths: would leverage The Point development; would use East Jordan Canal corridor; would not require a bridge over I-15.
- Considerations: complexity of going under I-15; Bangerter Highway grade-separated crossing; timing dependent on development phasing within The Point.

Southern Corridor: Mr. Geddes stated this option would follow the River to Range Parkway through The Point, include grade-separated crossings at Bangerter Highway and I-15, and connect to the Porter Rockwell Trail.

- Strengths: would integrate with River to Range vision; would support future regional growth; would leverage future development within The Point.
- Considerations: significant grade changes; potential to align with TRAX; timing dependent on development phasing with The Point and UTA's planned LRT improvements.

Mr. Geddes said the study identified that a north-south crossing of Bangerter should be provided regardless of which corridor alignment was ultimately chosen to ensure trail connectivity between the Corner Canyon Creek Trail corridor and the proposed

trail system at The Point. He stated that the study did not identify a single preferred corridor option.

Responding to a question from the Council, Parks and Recreation Director Rhett Ogden said the City did not have a timeframe associated with completion of the trail connection. Councilmember T. Lowery asked the ultimate revenue source for the project. Mr. Geddes responded that a number of parties would likely be involved, including the State, the City, and other funding sources. He said the least expensive option was estimated at \$7 million, and the highest cost option was estimated at \$15 million. Mayor Walker said the plan was for the trail to be part of The Point project, but funding had not yet been identified.

Councilmember F. Lowry said the best option seemed to him to be the northern option, taking advantage of the UDOT I-15 widening project. Staff said conversations with UDOT about the possibility had not yet occurred, but encouraged that now would be a good time. Mayor Walker said he would work on setting up discussions with UDOT. Community Development Director Jennifer Jastremsky said staff had not yet seen design drawings for the UDOT project.

Mayor Walker thanked Mr. Geddes for the presentation.

Discussion: Solid Waste

Finance Director John Vuyk presented a comparison of the current Draper City solid waste collection pricing, and new City pricing to cover the cost of continuing to provide waste collection services versus private contractor pricing. Mr. Vuyk said a request for proposals (RFP) was released with four qualified bidders respon, and staff selected Ace Recycling and Disposal Inc. as the most qualified with the lowest cost.

	Current Pricing	City New Pricing	Private Contractor*	Difference
Base Rate	\$15.00	\$25.00	\$19.00	\$6.00
Additional Can Rate	\$10.00	\$15.00	\$10.50	\$4.50
Combined Price	\$25.00	\$40.00	\$29.50	\$10.50
*Private contracting price includes fees from Ace Recycling and Disposal and City overhead costs, including costs to run the operation and payment of tipping fees at landfill				

Mayor Walker said maintenance and storage of vehicles was a significant cost over time. Mr. Vuyk said the current cost of a garbage truck was \$450,000. Mayor Walker said the City had not increased solid waste collection rates since beginning the service, and said tipping fees would continue to go up every year.

Councilmember T. Lowery asked about liability with a private contractor. Mr. Vuyk said Ace would provide insurance and take on the liability. He stated that increases in fuel costs would be set by the private contractor, with built-in escalators for anticipated cost increases. Councilmember T. Lowery asked about opportunities for valued City staff who drove the City vehicles to apply at Ace. Public Works Director/City Engineer Scott Cooley said the City had wonderful staff, and it was unfortunate the costs no longer worked out in the City's favor. He states that Ace was able to take advantage of economies of scale to which the City did not have access. He said Ace had expressed interest in hiring the City's employees because they knew the area and the routes. Mr. Cooley said Ace would continue the current collection schedule. Mr. Cooley noted that the department had lost two employees since the RFP was released, and another employee would soon retire. He stated that if the City did not contract with Ace, more employees would need to be hired soon.

Report: Major Roads CIP Update

Mr. Cooley provided an update on current and planned projects, including: sidewalk projects, Bangerter intersection improvements, Pump Station 3 upgrades, parking lot expansion at Draper City Hall, Suncrest PRV replacement, and Lone Peak Parkway Widening project. He said the project to widen Fort Street between Pioneer and 13200 South had been pushed to summer of 2028 due to needed property acquisitions.

Report: Parks CIP Update

Parks and Recreation Director Rhett Ogden reported the Porter Rockwell Trail access at North Cranberry Hills had been completed. He updated the Council on Jenson Farm Park Phase 3, Porter Rockwell Trail at 1300 East UTA Bridge Crossing, and Phebe Brown Trail Phase 2. City Attorney Traci Gundersen said staff had been in conversation with Phebe Brown Trail neighbors to work out safety concerns. All members of the Council indicated support for moving forward with the Phebe Brown trail. Mr. Ogden provided an update on Sunrise Station Park expansion, Bonneville Shoreline Trail Spring Hollow bridge replacement, and trail improvement projects.

Council/Manager Reports

- Councilmember F. Lowry expressed appreciation to Kellie Challburg and David Wilks for their hard work preparing for the upcoming rodeo. Mrs. Challburg provided an update on sponsorships. Councilmember F. Lowry commented that Delane ("Hutch") and Becky Hutcheon had been involved in planning the Draper rodeo since it began. He expressed a desire to recognize them as

Grand Marshals of the rodeo as a show of appreciation. All members of the Council indicated support.

- Councilmember T. Lowery expressed concern about the 801-840-4000 number. She said she received multiple calls a week from residents reporting the number was not functional. Chief Ferguson said it was his understanding the dispatch office was short staffed and often did not have enough personnel on hand to answer the non-emergency line. He encouraged residents to call 911 in an emergency. Councilmember F. Lowry asked the long-term plan for the number. Chief Ferguson said AI was being implemented into the system to hopefully offset calls and free-up dispatcher time. Councilmember T. Lowery asked if the City had any staff that could be assigned to the line to ensure someone answered the phone for residents. She asked if the City could run an independent number for Draper residents until issues with the current number were resolved. City Manager Mike Barker said staff would look into options. Councilmember T. Lowery said it was frustrating for residents to call and not get an answer, and emphasized that not answering the calls was not an option. She requested a report of non-emergency call volume.

Business Session

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

2. **Pledge of Allegiance led by Councilmember Fred Lowry**

3. **Public Comments**

Kent Davis, Cottonwood Heights resident, introduced himself as Republican nominee for Salt Lake County District Attorney.

Kathleen Anderson, Draper resident, recognized and thanked Councilmember Mike Green for his military service and recent eight-month deployment.

Jim Stites, Draper resident, spoke of the gravity of the drought situation and the need to take water usage seriously. He said Utah was at risk of handing its children an economical wasteland.

Chris Hill, Eagle Mountain resident, said he bid on the RFP for the solid waste contract. He said Ace was a good company, but said his company was local and new, and he hoped other companies would be considered in the future.

Tyler Ashby, Draper resident, said he was a disrupter. He said he believed in consequences and did not believe he was above the consequences. Mr. Ashby said in 2021 he did everything quietly except spend \$20,000 he did not have, and said he had the money now.

4. Consent Items

4.a Approve the June 2, 2026 and June 9, 2026 City Council Meeting Minutes

4.b Approve Resolution #26-34 of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District certifying a tax rate for the 2027 taxable year

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

5. Items for Council Consideration

5.a Public Hearing: Ordinance #1726 amending the text of Titles 9 and 17 of the Draper City Municipal Code related to corner lots

Planner Todd Taylor presented proposed amendments to Titles 9 and 17 to clarify text related to corner lots and setbacks for those lots. He stated the proposed amendments would apply to lots abutting a private road with no access to the private road. He said the Planning Commission reviewed the proposed amendments and forwarded a positive recommendation.

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

Councilmember Green moved to adopt Ordinance #1726. Councilmember T. Lowery seconded the motion.

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

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

5.b Public Hearing: Ordinance #1727 adopting text amendments to Section 9-31-040 of Draper City Municipal Code regarding standards for the creation of Detached Accessory Dwelling Units

Planning Manager Todd Draper said the proposed text amendment was initiated by a citizen applicant. He stated that if approved, the proposal would: permit existing accessory buildings and structures to be converted into detached accessory dwelling units (D-ADUs); set different height and setback standards for D-ADUs created from existing accessory buildings and structures; and clarify where a D-ADU could be located on a property. Mr. Draper presented the proposed language, and said the Planning Commission forwarded a positive recommendation.

Staff answered questions from the Council regarding height restrictions. Councilmember T. Lowery said the Council deliberately set the ADU setbacks, and said existing structures referenced by the language were not initially intended to be used for housing. She expressed concern with changing both the use and the setbacks. Councilmember T. Lowery commented that surrounding neighbors would have no opportunity to express dissent for potential new housing if the proposed change were approved. She expressed concern with the Council being asked to change Citywide policy for one specific interest.

Councilmember F. Lowry asked why the Council would allow existing structures that did not meet established ADU setbacks to be used for ADUs. He stated that the same standards should apply for both existing structures and new construction. Mr. Draper said the structures would need to comply with Building Code under the proposed standards. He said he was aware there were cities that provided exceptions for conversions. Community Development Director Jennifer Jastremsky said the applicant's previous request for a variance on the single property was not successful, and said standards for variances were set by the State.

Ellen Rohr, applicant, said Draper's lack of concession for conversion of an existing structure was unusual in the Salt Lake Valley. She said she and her husband believed theirs would not be the only such situation in Draper. Ms. Rohr said the ADU conversion would contribute to an option to age in place. She said it would seem wasteful and against the policy of Draper to tear down a usable building in order to build another. Ms. Rohr emphasized that the structure would be required to meet Building Code.

Councilmember T. Lowery said her concern related to Citywide application of the proposed policy change.

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

Councilmember T. Lowery moved to deny Ordinance #1727. Councilmember Johnson seconded the motion.

Councilmember Johnson expressed a desire to explore if there were other ways to accomplish what was asked on a more individual basis. Councilmembers F. Lowry and Green expressed agreement.

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			Excused

5.c **Public Hearing: Ordinances #1728, #1729, #1730 amending the Official Land Use Map of Draper City, the Official Zoning Map of Draper City, and approving a Development Agreement for approximately 1.95 acres located at approximately 762 W. 12300 S. known as the Kuwahara Nursery Land Use Map and Zoning Map Amendments and the Kuwahara Nursery Development Agreement**

Mr. Draper said the applicant desired to rezone the subject property from Professional Office (CO1) to RM2, and change the Land Use Map designation from Commercial Office and Service to High Density Residential. Mr. Draper presented a site plan for 21 units, one more unit than would typically be

allowed, and showed conceptual elevations. He stated allowed uses with the RM2 Zone would include: agriculture; school (public only); single-family dwelling; two-family dwelling; multiple-family dwelling; cemetery; and commercial uses in historic buildings. Mr. Draper said the applicant requested a reduction in minimum lot size from 4,000 square feet to 800 square feet and the net area with the 21 lots would be approximately 2,950 square feet per lot.

Mr. Draper shared the following staff concerns:

- Dedication of property for right-of-way was a standard condition for development with or without a Development Agreement.
- The number of single-family units proposed would exceed what was allowed in the RM2 Zone without the Development Agreement.
- The agreement may not have adequate consideration, which could render the agreement void.

Mr. Draper said the Planning Commission reviewed the matter and forwarded positive recommendations to the City Council for all three applications. He said the project would have a single access from 12300 South, and said the street was proposed to meet City width standards with no sidewalks. Mr. Draper said the Fire Marshal reviewed the plan and did not raise concerns. Responding to a question from Councilmember T. Lowery, Ms. Jastremsky said she suspected the nursery currently operating on the site predated the current zoning. She said the CO1 Zone was designed for office-type uses.

Councilmember Johnson expressed concern with the number of variances requested. Councilmember T. Lowery said she shared the concern. Mr. Draper pointed out proposed walking paths within the project. Councilmember Green asked about driveway lengths, and Mr. Draper said the driveways were proposed to be 20-feet in length. Councilmember Green expressed the opinion that the plan looked like a parking nightmare for guests.

Austin Richins with Alpine Homes, applicant, said Alpine Homes was trying to create entry-level homes that would be more attainable in Draper, with a development agreement to provide guidelines to move the project forward. He said the guest parking would be centrally located. Mr. Richins said he felt the proposal with the reduction in scale would create a single-family transition between existing multi-family and single-family communities. He said Alpine Homes had built similar products in other cities, and felt the project would be a good fit for the subject property.

Councilmember Green said generally speaking, when a land use decision was considered, the existing zoning was presumed correct. He asked what fact, geographic limitation, or situation dictated that the current zoning was not correct and should be changed. Mr. Richins said the current use did not match the current zone. Councilmember Green said his question was why the current zone was not correct for development. Mr. Richins said separation from existing commercial properties was the biggest driver. He said UDOT had not indicated willingness to grant access through the existing median on 12300 South. Mr. Richins suggested the proposed project would complete the residential portion of that part of the City.

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

Councilmember Johnson expressed concern with the requested variance for garage and driveway length, and said such variances in the past had been for projects near public transit. She said it did not appear the subject property would be able to easily utilize public transit, and said she believed adequate parking was important.

Councilmember F. Lowry said the proposed sidewalk plan made sense to him. He expressed concern about the proposed density, and said there would not be sufficient parking for the proposed density. He said he was hesitant to zone away from a commercial zone. Councilmember T. Lowery said she questioned whether the proposed project was the appropriate use for the parcel. Councilmember Green said he did not see a reason to deviate from the existing entitlement.

Councilmember T. Lowery moved to deny Ordinances #1728, #1729, and #1730. 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			Excused

5.d **Action Item: Resolution #26-35 approving an agreement with Ace Recycling and Disposal Inc. for residential solid waste and recyclable material collection services on public streets in Draper City**

Public Works Director/City Engineer Scott Cooley said the Council received a presentation concerning the proposed agreement with Ace Recycling and Disposal Inc. for residential solid waste and recyclable material collection services during the Study Session earlier in the evening. He said due to the sensitive nature of deciding the fate of an entire division of Public Works and the employees therein, the matter was presented to the Council on the same evening as a decision was requested.

Robert Markle gave a brief history of the Draper Solid Waste Division, with inception in 2010, and explained that due to increased costs the City was no longer able to provide the service without an increase in fees. Mr. Cooley showed a comparison of current pricing, increased City pricing to meet costs, and private contractor pricing (see Study Session discussion). He stated that the City would need to charge \$6.00 more than the private contractor for the base rate, and \$4.50 more than the private contractor for an additional can.

Mr. Cooley said an RFP was released, and a qualified third-party provider identified that would significantly reduce the necessary fee increase for the same collection services (Ace). He said Ace had agreed to maintain current routes and schedules.

Councilmember F. Lowry said the City had great employees that had provided the service, and expressed hope that Ace would consider them for employment to continue the Draper routes. Mr. Cooley said he had been impressed throughout the process with how much the amazing employees cared for Draper City and cared for each other. Councilmember T. Lowery said residents had shared with her that Draper's solid waste collection drivers were something special, and said she was sad that the costs no longer worked out in the City's favor for providing the service. Councilmember Johnson said she agreed.

Mayor Walker suggested an audit of waste containers. He commented that the cost of waste collection would continue to increase over time. Councilmember F. Lowry pointed out the City would be able to sell City equipment with proceeds going toward a new Public Works building.

Councilmember Green moved to approve Resolution #26-35. 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			Excused

6. Adjourn

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

The meeting adjourned at 8:25 pm.