

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 21, 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 Gunderson, City Attorney; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; John Vuyk, Finance Director; and Travis DeJong, Business License Official

Study Session

Closed Meeting

No closed meeting was held.

Training: Ethics/Land Use/Liability

City Attorney Traci Gunderson provided ethics training, and answered questions from the Council. She said she would provide training concerning land use and liability at a future meeting.

Discussion: Proposed Hidden Canyon Park

Parks and Recreation Director Rhett Ogden presented an expanded proposal for a park in the Hidden Canyon Park Development not far from the Peak View Trailhead. He said the original rough concept for the space was a quarter-mile paved trail around a lower boggy area, with a small playground, picnic shelter, and quarter-acre of grass area, with an estimated cost of \$500,000 (funded in the last budget year). Mr. Ogden stated that the area would benefit from more than a standard neighborhood park and said staff had refined the concept plan in April 2026.

The refined concept plan included: maintenance access; paved trail lengthened from a quarter-mile to a third-mile, utilizing some of the terrain and adding bridges/boardwalk across two drainages; a primitive loop trail; bike trail; larger

playground and swing set; two picnic shelters; additional grass areas; rail fencing; benches and picnic tables. He stated the estimated cost of the refined concept plan was \$1,000,000.

Mr. Ogden said the Parks, Trails, and Recreation Committee reviewed the refined concept plan and recommended including all identified amenities, as well as a single-stall restroom with a drinking fountain and additional trees near adjacent properties and the street, for an additional cost of \$200,000, bringing the total estimated project cost to \$1,200,000. He said the restroom would serve both neighborhood park users and bicyclists utilizing the trails in the area. Mr. Ogden said the park was currently funded at \$500,000. He said the next step was for the Council to determine which funding level to proceed with.

Councilmember F. Lowry said he believed the restroom would be important. Councilmember Johnson said she agreed, and suggested the addition of off-street parking. Mr. Ogden said curb parking would be available, and said staff could look at options for additional parking.

Councilmember T. Lowery asked if the Park Impact Fee Fund had money for the expanded concept. Mr. Ogden said the Park Impact Fee Fund had \$2.7 million at the end of May 2026, and said he would need to double check the current balance. Councilmember T. Lowery pointed out that a new park would involve ongoing maintenance, and asked Mr. Ogden if he had enough staff for the additional work. Mr. Ogden said he could commit to the ongoing maintenance with the current staffing level. Councilmember T. Lowery said she did not want to overextend the Parks Department.

Councilmember Dahlin asked if the City would be able to afford replacing the playground in the future. Mr. Ogden said the cost would come into play 15-18 years from installation, and emphasized that regular inspections were done of all playgrounds to meet insurance requirements.

Councilmember T. Lowery asked if there were any other areas of the City that had been waiting for a park. Mr. Ogden said the Hidden Canyon Park area was one of three existing “holes” in park service in Draper. He said capitol improvement plans were in place to expand Honeybee Park in the Kimball Junction area, and the other area in need of more park service was Old Draper.

The Council and staff discussed funding sources. Mr. Ogden spoke of the opportunity to apply for grants in Spring/Summer 2027, and pointed out that Hidden Canyon Park was in the Utah County portion of Draper City. Councilmember F. Lowry said the Parks, Trails, and Recreation Committee identified the Hidden Canyon Park area as needing a park. Councilmember T. Lowery said she would feel better if half of the funding came from grants, with phases completed as funding was available.

Councilmember Green expressed the opinion the Council should go ahead and fund the full expanded concept. Councilmember T. Lowery said she wanted to ensure there was enough funding for Phoebe Brown first. Responding to a question from Councilmember Johnson, Mr. Ogden said phasing the park would be tricky, but possible. A majority of the Council indicated support for staff looking at possible funding sources and returning with suggestions.

Council/Manager Reports

Taken at end of Business Session.

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by Jake Sorensen
3. Public Comments
None
4. Consent Items
 - 4.a Approve the July 21, 2026 City Council Meeting Minutes
 - 4.b Approve Resolution #26-36 reappointing Jamie Pogue as a member of the Draper City Parks, Trails, and Recreation Committee

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	X

5. Items for Council Consideration

5.a Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Bear Tracks Holdings LLC dba Black Bear Diner

Travis DeJong, Business License Official, presented a request for local consent for a Limited-Service Restaurant License for Black Bear Diner. He said the application met all distance requirements. In response to a question from Councilmember Johnson, City Manager Mike Barker said standard restaurant alcohol service hours in Utah were 11:30 a.m. to 11:59 p.m. on weekdays and 10:30 a.m. to 11:59 p.m. on weekends.

Mayor Walker opened a public hearing.

Fred Raso, Regional Director of Operations for Black Bear Diner, said the applicant would follow the hours of alcohol service set by the State.

Mayor Walker closed the public hearing.

Councilmember Dahlin asked if other Black Bear Diners in Utah served alcohol. Mr. Raso said currently the St. George and Layton locations had a Limited-Service License, and he was working to obtain licenses for all locations.

Councilmember T. Lowery moved to approve local consent. 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		

5.b Public Hearing: Ordinance #1731 amending the Official Zoning Map of Draper City for approximately 1.08 acres located at approximately 265 E. 13275 S. otherwise known as the Adamo Zoning Map Amendment Request

Nick Whittaker, Planner, presented a request to rezone approximately 1.08 acres from RA1 (Residential Agricultural with 40,000 square foot minimum lot size) to RA2 (Single-Family Residential with 20,000 square foot minimum lot size). Mr. Whittaker said the proposed RA2 Zone would be compatible with the current Residential Medium Density land use designation, while the RA1 Zone was not. He said the Planning Commission reviewed the request and forwarded a positive recommendation.

Mike Adamo, applicant, said he lived at the subject address. He said most of the adjoining parcels had changed from RA1 to RA2.

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

Councilmember Green moved to approve Ordinance #1731. 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		

- 5.c Public Hearing: Ordinances #1732 and #1733 of Draper City amending the Official Land Use Map and the Official Zoning Map of Draper City, for approximately 0.31 acres located at approximately 273 E. 13800 S. known as the Solid Construction Land Use Map and Zoning Map Amendment Requests
Mayor Walker said the applicant asked to continue the item.

Councilmember Green moved to continue the item within 45 days. 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

5.d **Public Hearing: Ordinance #1721 of Draper City amending the text of Titles 6 and 9 of the Draper City Municipal Code related to Short-Term Rentals**

Planning Manager Todd Draper presented proposed amendments to Titles 6 and 9 related to short-term rentals. He stated that the Council reviewed and discussed the proposed amendments at four previous work sessions, with the following goals: improve public safety; protect neighborhood character; provide clear operating rules; ensure tax collection; and enable tracking and enforcement. Mr. Draper described the process to obtain and retain a Short-Term Rental (STR) Permit.

The following were added after the Planning Commission review and discussion in May 2026:

- \$1,000 fine for operating without a license
- A renter must be 21 years or older and be present during rental
- A host must evict guests upon notice of failing to comply with applicable laws on two or more occasions
- Notice would be sent to immediately surrounding property owners (including across ROWs)
- Name and phone number for urgent response would be posted outside near the front entrance of the short-term rental

Mayor Walker opened a public hearing.

Aaron Kirkham, Sandy resident, said he was a manager for Conmigo Vacation Rentals representing a home at 1267 East Hickenlooper Way in Draper. He referred to the proposed three-day minimum, and said there had been pushback in Salt Lake City with a two-day minimum, and two similar regulations in Idaho had been taken to court. Mr. Kirkham said he anticipated that the three-day minimum was intended to diminish parties, but pointed out that a violation process would be in place for those instances. He asked for associated rights for property usage.

Mayor Walker closed the public hearing. City Attorney Traci Gundersen said staff had noticed technical corrections that needed to be made to the proposed ordinance, and asked that the Council continue the item.

Councilmember Green moved to continue the item for technical corrections to the ordinance. Councilmember F. Lowry seconded the motion.

Councilmember Dahlin said she appreciated the proposed occupancy and parking standards. She referred to current parking issues in neighborhoods, and expressed the opinion that existing neighborhood parking standards should be enforced as well as short-term rental parking standards.

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		

5.e Action Item: Resolution #26-33 of the Draper City Council adopting the Draper City Short-Term Rental Good Neighbor Guidelines.

Mr. Draper presented proposed Short-Term Rental Good Neighbor Guidelines.

Councilmember Green moved to approve Resolution #26-33. 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		

5.f Action Item: Resolution #26-37 amending the Consolidated Fee Schedule of Draper City

Finance Director John Vuyk presented a proposed change to the Consolidated Fee Schedule to include short-term rental fees and fines, and adjust fees for solid waste collection as previously discussed by the Council.

Councilmember Johnson moved to approve Resolution 26-37. 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		

5.g Action Item: Ordinance #1734 amending Title 3 of the Draper City Municipal Code governing the structure and procedures of the Planning Commission as required by State law

Assistant City Attorney Spencer DuShane said staff identified changes to the proposed ordinance that needed to be made. He asked that the Council continue the item.

Councilmember Green moved to continue the item. 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		

Council/Manager Reports – continued from Study Session

- Councilmember F. Lowry thanked staff for their work on Draper Days. Councilmembers Johnson and T. Lowery also expressed appreciation to staff. Mayor Walker said the event was one of the best Draper Days celebrations. Councilmember Dahlin said residents had provided positive feedback regarding the new event layout.
- Mayor Walker said the Governor had issued an executive order authorizing municipalities to restrict the use of personal fireworks based on fire danger conditions. He said the Governor later directed mayors and fire chiefs to determine whether local conditions warranted a full or partial ban for the

Pioneer Day discharge period. Mayor Walker said he consulted with the Fire Chief and, due to Draper's Wildland Urban Interface areas and dry conditions, applied to the State Forester for a ban on the use of personal fireworks in Draper for Pioneer Day. He reported that the City received notice during the meeting that the application had been approved.

- City Manager Mike Barker said staff had discussed how to best utilize current constraints to provide better non-emergency service in Draper. He stated that the City website was updated to highlight a different non-emergency number to call during business hours. He said staff would continue to gather information on the types of calls received in City offices.

6. **Adjourn**

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

The meeting adjourned at 7:46 pm.