

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, SEPTEMBER 15, 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; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

Councilmember T. Lowery moved to recess to a closed meeting to discuss pending or reasonably imminent litigation, strategy sessions to 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, and to discuss the deployment of security personnel, devices, or systems pursuant to the provisions of Section §52-4-205(1) of the Open and Public Meetings Law. 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		

The closed meeting convened in the Administration Conference Room at 5:34 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Councilmember T. Lowery and F. Lowry; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; and Nicole Smedley, City Recorder.

**Councilmember F. Lowry moved to return to open meeting at 6:50 pm.
Councilmember Dahlin 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		

Study Session Reconvened

Discussion: Draper Days Recap

David Wilks provided a review of 2026 Draper Days. He reported a total of 41,000 Draper Park visits during Draper Days, with total expenses at \$425,423 (7.13% increase over 2025), total income of \$253,814 (16.89% increase over 2025), and total City subsidy of \$171,609 (4.65% decrease from 2025). Members of the Council shared feedback they had received from residents. Mayor Walker thanked Mr. Wilks for the report.

Discussion: Willow Creek Update

None

Council/Manager Reports – moved to after the Business Session

Business Session

- 1. Call to Order by Mayor Troy K. Walker**
- 2. Pledge of Allegiance led by Councilmember Dahlin**
- 3. Public Comments**
Shane Manwaring, Bluffdale resident, said he was running for Sheriff of Salt Lake County. He spoke of his professional experience, and shared some of his goals if elected.
- 4. Consent Items**
 - 4.a Approve the September 1, City Council Meeting Minutes**
 - 4.b Approve Resolution #26-44 reappointing Alan Taylor as a member of the Draper City Building Board of Appeals**

**Councilmember Johnson moved to approve the Consent Agenda.
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		

5. Items for Council Consideration

5.a **Public Hearing: Ordinance #1738 approving the Exchange Development Agreement for approximately 2.15 acres located at approximately 14068 South 145 East within Draper City**

Community Development Director Jennifer Jastremsky said the subject property was the last remaining vacant lot in the development. She stated that the proposed development agreement included the following:

	Requested	Code
Building Height	60 feet in height	Code Max: 45 feet
Architectural Materials	tilt-up concrete, EIFS, corrugated or ribbed metal panels as <u>primary compounds</u>	exposed concrete, tilt-up concrete, EIFS, and metal as <u>secondary materials</u> , and prohibits corrugated sheet metal
Façade Articulation	façade variations compatible with existing buildings	specific horizontal and vertical standards
Parking Lot Landscaping	Eliminate islands between head-to-head parking rows, with tree diamonds allowed but not required	Prohibits tree diamonds and required islands between head-to-head parking rows
Parking Numbers	Min/max range of 25% of base parking number; no changes to base parking number requested; office park has shared parking	10% min/max range of base parking number
Concurrent Reviews	Allow concurrent reviews of site plan and building permit; required site plan approval before issuance of permit	Site plan approval required prior to building permit application

Ms. Jastremsky said the requested building height was consistent with existing buildings in the center of the development; however, the conditional use permit mechanism that allowed approval of the additional building height had since been removed from Code and was no longer an option. She showed a concept plan and concept elevations. Ms. Jastremsky said staff recommended

approval, and the Planning Commission reviewed the request and forwarded a positive recommendation on a 5-0 vote. She confirmed the exterior of the buildings were proposed to look similar to existing buildings in the development.

Councilmember F. Lowry said he was opposed to parking diamonds, and asked why the applicant was requesting them. Ms. Jastremsky said there were already some parking diamonds in the development. Ms. Jastremsky explained that the 45-foot height would allow a three-story building, and the applicant needed the requested additional height to get a fourth story.

Jason Przybyla with Woodbury Corporation and Brett Wyant with Rincon Research, applicant, addressed the Council. Mr. Przybyla said some of the requested variances were to match the existing appearance in the development.

Mr. Wyant shared information about Rincon Research, a national defense research and development company focused on Radio Frequency (RF) analysis and systems. He stated that Rincon was awarded a significant tax-incentive from the Utah Governor's Office of Economic Development (GOED) Incentives Committee for the Salt Lake City-area expansion. Mr. Wyant stated the proposed Draper facility would be purpose-built to support current and future R&D initiatives, and would employ more than 125 highly skilled engineers and scientists in the community. Mr. Wyant said Rincon would occupy the entire building, and said there would be small, screened antennas on the roof.

Mr. Przybyla clarified that the building would appear to be three-stories from the exterior (around 49 feet). Additional height was intended for a canopy area to accommodate the antennas.

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

Councilmember T. Lowery moved to approve Ordinance #1738. 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.b Public Hearing: Resolution #26-46 amending the adopted budget for Draper City for Fiscal Year 2026-2027

Finance Director John Vuyk presented a proposed FY2027 1st Quarter Budget Amendment, and answered questions from the Council.

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

Councilmember F. Lowry moved to approve Resolution #26-46. 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.c Action Item: Resolution #26-47 disposing of surplus personal property in accordance with Draper City Municipal Code 3-3-150

Mr. Vuyk presented a list of vehicles proposed for auction, and requested approval from the Council.

Councilmember Johnson moved to approve Resolution #26-47. Councilmember Dahlin 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		

Council/Manager – continued from Study Session

- City Manager Mike Barker reported the FY2027 Truth in Taxation process had been approved by the State Tax Commission, and thanked staff for their work documenting the process.

- Councilmember T. Lowery shared positive feedback she heard about a recent Fire Department event.

6. **Adjournment**

Councilmember Dahlin moved to adjourn the meeting. Councilmember T. Lowery seconded the motion, which passed by unanimous voice vote.

The meeting adjourned at 7:49 pm.