

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, AUGUST 4, 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 (via Zoom), and Fred Lowry (joined via Zoom 7:00 pm)

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; 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; Todd Draper, Planning Manager; Todd Taylor, Planner; and John Vuyk, Finance Director

Study 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 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			Excused
Councilmember Dahlin	X		

The closed meeting convened in the Administration Conference Room at 5:36 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, and Tasha Lowery; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Spencer DuShane, Assistant City Attorney;

Rhett Ogden, Parks and Recreation Director; and Nicole Smedley, City Recorder.

Councilmember Johnson moved to return to open meeting at 5:45 pm. 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			Excused
Councilmember Dahlin	X		

Study Session Reconvened

Discussion: Final Review of Short-Term Rental Ordinance

Community Development Director Jennifer Jastremsky said staff researched short-term rental ordinances in other cities in the County and found that most cities did not have a regulation for a minimum stay, and if they did, it was a two-day minimum. Councilmember Johnson said she leaned toward a two-day minimum to see if some of the existing problems would be solved, and asked for the opinion of staff. Chief of Police Rich Ferguson said he reviewed calls for service relating to short-term rentals, and said although the City did not get a lot of calls about parties, when they did, they were pretty significant. He said there were two or three properties that were repeat calls.

Councilmember T. Lowery said she hoped the proposed restrictions would be sufficient to be preventative. She suggested some of the language was unclear, and referred to the term “commercial”. Councilmember T. Lowery said short-term rentals in residential neighborhoods were like hotels in residential neighborhoods, which she considered to be disruptive. She said she believed a three-day minimum would be more prohibitive.

Councilmember Dahlin pointed out there were cities in Utah that banned short-term rentals. Councilmember Green suggested allowing short-term rentals only in certain zones, and said some areas of the City would not be conducive to a short-term rental. He expressed the opinion that allowing short-term rentals in single-family homes was problematic.

Councilmember T. Lowery pointed out the Council banned ADUs in some areas of the City, and asked if there would be any cross-over. She asked if the proposed regulations would push ADUs to become short-term rentals. Ms. Jastremsky responded that internal ADUs would not be eligible to be short-term rentals. Councilmember Green emphasized that an area or property would need to have the infrastructure to support the use.

Councilmember T. Lowery referred to the urgent response contact required in the proposed ordinance, and said she did not like that the onus would be on the neighbors. Ms. Jastremsky said the contact person would need to be able to respond within 30 minutes of a call. Staff said enforcement would follow the City's normal enforcement process. Ms. Jastremsky said the proposed language would allow the City to revoke a license if a property continued to be a problem.

Responding to a question from Councilmember T. Lowery, Ms. Jastremsky said all uses were classified in the Zoning Code; any use considered commercial would be on the commercial use chart, and would not be allowed in a residential zone. She stated that short-term rentals would be required to comply with all existing City ordinances. Ms. Jastremsky said staff determined the City could not prohibit private parties in a short-term rental. She stated that the goal was that the minimum night stay and maximum occupancy requirements would curb parties.

Report: Historical Preservation Commission

Ms. Jastremsky said the Council allocated an additional \$5,000 to the Historical Preservation Commission in the last fiscal year, and asked for an accounting of how the money was spent. The responsibilities of the Historical Preservation Commission included: keep a list of historic structures; surveys and inventory; nominate or review nominations for National Register of Historic Places; provide advice and information; and review demolition and building permits for historic structures.

Ms. Jastremsky said the additional funding was for a reconnaissance-level survey that reviewed historic structures in the City to determine if they had historical integrity, if the historical integrity had been maintained, and if they were eligible for the National Register of Historic Places. The survey was \$10,000 (\$8,500 paid in the last budget year and \$1,500 to be paid in the current budget year).

Ms. Jastremsky said the survey looked at 715 buildings, 173 were found to have historical integrity remaining (contributory), and 17 buildings were recommended for

further documentation or nomination to the National Register. She reported that \$1,500 in the last budget year was spent on a reconnaissance-level survey specifically for station area plan (SAP) boundaries, with 161 structures reviewed, 57 found contributory, and six structures recommended for further survey or nomination.

Ms. Jastremsky reported signs and plaques funded in the FY2025 Budget, and said the Historical Preservation Commission used the full budgeted amount in FY2025. Councilmember T. Lowery expressed appreciation for the work Ms. Jastremsky did with the Commission.

Discussion: City Beautification

City Manager Mike Barker said the Council had set aside funds in the Capital Improvement Program (CIP) Fund for City beautification. He asked for direction from the Council concerning where staff should focus efforts. Councilmember Johnson said one of the purposes of the funding was to work more cohesively with the Tree Committee to create more welcoming entrances areas and thoroughfares. Mr. Barker said he made a list of seven entrances to the City that could benefit. Councilmember T. Lowery said she felt improved entrances helped to create a sense of place. A majority of the Council indicated support for prioritizing a list of entrances to Draper and creating a plan for improvement. Councilmember T. Lowery suggested starting with the Smith's gateway.

Council/Manager Reports

- Mayor Walker reported there had been complaints about overhanging trees on City trails. He said he would find out specific locations and forward the information to staff.
- Councilmember Dahlin said she appreciated road improvements on Bangerter Highway at 138000 South, and asked for an update on UDOT plans. Mr. Barker said he had reached out to UDOT representatives for an update, but had not yet heard back.
- Councilmember Johnson referred to a planned service project with the South Valley Chamber, and asked if any other projects were planned. Staff said there were additional projects planned.
- Councilmember Johnson asked if upcoming public meetings were included on the "Happenings in Draper" email. Linda Petersen said public meetings were announced on social media. Councilmember Johnson said she personally used the email more, and asked if public meeting schedules could be included on the happenings email. Ms. Petersen said the City offered a public meetings subscription option. Councilmember T. Lowery pointed out that public

comment was not part of every public meeting, and suggested residents may feel frustrated if they showed up to a public meeting expecting to comment and were not able.

- Mr. Barker said the Utah League of Cities and Towns (ULCT) requested the City review the roster for the Legislative Policy Committee. He said the current roster included himself, Mayor Walker, Councilmember Johnson, and Councilmember Dahlin, and asked if the Council anticipated any change for the upcoming session. Councilmember T. Lowery said Council assignments would probably change.
- Public Works Director/City Engineer Scott Cooley said the City currently had a cardboard recycle dumpster at Public Works, but with the change in collection service to Ace, the City would no longer have drivers to empty the dumpster. The cost to have Ace empty the dumpster would be approximately \$14,000 per year. He asked the Council to consider whether they wanted to continue providing the dumpster, and if so, whether the dumpster should be moved to a different location in the City. Councilmember Johnson pointed out the transfer station was nearby and free. Mr. Cooley said staff believed the dumpster was probably utilized most by individuals and companies from outside the City, and recommended eliminating the dumpster.
- Mr. Barker said Draper appeared to be on track with the Jordan Valley Water Conservancy District request to reduce water consumption by 10%. Usage was down 9% in May and 12% in June. July numbers were not yet available. Mayor Walker asked if the Council would support putting together an inventory of non-functional turf that was not used and did not need to be watered.

Business Session

1. Call to Order by Mayor Troy K. Walker

2. Pledge of Allegiance led by Councilmember Mike Green

3. Oaths of Office – Fire Department

Fire Chief Clint Smith introduced newly-hired Firefighter Josh Sellers and Paramedic Chase Tandy, who both had more than 20 years' experience in fire service in Utah. City Recorder Nicole Smedley administered the oaths of office.

4. Public Comments

Jim Steitz, Draper resident, commented on the current water situation, and said he had learned since moving to Draper that watering lawn multiple times

a week was still allowed, which he believed was crazy in a drought emergency. Mr. Steitz said there was a direct connection between sprinklers pointlessly watering the pavement and the slow death of the Great Salt Lake. He urged the Council to adopt much stricter rules against lawns.

Maddi Clements introduced herself as a member of Congressman Owens' team.

5. Consent Items

5.a July 21, City Council Meeting Minutes

Councilmember Green 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		

6. Items for Council Consideration

6.a Public Hearing: Ordinance #1735 amending the Official Zoning Map of Draper City for approximately 1.67 acres located at approximately 12430 S. 700 East

Planning Manager Todd Draper presented a request to rezone 1.67 acres from RA1 and RA2 to R4. He said existing homes on the parcels would potentially be removed, and a five-lot subdivision put in place. Mr. Draper said the R4 Zone would be compliant with the current Land Use Map designation of Residential Medium Density. The Planning Commission reviewed the request and forwarded a positive recommendation.

Councilmember Dahlin asked why the applicant was not requesting the R3 Zone. Mr. Draper said he believed the R4 Zone would be necessary for the proposed lot sizes and private road that would be part of the development. Peter Gamvroulas, Salt Lake City resident, introduced himself as Project Manager for Ivory Development on the project.

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

Councilmember Green said he was uncomfortable with the proposed development as presented, and felt it needed a lot of work. He said he needed to understand the reason for putting five homes on 1.67 acres. Councilmember Johnson said she understood there was existing R4 development to the west, but said there was nothing on 700 East that matched the proposed zoning.

Mr. Gamvroulas said the proposed development would include a private lane, which was the main reason the R4 Zone was requested. He said the site could not physically accommodate a public right-of-way. Mr. Gamvroulas said the requested zone was in line with both the Land Use Map and abutting property.

Councilmember Dahlin asked what the homes would look like. Mr. Gamvroulas said the units would be sold “pre-sale,” with customers able to select a home that would fit in the setbacks permitted by City ordinances. He said the homes were intended to be selected from the signature catalog, which was more high-end. The lot sizes in the concept plan ranged from 11,609 square feet to 12,690 square feet.

Councilmember Green asked the applicant why the current zoning was incorrect, and why the requested zone would be appropriate. Mr. Gamvroulas said the applicant was interested in the site because the R4 Zone fit the Land Use Map. He said the applicant was targeting the same goals that had been published as the City’s goals for development.

Councilmember F. Lowry said the proposed lot size sounded like quarter-acre lots, and said his only concern was that approval of the R4 Zone without a development agreement could potentially result in more than five lots on the property. Mr. Draper said with rough calculations it did not appear to him that a sixth lot would be possible. Mr. Draper said R4 was single-family detached zoning. He said the minimum lot size in the R4 Zone was just under a quarter acre.

Councilmember F. Lowry moved to approve Ordinance #1735. Councilmember Dahlin seconded the motion.

A roll call vote was taken. The motion failed (2-3).

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

Councilmember Green moved to continue the item to a date uncertain for continued discussion. 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		

6.b Public Hearing: Resolution #26-38 authorizing the filing of an eminent domain action to acquire real property for the improvement of the Lone Peak Parkway Project

Mr. Cooley presented planned improvements to Lone Peak Parkway, and said acquisition of right-of-way was needed. JD Kesler with Parsons Behle, the City's Outside Counsel, said there had been negotiation with four different ownerships. He said the proposed resolution would provide the statutorily required approval from the City Council, authorizing the filing of an eminent domain action. Mr. Kesler described the eminent domain process, and answered questions from the Council.

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

Councilmember Green moved to adopt Resolution #26-38. 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.c Action Item: Ordinance #1721 amending Titles 6 and 9 of the Draper City Municipal Code related to short-term rentals

Planner Todd Taylor said the Council had discussed proposed Code amendments related to short-term rentals during five work sessions, with a public hearing held on July 21, 2026. He showed revisions to the language to address operating without a short-term rental permit. Responding to a comment from the audience, Mayor Walker repeated that the public hearing for the item was held at the last Council meeting.

Councilmember Dahlin said she agreed Draper needed a permit process for short-term rentals to protect residents and allow for personal property rights.

Councilmember Dahlin moved to approve Ordinance #1721, changing the three-night minimum to a two-night minimum. Councilmember Johnson seconded the motion.

Councilmember Johnson said she had reached out to staff to better understand the difference a two-night minimum versus a three-night minimum would make. She said she would be comfortable with a two-day minimum because other safeguards would also be in place to reduce the likelihood of parties.

Councilmember F. Lowry emphasized that public comment was taken at the last meeting, with the item continued at the close of the public hearing.

A roll call vote was taken. The motion passed by majority vote.

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

7. Adjournment

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

The meeting adjourned at 7:47 pm.