CITY COUNCIL AGENDA

Tuesday, March 3, 2026, 5:30 PM
1020 E Pioneer Rd,
Draper, Utah 84020

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION
The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Discussion: Legislative Update - Mike

Report: Major Roads CIP Update - Scott

Report: Parks CIP Update - Rhett

Report: Fuel Mitigation Grants Funding Update - Clint

Council / Manager Reports

7:00 PM BUSINESS SESSION (CITY COUNCIL CHAMBERS)

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Public Comments**
To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

4. **Consent Items**

4.a Approve the Meeting Minutes of the February 10, 2026 City Council Retreat

4.b Approve Resolution #26-12
A resolution certifying authorized individuals to access and/or transact business with the State of Utah Public Treasurers' Investment Funds and to execute any necessary forms in connection with such changes on behalf of Draper City.

4.c Approve Resolution #26-13

A resolution approving and authorizing the execution of a vote center agreement between Draper City and Salt Lake County for the 2026 Elections.

5. Items for Council Consideration

5.a Public Hearing: Ordinances #1706 and 1707

An ordinance amending the Official Land Use Map and the Official Zoning Map of Draper City for approximately 0.25 acres to remove the property from both the Land Use Map and the Zoning Map . The property is located at approximately 16199 S. 3300 E. and is the subject of a municipal boundary line adjustment between Draper City and Highland City. Known as the City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendments. Staff report by Todd Draper.

6. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **March 3, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

2026 CIP Projects

DRAPER CITY
PUBLIC WORKS

Scott Cooley

City Council
December 2, 2025

State Street 12150 South Signal - Complete

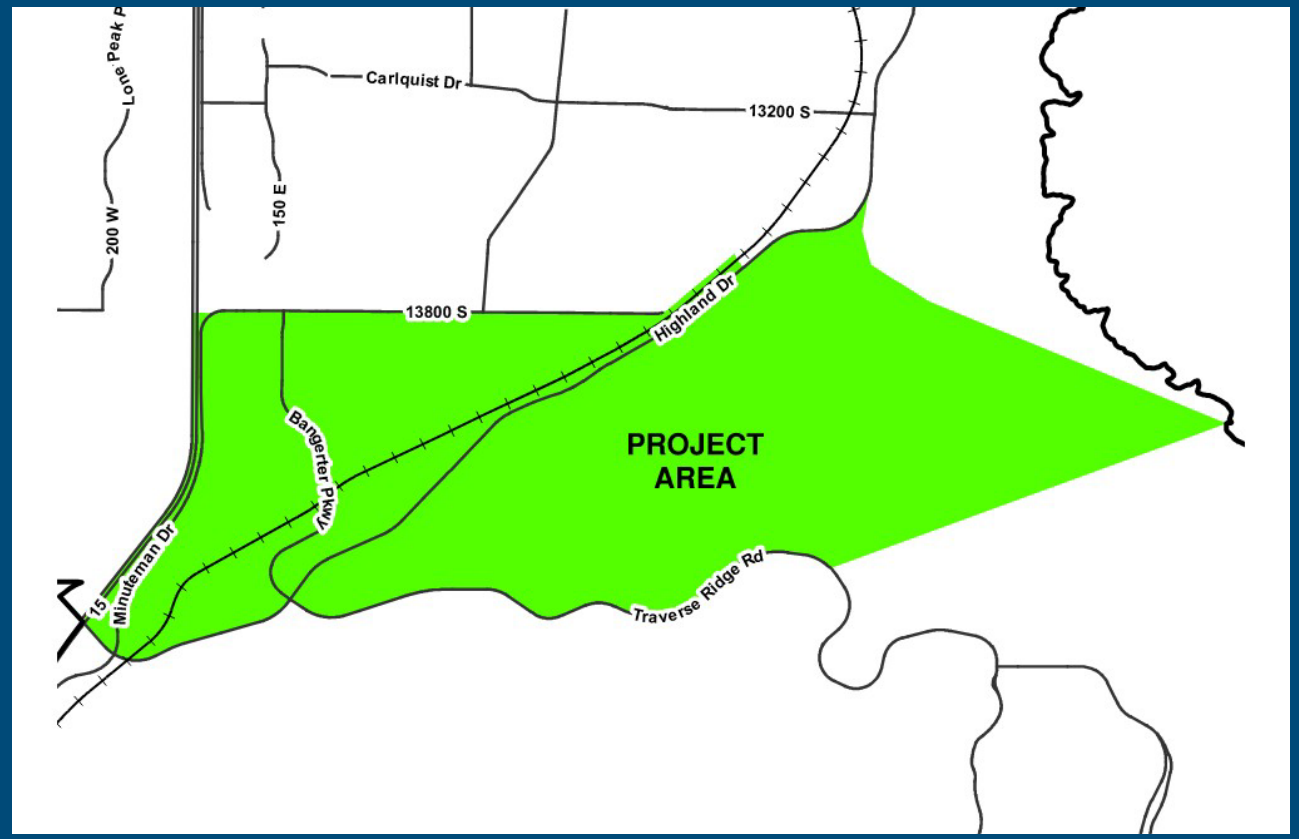
- Coordinated with UDOT to get High-T intersection similar to 13800 and 1300 East.



DRAPER CITY
PUBLIC WORKS

Zone 4 Sidewalk (2025-26)

- Sidewalk Repair in Zone 4.





DRAPER CITY
PUBLIC WORKS

1700 East Storm Drain Improvement (2025 -2026)

- Providing 30,000 C.F. of storage and Increased pipe size.



DRAPER CITY
PUBLIC WORKS

Pump Station 3 Upgrades (2025-26)

- Shutdown 1 – Successful
  - Transmission and power upgrades installed
  - Upper Drain Installed
- Next Shutdown
  - March 9th through 13th
  - Lower Drain, electrical upgrades, welding, and valves
- Remaining Work – Intermittent shutdowns
  - Surge tank, pump and motor installation

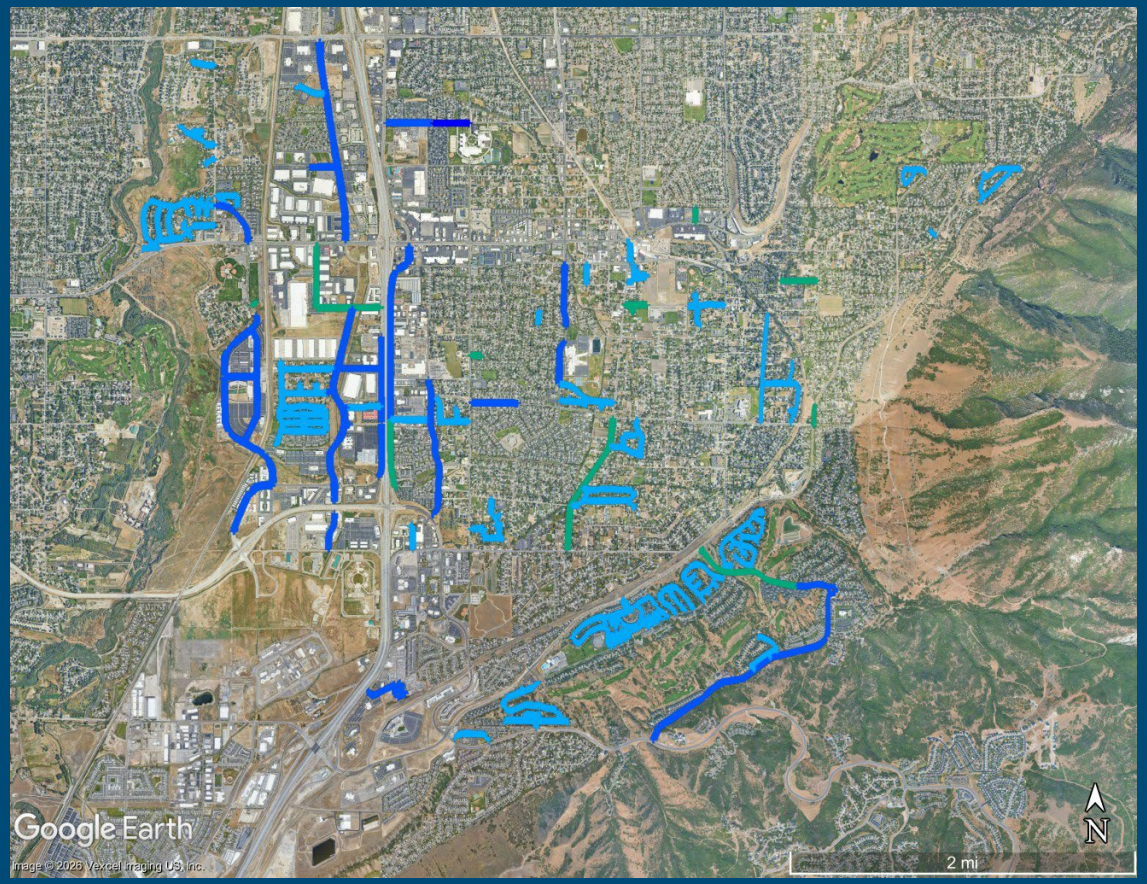


Floor Drain Installation

DRAPER CITY
PUBLIC WORKS

2026 Pavement Maintenance - Completed

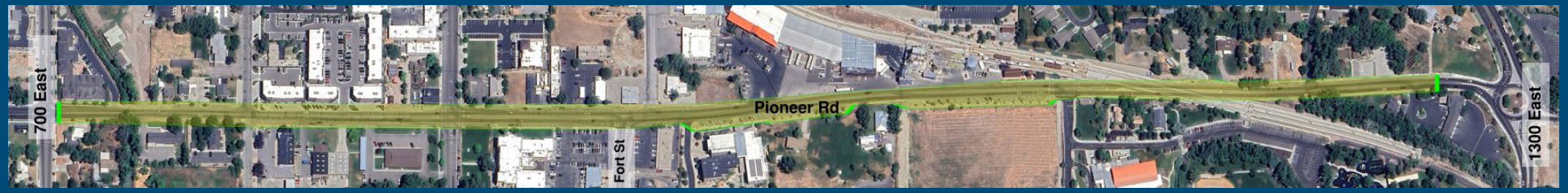
- Various Locations City Wide - Crack and Slurry Seals



DRAPER CITY
PUBLIC WORKS

Pioneer Road (resurfacing) 700 E. to 1300 E. (2026)

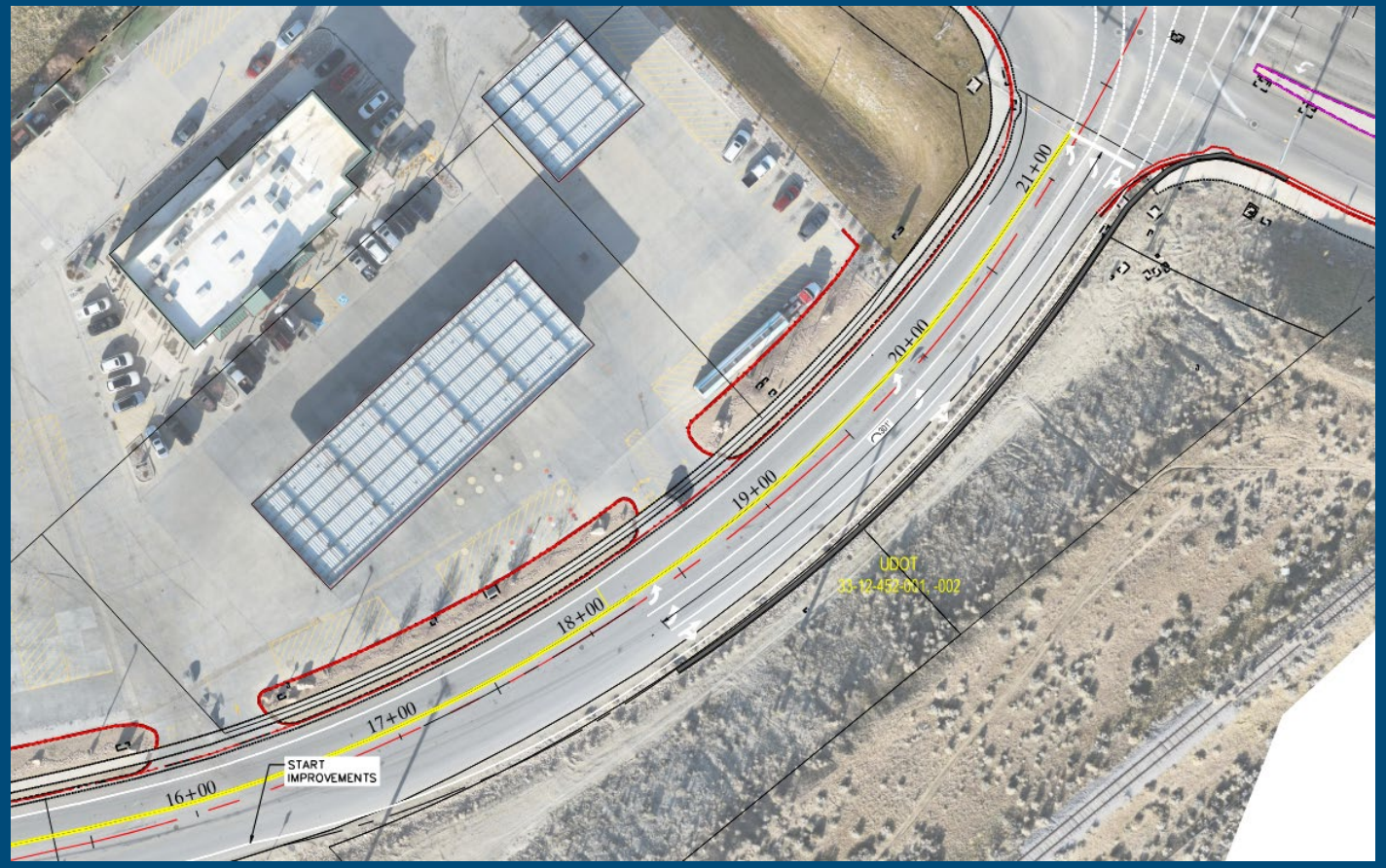
- Pioneer Road will be resurfaced from 700 East to just west of 1300 East
- Storm Drain Upgrades, Sidewalk Connection, Curb, and Gutter improvements from 700 East to Fort Street.



DRAPER CITY
PUBLIC WORKS

146th S. Minuteman Intersection Improvements (2026)

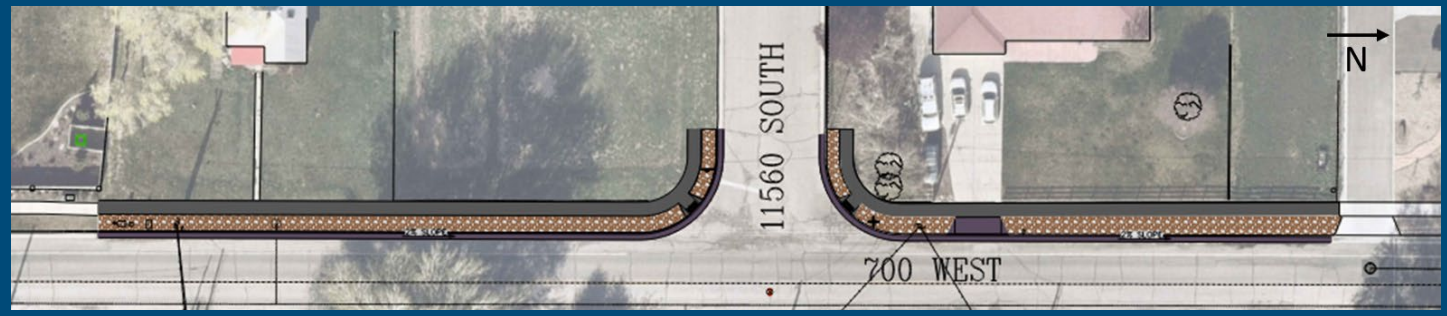
- Provide dual left turn lanes (Northbound)



DRAPER CITY
PUBLIC WORKS

700 West Sidewalk and Storm Drainage Improvements (2026)

- Install Curb and Gutter to help with Drainage issues and providing a continuous sidewalk along 700 West.





DRAPER CITY
PUBLIC WORKS

13400 South Connection (2026)

- Connecting missing sections of 13400 South to make it a through Street from Fort Street to 1300 East.



DRAPER CITY
PUBLIC WORKS

Sidewalk Gap Project (2026)

- Connecting Sidewalk on Manfield Way between Somerdowns Ct and Carraway Lane. Connection will improve pedestrian safety to the Elementary school.



DRAPER CITY
PUBLIC WORKS

City Hall Parking Lot Expansion (2026)

- Will fulfill need for Solid waste Roll off dumpster storage.
- Improve Capacity on Court Days.



DRAPER CITY
PUBLIC WORKS

Suncrest Detention Pond (2026)

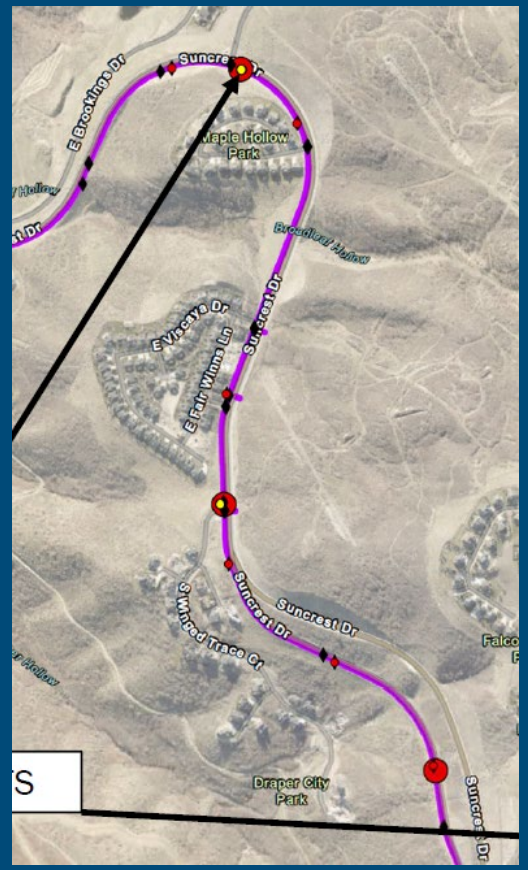
- Rerouting a portion of the Storm Drainage away from Det 85 to a larger detention pond.
- New Storm Drainage infrastructure will be placed in Eagle Crest Drive and will result in a portion of the roadway being reconstructed.

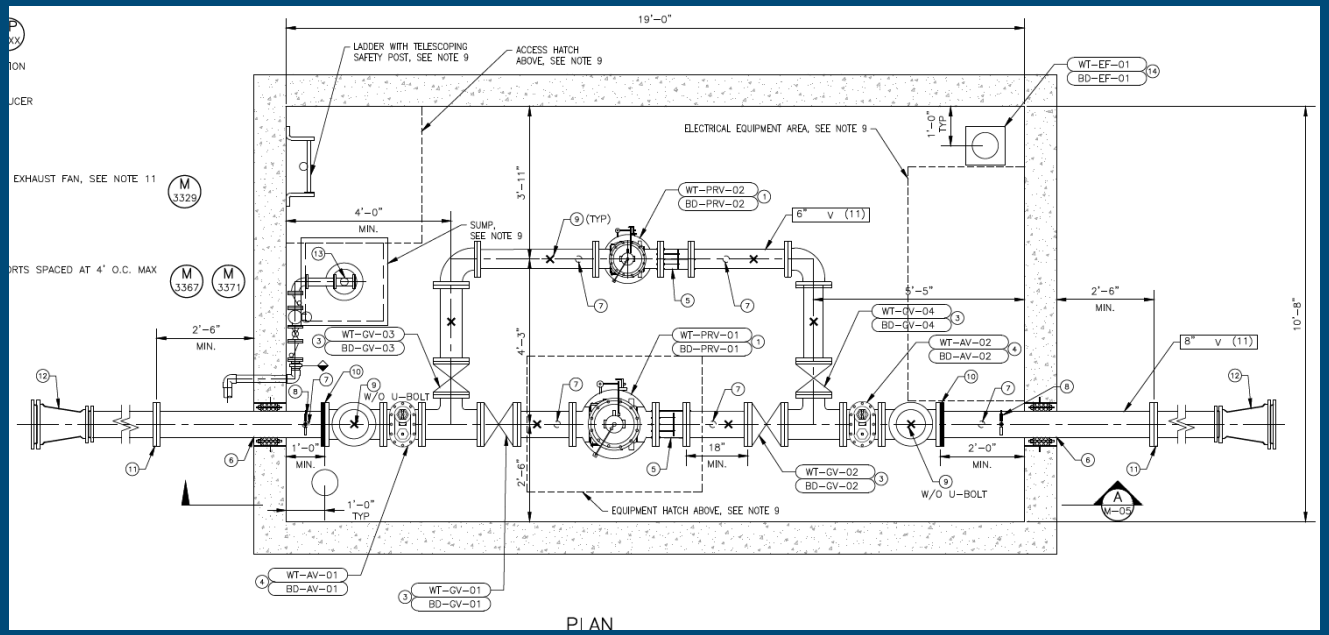


DRAPER CITY
PUBLIC WORKS

Suncrest PRV Replacement

- Relocating/Replace 2 Pressure Reducing Valve and eliminate one - Summer 2026





Lone Peak Parkway Widening (2027)

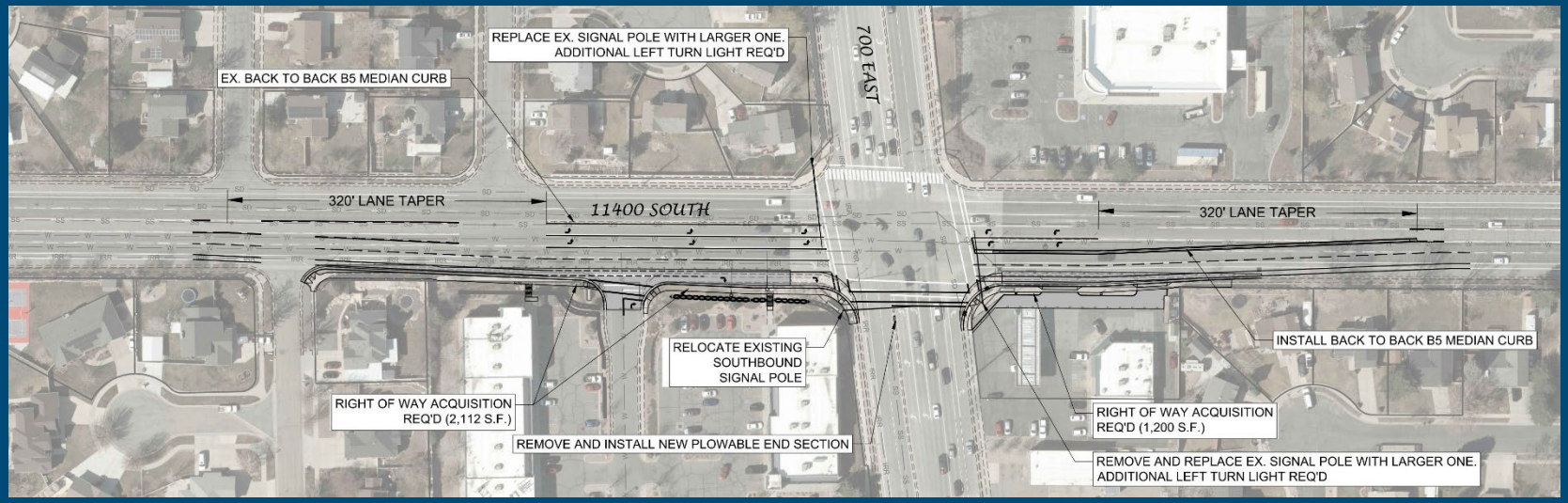
- Lone Peak Parkway Widening and Realignment, 12300 S to 12650 S
  - Partial Corridor preservation funds obtained, around $850,000.00
  - $3 Million in additional federal funding was secured.
  - Property Acquisition Ongoing.
  - Construction 2027.



DRAPER CITY
PUBLIC WORKS

700 East 11400 South Dual Turn Lanes (2027)

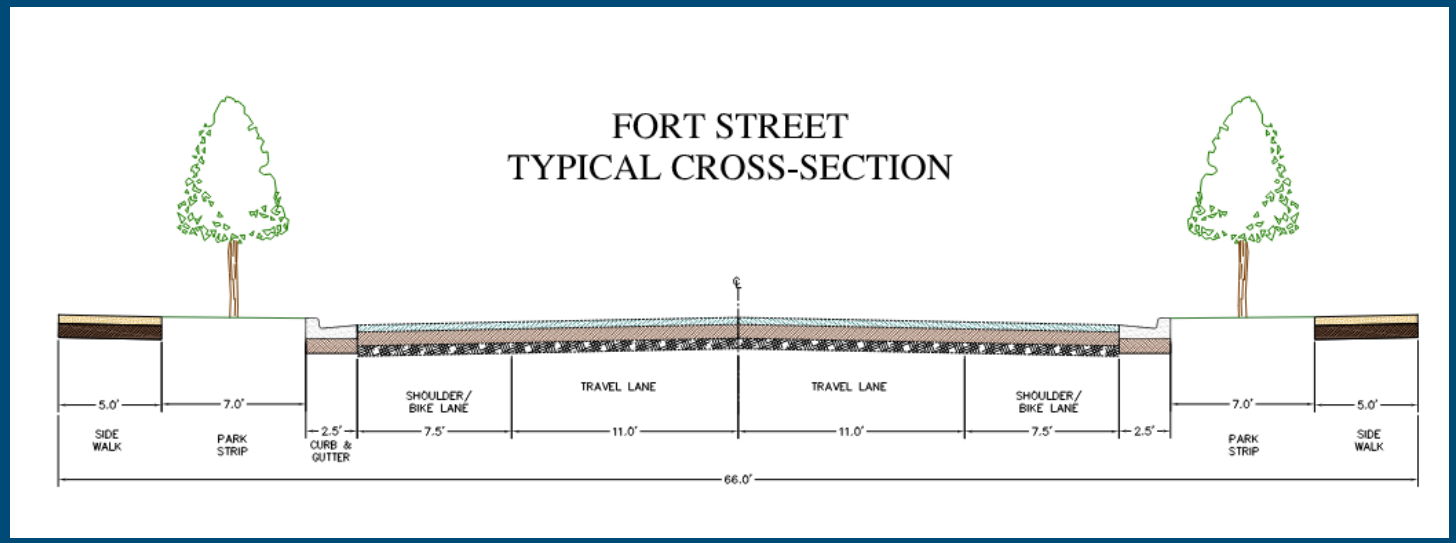
- Install dual left turn lanes in both the East and West Bound direction on 11400 South.
- This is a federally funded project done in conjunction with Sandy City.



DRAPER CITY
PUBLIC WORKS

Fort Street – Pioneer to 13200 South (2027)

- Widening Fort Street to match our masterplan. Improvements include curb, gutter, sidewalk, storm drain, and asphalt widening and reconstruction.
- Construction is planned for 2027 and will impact Draper Days.



DRAPER CITY
PUBLIC WORKS

DRAPER CITY
PARKS & RECREATION

Parks & Trails CIP Projects Update

Parks & Recreation Department

City Council Meeting
March 3, 2026

DRAPER CITY
PARKS & RECREATION

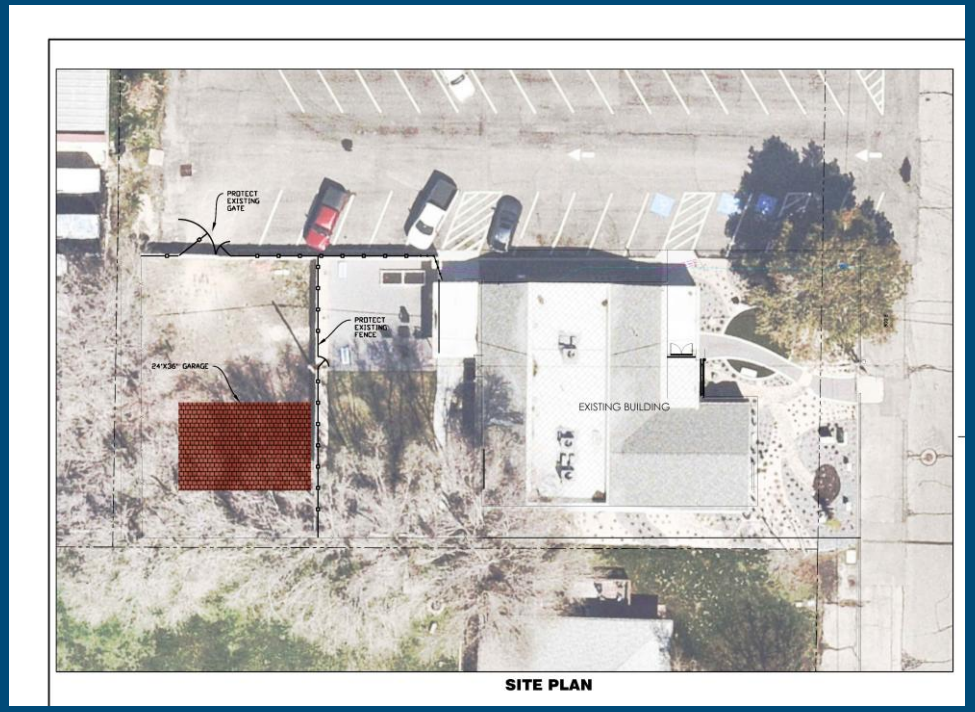
Completed Projects Update

Completed
Trails Division Facility Improvements

- PLANS: Survey and install new fence around yard
- BUDGET – $20,000
- STATUS
  - Project Completed







SITE PLAN

DRAPER CITY
PARKS & RECREATION

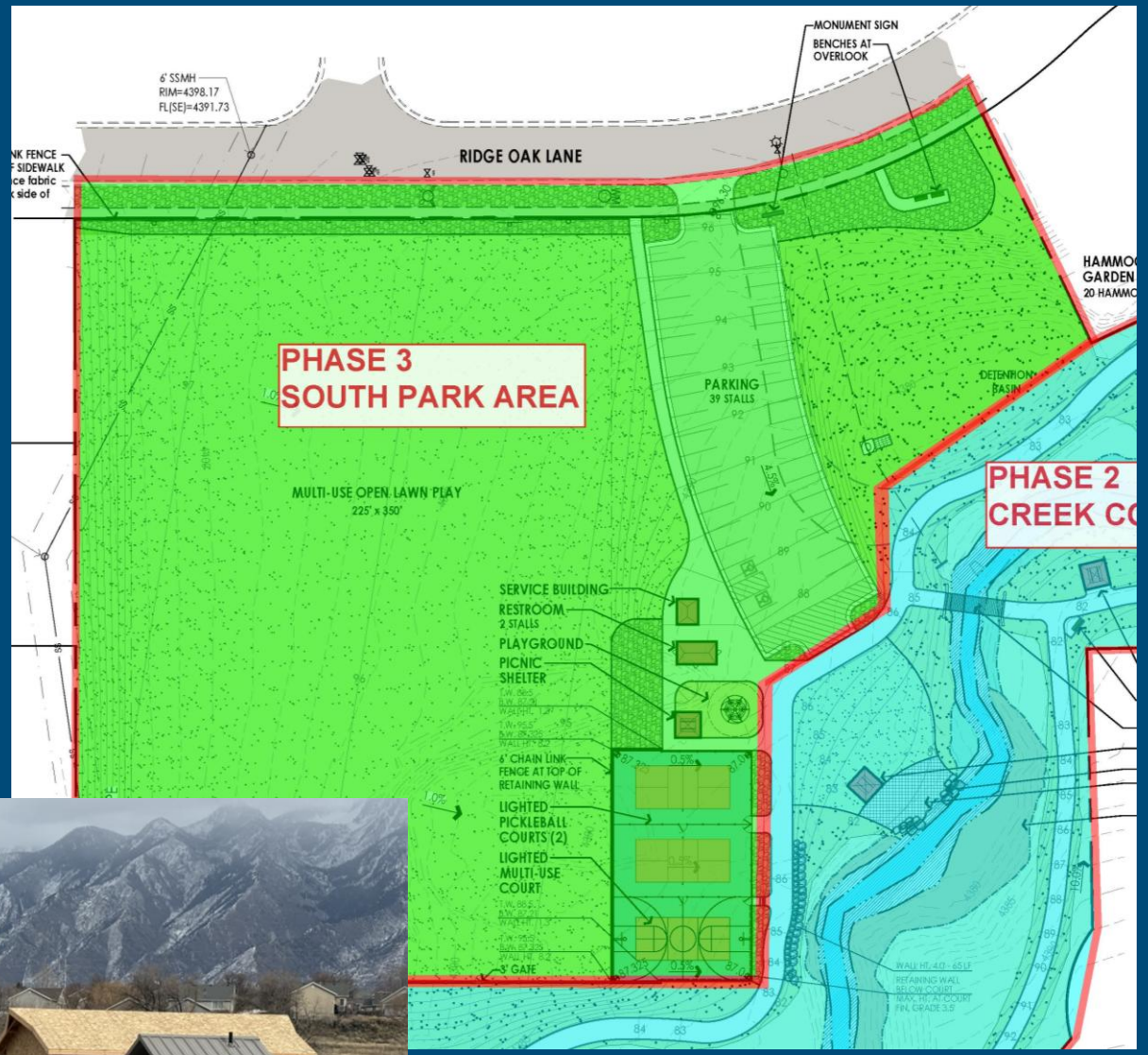
DRAPER CITY
PARKS & RECREATION

Current Projects Update

DRAPER CITY
PARKS & RECREATION

Completed/Current
Jenson Farm Park

- PLANS: Design and Development of Phase 1 & 2
  - Phase 1 – Pavilion, Playground, Restrooms, & Parking
  - Phase 2 – Paved Trail, Creek Corridor Improvements
  - Phase 3 – Sports Field, Pickleball Courts, Playground, Restrooms, & Parking
- BUDGET
  - Design - $215,000
  - Phase 1 Development - $1,400,000
  - Phase 2 Development - $1,300,000 ($650,000 County Grant)
  - Phase 3 Development - $2,000,000
- STATUS:
  - Master Plan Completed
  - Phase 1 - Completed
  - Phase 2 – Completed
  - Phase 3 – Under Construction
- TIMELINE
  - Phase 3 - Anticipated Completion – Summer 2026

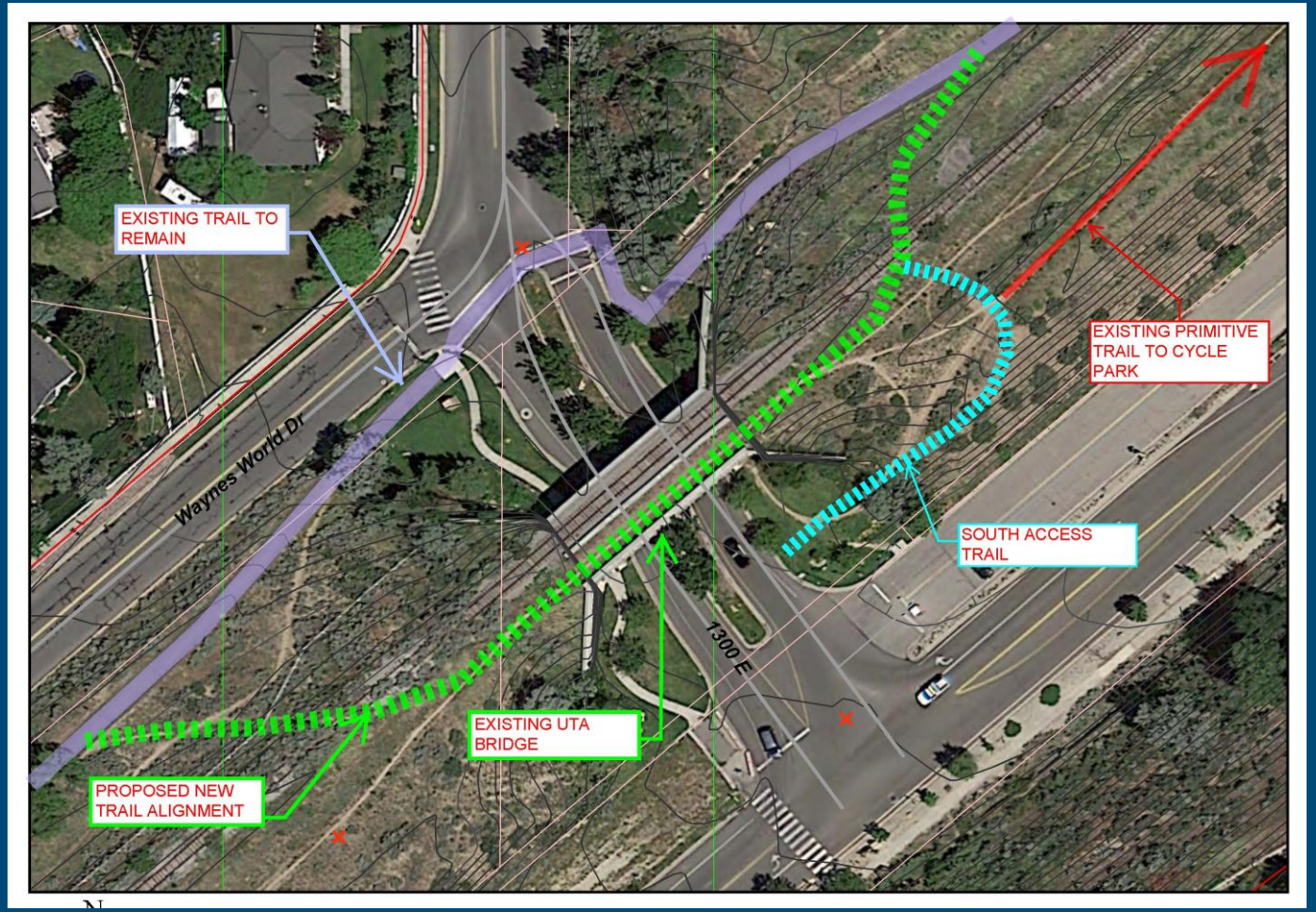




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PARKS & RECREATION

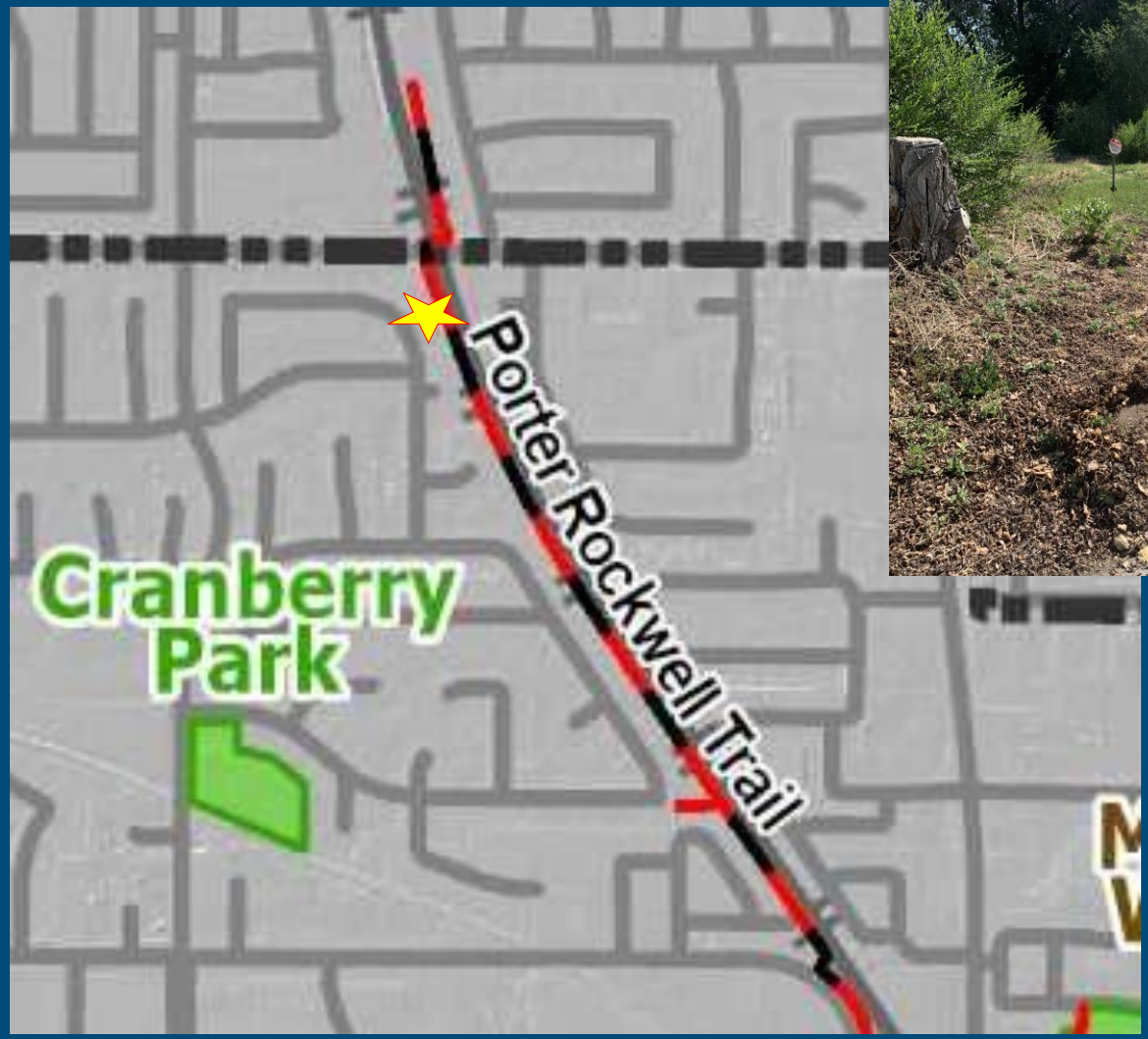
Current
Porter Rockwell Trail – 1300 East UTA Bridge Crossing

- PLANS: Construct trail on existing UTA bridge over 1300 East.
- BUDGET – $150,000
- STATUS:
  - Final design completed
  - UTA amending agreement.
  - Agreement to include existing primitive trail on south & east side of tracks from Bangerter Parkway to Deer Hollow Park
- TIMELINE
  - Spring/Summer 2026



Current
Porter Rockwell Trail – North Cranberry Hills Access

- PLANS: Construct trail access from Cranberry Hills neighborhood to the Porter Rockwell Trail (near 11400 S)
- BUDGET – $41,000
- STATUS:
  - Trail easement recorded
  - Project awarded to contractor
  - Construction to start in spring
- TIMELINE
  - Spring/Summer 2026





DRAPER CITY
PARKS & RECREATION

Current
Phebe Brown Trail Phase 2

- PLANS: 0.32 miles of paved trail along the existing East Jordan Canal, from Carlquist Dr. to Corner Canyon Creek (Bellevue Section), including a cross walk with refuge island on Carlquist Dr.
- BUDGET - $600,000
- STATUS:
  - Preliminary Design Options Completed
  - Reviewing options with City Council
- TIMELINE
  - TBD – pending direction from City Council



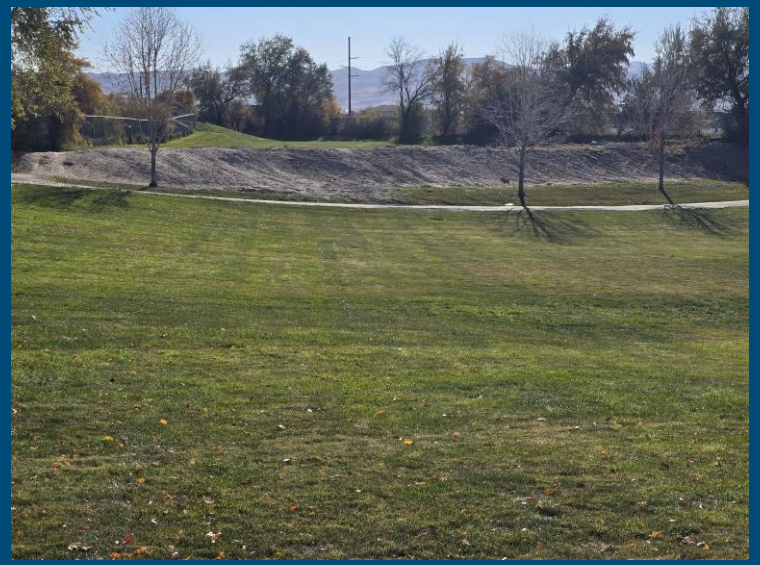
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PARKS & RECREATION

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Current
Sunrise Station Park Expansion

- PLANS: Expand the Sunrise Station Park south across a former access road, connecting improvements with the Inauguration West Park
- BUDGET – $100,000
- STATUS
  - Funding approved
  - Developed plan
  - Park's Crew to start construction in spring
- TIMELINE – Spring/Summer 2026

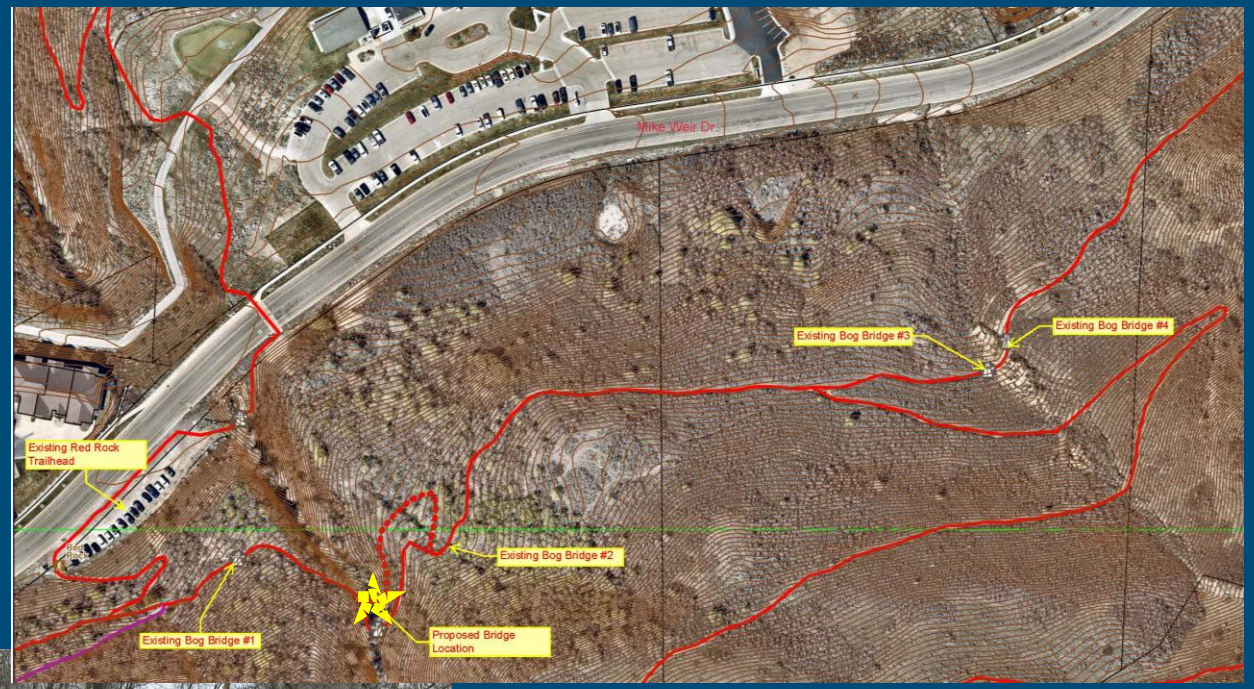






Current
BST Spring Hollow Bridge Replacement

- PLANS: Construct a new 40’ x 5’ trail bridge at new location to replace existing bridge that is currently being impacted by erosion.
- BUDGET - $100,000 ($50,000 UOR Grant)
- STATUS:
  - Secured a $50,000 UOR Grant
  - Project awarded to contractor
- TIMELINE
  - Anticipated Completion – Summer 2026





Existing 12’ Bridge

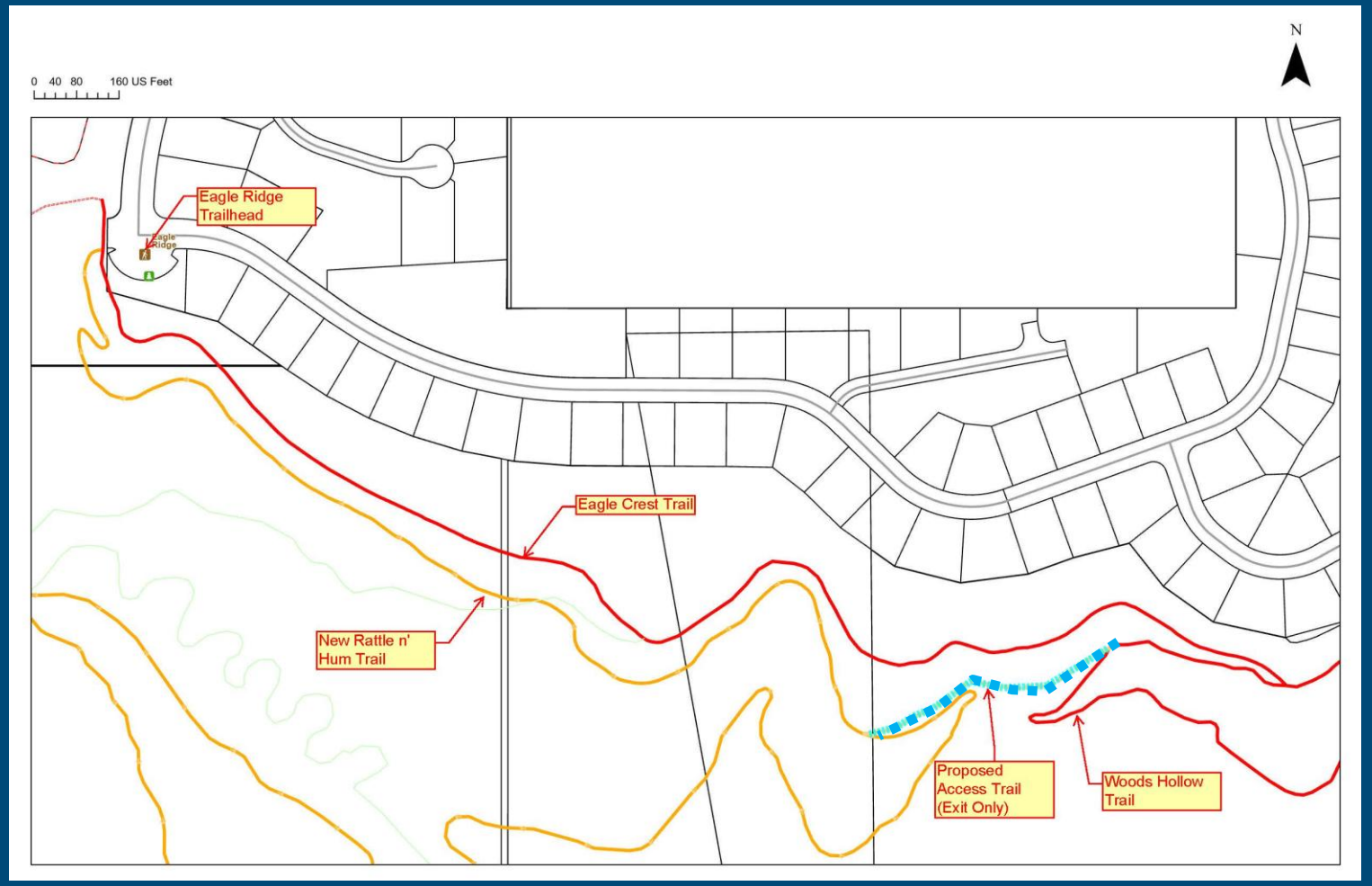


Proposed 40’ Bridge

DRAPER CITY
PARKS & RECREATION

Current
Rattle n' Hum Bike Trail – Access to Woods Hollow

- PLANS: Construct a one-way trail connection from Rattle n' Hum Bike Trail to Woods Hollow to help divert east-bound bike traffic off of Eagle Crest Trail.
- BUDGET:
  - No Current City Funding
  - Potential funding by the Corner Canyon Trails Foundation
- STATUS
  - Approval from City Council
- TIMELINE
  - Construction - TBD

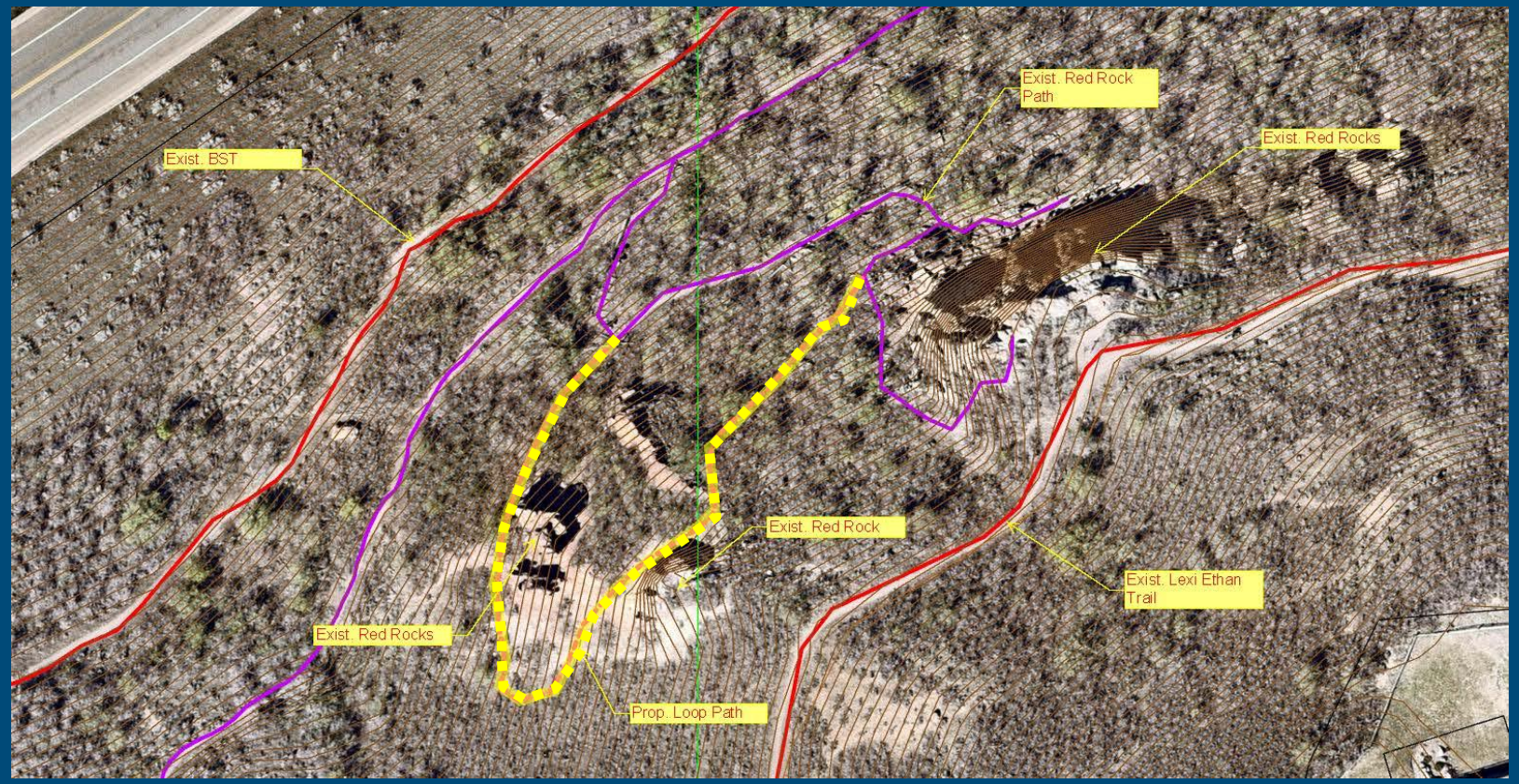


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PARKS & RECREATION

Current
West Red Rock Access Loop Trail

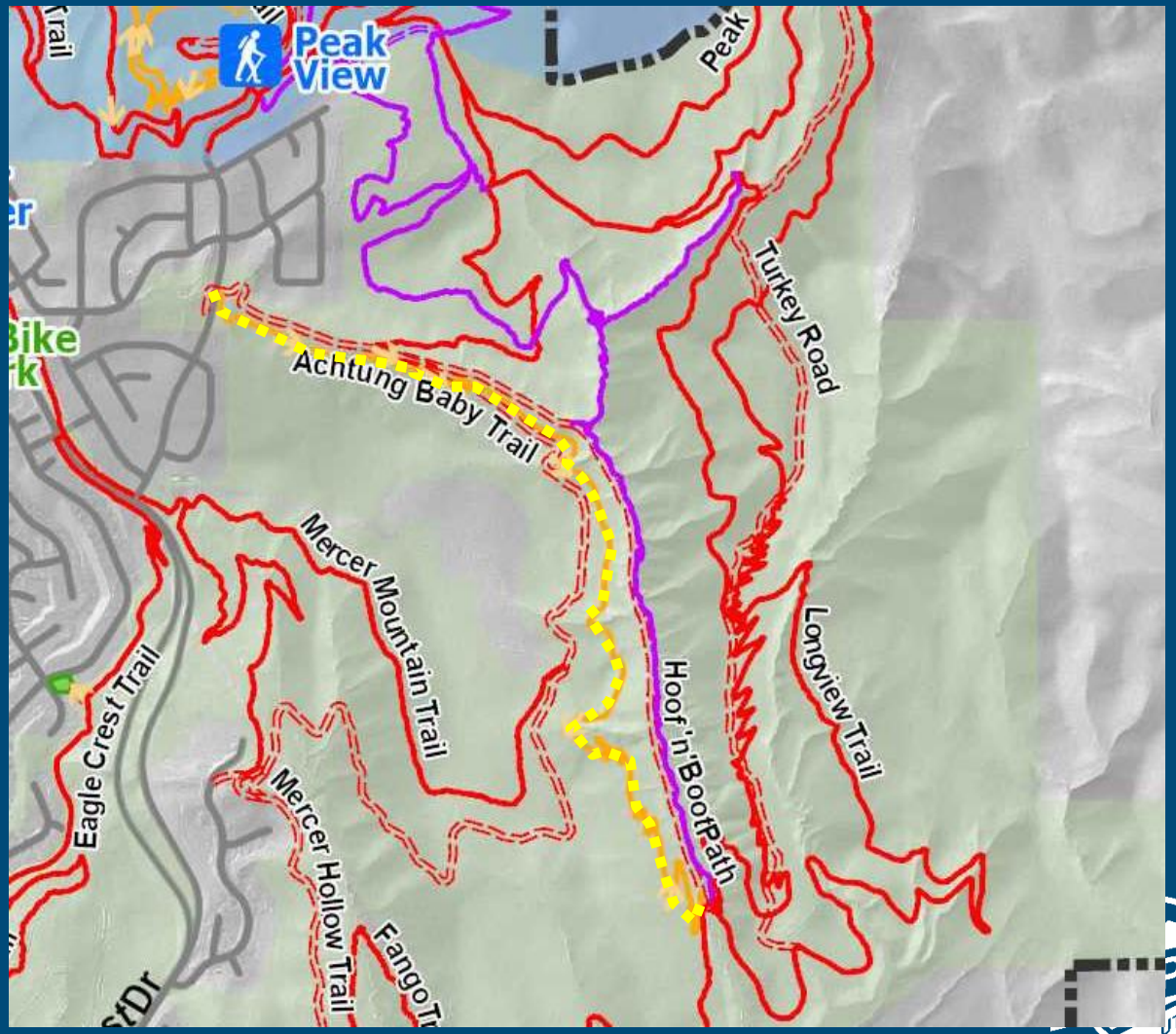
- PLANS: Construct a loop trail from the existing Red Rock Trail to provide established access to west climbing rocks.
- BUDGET:
  - No Funding Required – Construction by City Trails Crew
- STATUS
  - Approval from City Council
- TIMELINE
  - Construction – Spring 2026



DRAPER CITY
PARKS & RECREATION

Current
Achtung Baby Bike Trail Reconstruction

- PLANS: Reconstruct the Achtung Baby Bike Trail to encourage more use of trail.
- BUDGET – No City Funding - Funded by the Corner Canyon Trails Foundation
- STATUS
  - Project approved by City Council
- TIMELINE
  - Construction - TBD



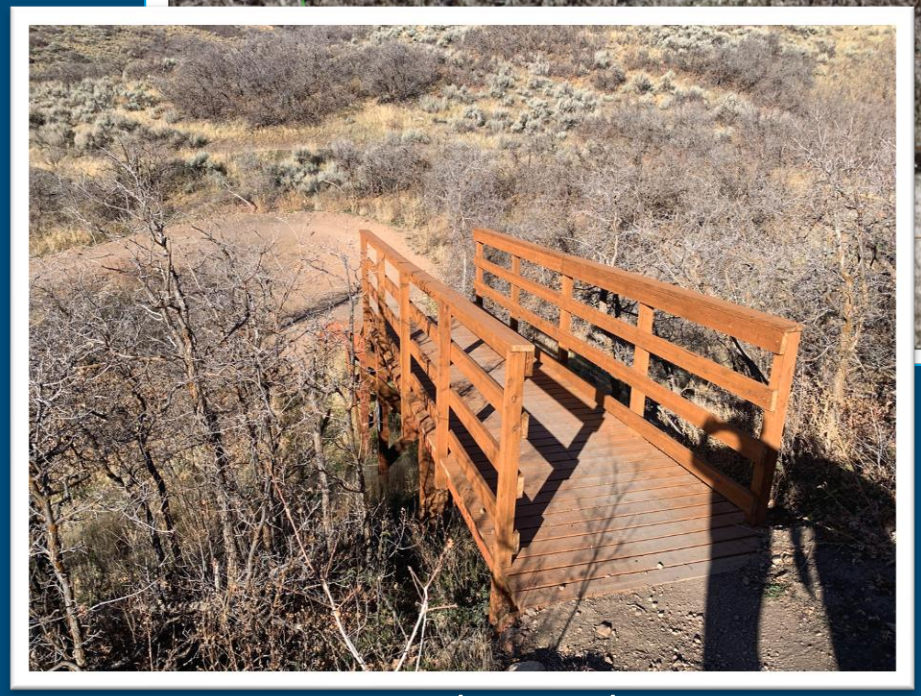
Proposed Projects Update

DRAPER CITY
PARKS & RECREATION

Proposed
Vertigo Trail & Levitate Trail Intersection – Flyover Crossing

- PLANS: Construct a fly-over crossing at the intersection of Vertigo Trail and Levitate Trail, to reduce conflict at the existing intersection. Includes realignment of trails.
- BUDGET:
  - Cost Estimate = $25,000
  - No Current City Funding
- STATUS
  - Requesting funding from City Council in FY27 Budget
- TIMELINE
  - Construction - TBD





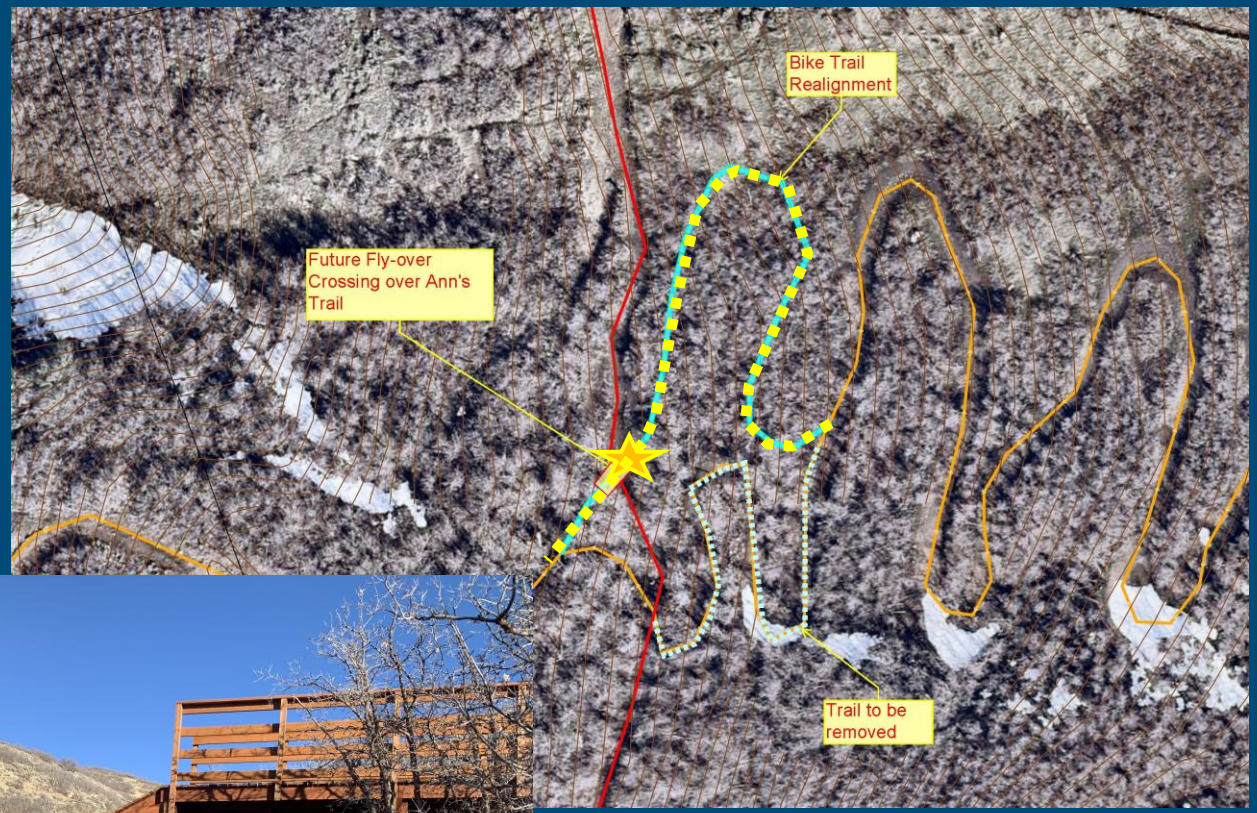
Proposed Example

DRAPER CITY
PARKS & RECREATION

DRAPER CITY
PARKS & RECREATION

Proposed
Maple Hollow Downhill Bike Trail & Ann's Trail Intersection – Flyover Crossing

- PLANS: Realign trails and construct a fly-over crossing at the intersection of Maple Hollow Downhill Trail and Ann's Trail, to reduce conflict at the existing intersection. Includes realignment of existing trail.
- BUDGET:
  - Cost Estimate = $25,000
  - No Current City Funding
- STATUS
  - Requesting funding from City Council in FY27 Budget
- TIMELINE
  - Construction - TBD





Proposed Example

Questions or Comments?

Contacts:

Rhett Ogden, Parks & Recreation Director

Brad Jensen, Parks & Recreation Project Manager

DRAPER CITY
PARKS & RECREATION

DRAPER CITY
FIRE DEPARTMENT

2025 Fuels Crew Report



Fuels Crew Members:

Dawson Flowers
Sawyer Goff
Adam Marchbanks
James McKeag
Josh Myers
Rylee Porter

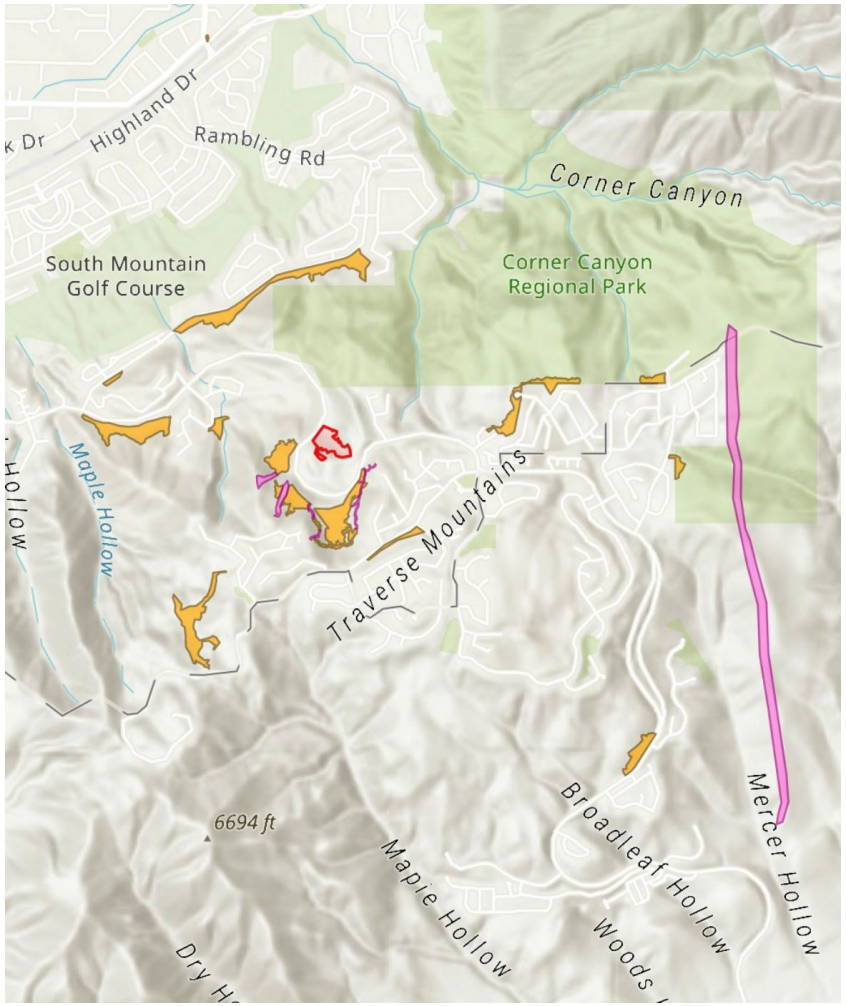
Wildland Fuels Crew Supervisor:

Parker Hansen

DRAPER CITY
FIRE DEPARTMENT

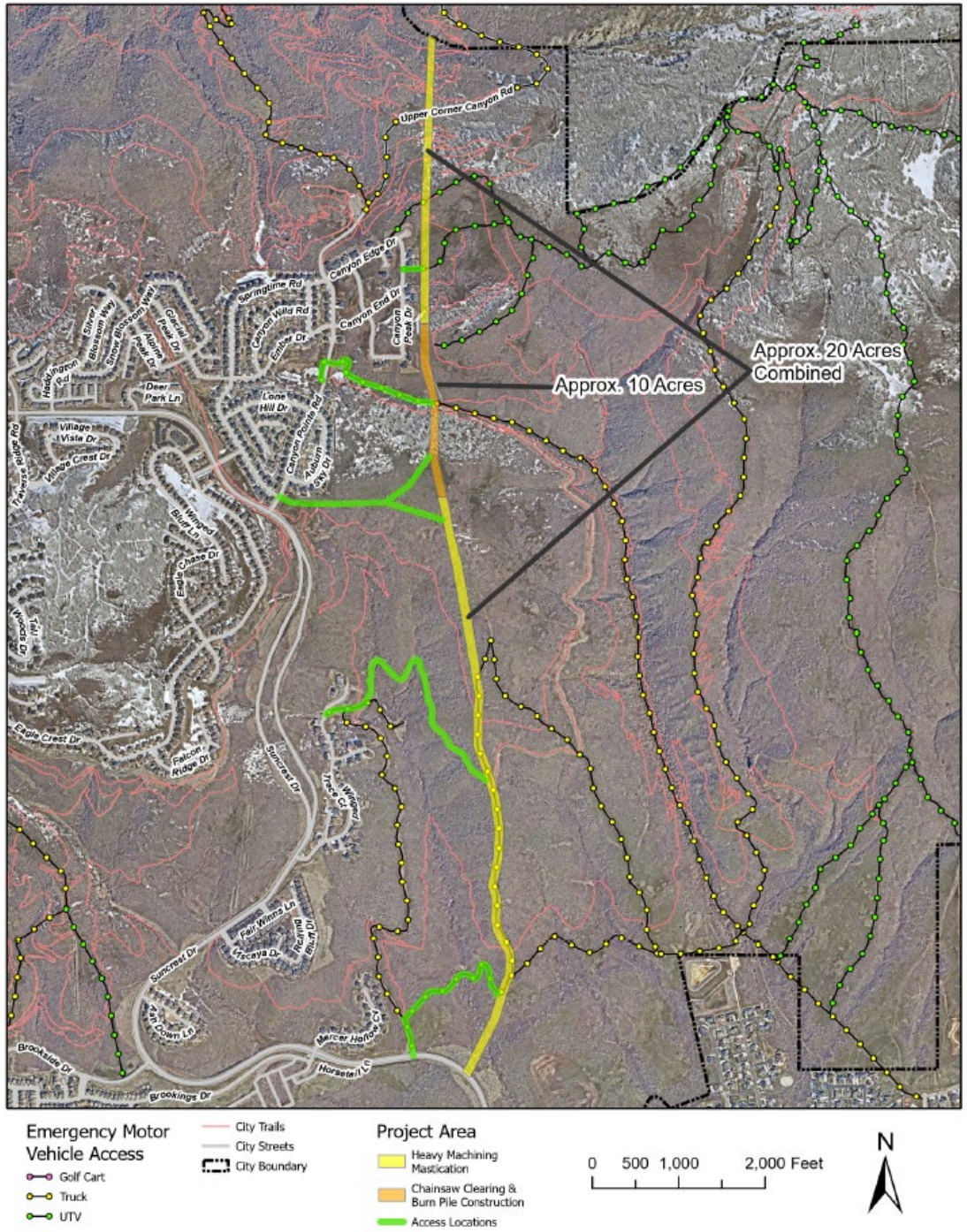
Project Acreage Report

Dates	Project Area	Total Hours	Acres Treated
5/13 - 5/20	Rocky Knoll	138	0.5
5/15 - 10/2	Maple Hollow	26	0.5
5/19 - 10/2	Mike Weir Roadside Thinning	418	14
6/4 - 11/24	Mercer Hollow Fuel Break	1,334	34.5
10/7 - 11/14	Upper Hog Hollow	82	1.4
Total Acres Treated = 50.9 Acres			



Project Acreage ↑ 27.65 Acres from 2024

DRAPER CITY
FIRE DEPARTMENT



Most Significant Accomplishment

Mercer Hollow Fuel Break

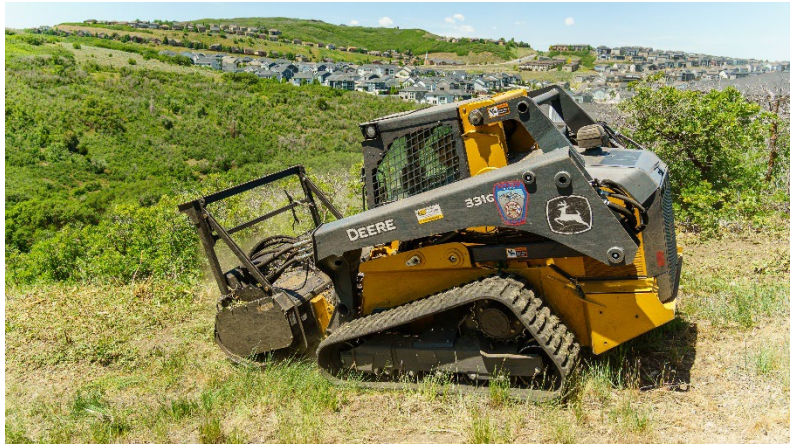
- Funded through the FFSL WUIPPM Grant with $119,940 awarded.
- Funding supported the employment of six crew members, purchase of safety equipment, fuel, skid steer replacement parts, and a six-way dozer blade attachment.
- Completed a 120-foot wide, 2-mile fuel break, significantly reducing wildfire spread potential and improving access for firefighting resources.
- Constructed and safely burned 81 slash piles (5’x5’).

DRAPER CITY
FIRE DEPARTMENT











DRAPER CITY
FIRE DEPARTMENT

Additional Accomplishments & Outcomes

- Met the CWS 2025 PC agreement of $55,587 and exceeded the commitment by $37,062, resulting in a reduced risk assessment and a lower 2026 PC agreement of $21,021.
- Secured an additional $10,000 through the IAFC Ready,Set,Go! Grant to purchase critical equipment and PPE.
- Supported department recruitment by advancing a seasonal fuels crew member to full-time sworn firefighter.







DRAPER CITY
FIRE DEPARTMENT

Additional Accomplishments & Outcomes

- Roadside thinning proved effective in containing fire spread; when a vehicle fire ignited along Mike Weir Dr and extended into open space, the treated corridor slowed the fire and prevented rapid spread.
- On numerous occasions, the fuels crew reduced wildfire hazards where Draper City open space meets private property, helping prevent insurance cancellations for adjacent homeowners.









DRAPER CITY
FIRE DEPARTMENT

Additional Accomplishments & Outcomes

- Burned 54 slash piles generated from the previous year's operations.
- Supported engine staffing and deployment on five national wildfire incidents.
  (Palisades Fire, Forsyth Fire, Deer Creek Fire, Monroe Canyon Fire, and Garnet Fire.)
- Responded to multiple brush fires in Draper City, providing relief to on-duty crews so they could return to service quickly.
- Supported the installation and implementation of fire danger rating signs to enhance public awareness and safety.
- Built and strengthened partnerships across agencies, neighboring departments, and the Draper community through collaboration and outreach.
  (Including WUI Conference 2025, Mill Creek Rx, Corner Canyon Rx, Fire Prevention Night, and Draper Days.)







DRAPER CITY
FIRE DEPARTMENT

Additional Accomplishments & Outcomes

Community Chipper Days

- Successfully coordinated two community chipper events, resulting in approximately 90 hours of community participation and wildfire risk reduction.





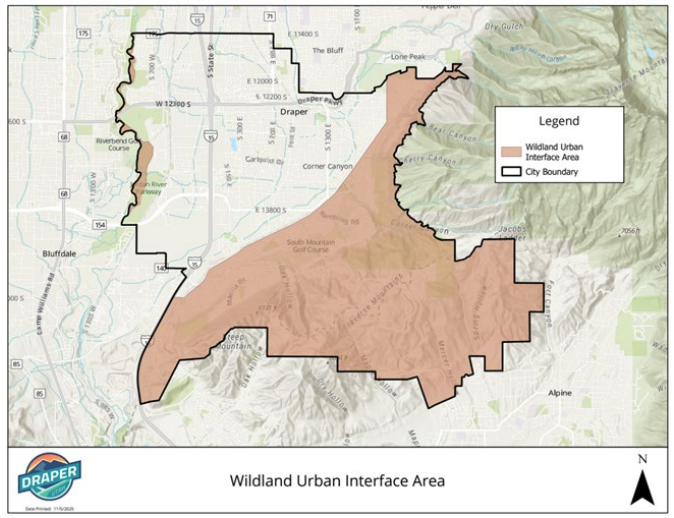
Community chipper events are an effective way to reduce wildfire risk in Draper because they educate residents while empowering them to take an active role in maintaining defensible space.

Increased homeowner participation helps reduce hazardous fuel loads across a larger portion of the community, creating a broader and more effective mitigation footprint. This collaborative effort can slow potential fire spread, reduce fire intensity, and improve overall protection for homes and neighborhoods.

DRAPER CITY
FIRE DEPARTMENT

2026 Fuels Crew Enhancement Plan

- DCFD has been awarded **$200,078** through the **2026 PPM Grant** from Utah DNR FFSL.
- These funds will support the implementation of a robust and consistent community fuels reduction program.
- Funds will be used to procure a wood chipper and catch truck unit.
- Residential and recreational areas with extreme wildfire risk have been identified for mitigation treatment.
- The Fuels Crew, in collaboration with residents, will conduct projects to remove hazardous, combustible vegetation.
- To ensure strong public participation, DCFD will coordinate with the City's Communications Department to promote chipper events.
- The program will enhance Draper City's capacity to achieve recognition for maintaining **Firewise USA®** sites.



NFPA®

FIREWISE USA®
Residents reducing wildfire risks



DRAPER CITY
FIRE DEPARTMENT

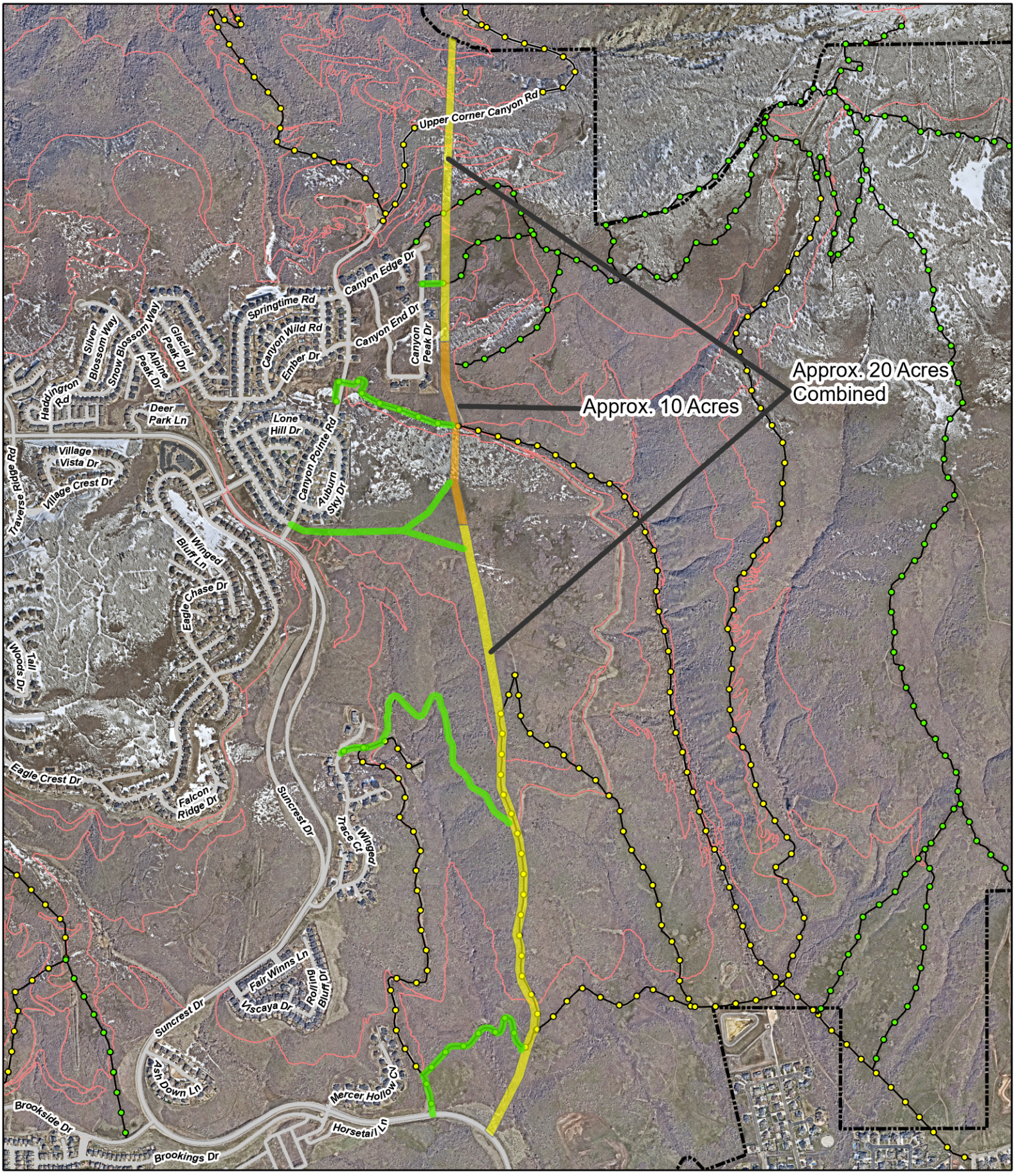
Questions or Comments?










Upper Corner Canyon Rd
Canyon Edge Dr
Springtime Rd
Canyon End Dr
Canyon Peak Dr
Canyon Wild Rd
Ember Dr
Silver Blossom Way
Snow Blossom Way
Glacial Peak Dr
Alpine Peak Dr
Haddington Rd
Deer Park Ln
Lone Hill Dr
Canyon Pointe Rd
Auburn Sky Dr
Village Vista Dr
Village Crest Dr
Traverse Ridge Rd
Winged Bluff Ln
Eagle Chase Dr
Tall Woods Dr
Eagle Crest Dr
Falcon Ridge Dr
Suncrest Dr
Trace Ct
Winged
Fair Winns Ln
Viscaya Dr
Rolling Bluff Dr
Suncrest Dr
Ash Down Ln
Mercer Hollow Ct
Brookside Dr
Horsetail Ln
Brookings Dr
Approx. 20 Acres Combined
Approx. 10 Acres
Emergency Motor Vehicle Access
Golf Cart
Truck
UTV
City Trails
City Streets
City Boundary
Project Area
Heavy Machining Mastication
Chainsaw Clearing & Burn Pile Construction
Access Locations
0 500 1,000 2,000 Feet
N

SALT LAKE COUNTY
PARKS & RECREATION

WELCOME TO STEEP MOUNTAIN

The eroded trail seen going straight up the mountain is one of the tracks from the Widowmaker hill climb race. Organized by the Bee's Motorcycle Club and held in Draper from 1964 to 1988, the Widowmaker drew hill climb racers from across the nation. The race was featured in the 1971 documentary film *On Any Sunday* and on *ABC Wide World of Sports* in 1983. Families and fans from around the world were drawn to this location for motorcycle hill climb races, as well as motocross races at the track the Bee's Motorcycle Club managed on site.



Mel Kimball Sr. on his 650cc Triumph, photo courtesy of the Kimball family.

The Widowmaker race was a celebrated national event that was an important part of Draper's culture for 24 years. Eventually, crowd control and law enforcement challenges led the city to cancel the race in 1989. The winner's list below is a who's who of local and national hill climb racing history. The list is separated into the two prominent areas of steep mountain that were used from 1964 to 1988. The eroded track on the northeast side of steep mountain can be viewed from the Bonneville Shoreline Trail approximately 1.5 miles east of this location.

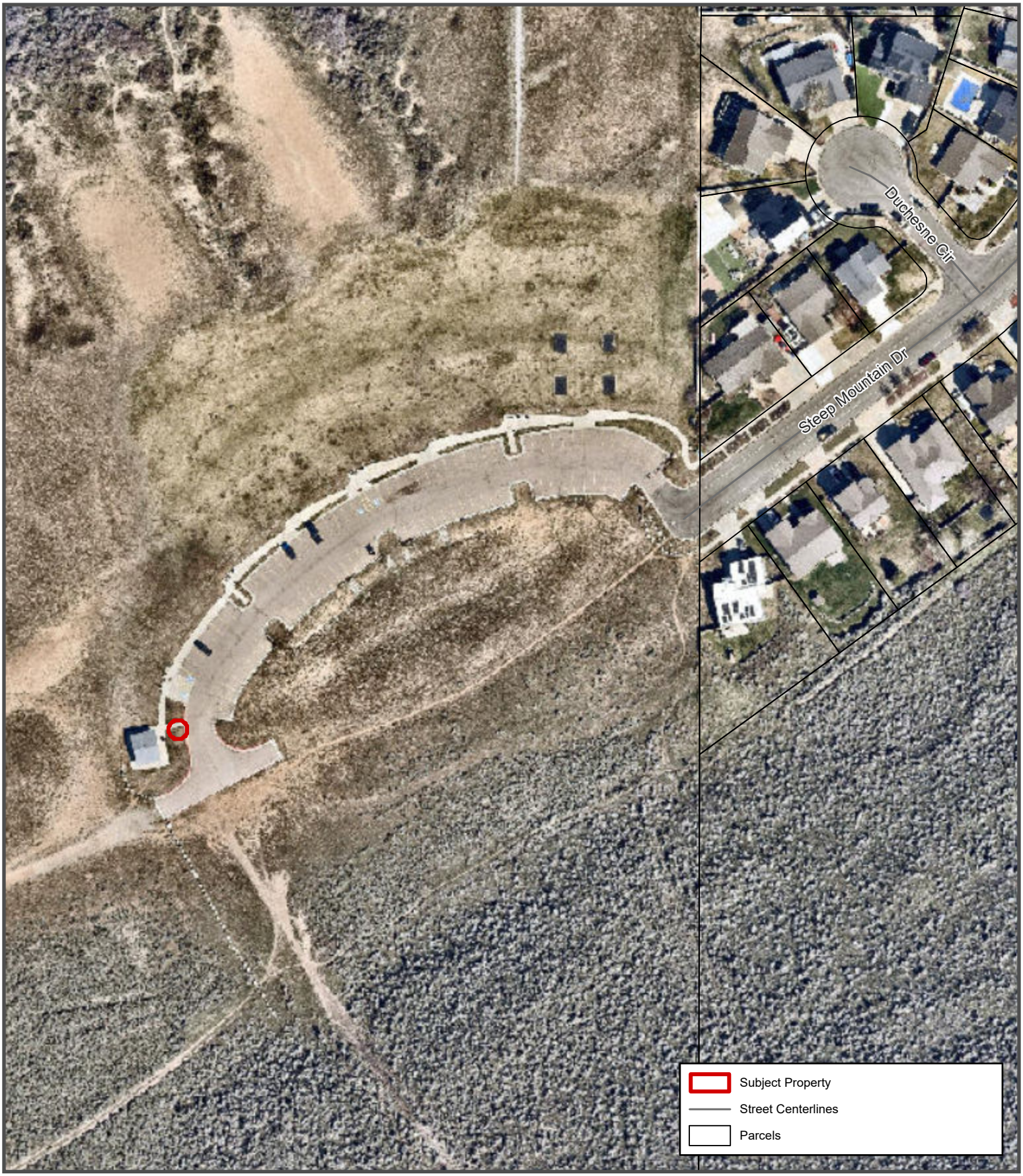
STEEP MOUNTAIN NORTHEAST SIDE

YEAR	RACER	HEIGHT	MOTORCYCLE	RACER'S HOME STATE
1964	Bud Chambers		650cc Triumph	Utah
1965	Byron Keller	471 feet	650cc Triumph	Utah
1966	Mick Allred	475 feet	BSA	Utah
1967	Byron Keller	521.5 feet	650cc Triumph	Utah
1968	Mel Kimball	576 feet	650cc Triumph	Utah
1969	Frank Durso	563.25 feet	BSA	California
1970	Mike Gibbon	Over the Top	Triumph	Oregon
1970	Bob Kopp	Over the Top	650cc Triumph	Washington
1971	Frank Durso	509 feet	BSA	California
1972	Larry Hubber	Over the Top	Harley-Davidson	Indiana

STEEP MOUNTAIN NORTHWEST SIDE

1973	Neal Mackel		750 Triumph	
1974	Larry Smith	742 feet	Custom	California
1975	Ronald Standeven	984.8 feet	836cc Honda	California
1976	Jim True	Over the Top	900cc Harley-Davidson	California
1977	Ron True	650 feet		California
1978	Vince Bartolucci	1137 feet	1000cc Triumph	California
1979	Bill Harrison	1065 feet		California
1980	Kerry Peterson	Over the Top	1000cc Honda	California
1981	Keith Roessler	Over the Top	973cc Honda	California
1982	Kerry Peterson	Over the Top	1500cc Harley-Davidson	California
1983	Kerry Peterson	Over the Top	1500cc Harley-Davidson	California
1984	Kerry Peterson	Over the Top	1500cc Harley-Davidson	California
1985	Kerry Peterson	Over the Top	1500cc Harley-Davidson	California
1986	Mel Kimball, Jr.	Over the Top	1123cc Honda	Utah
1987	Kenny Kimball	823 feet	1219cc Honda	Utah
1988	Mel Kimball, Jr.	Over the Top	1123cc Honda	Utah

DRAPER UTAH



Widowmaker Plaque

Salt Lake County Flight Park

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Date Printed: 1/8/2026


© 2025 Google

MEMO

To: City Council
From: Nicole Smedley, City Recorder
Date: 2026-03-03
Re: Approve the Meeting Minutes of the February 10, 2026 City Council Retreat

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Comments:

Attached for your review and consideration for approval are the February 10, 2026 City Council Retreat Meeting Minutes.

ATTACHMENTS:

2-10-26 Council Retreat DRAFT Minutes.pdf

MINUTES OF THE DRAPER CITY COUNCIL RETREAT HELD ON TUESDAY, FEBRUARY 10, 2026, AT DRAPER CITY HALL, 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, Public Works Director/Engineer; Traci Gundersen, City Attorney; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communication Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; John Vuyk, Finance Director

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1. Closed Meeting
   Councilmember F. Lowry motioned to go into a closed meeting to discuss the purchase, exchange or lease of real property and security systems. 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		

2. Priorities Discussion
   Budget
   Finance Director John Vuyk showed property tax rates and trends for cities in the area. He stated the current Draper tax rate was 0.0009360. The Council, Mayor, and staff discussed special service taxing districts for police and fire services versus City property tax increases, and the importance of messaging. The group discussed a $1.4 million budget deficit for the next fiscal year, a gap that would be filled by drawing from the City's reserve funds. Councilmember T. Lowery said she preferred small annual property tax increases as opposed to special service district taxing districts. Staff commented that the costs of the basics to do the job (police and fire services) were rising much faster than the

City's ability to generate revenue. Councilmember Dahlin said she believed many residents did not understand that the Draper City rate only represented a portion of the property tax statement, and that Draper City had not increased its tax rate as much as some of the other entities on the statement.

The Council discussed budget-related bills under consideration in the current Legislative Session. The Council and staff discussed property tax revenue lost for the current fiscal year and discussed taxes from The Point and the need to obtain funding for services at The Point. Staff asked if the Council was interested in implementing a Transportation Utility Fee to help fund road maintenance and construction. Mayor Walker expressed support for beginning the process with a study.

The Council took a short break for dinner.

Public Works Department

Public Works Director Scott Cooley suggested using a sprung building on the north side of Galena Park in addition to the existing Public Works facility to add needed space and save on the cost of one big new building. He suggested scheduling a tour of an existing sprung building for the Council. Mayor Walker expressed support for using a sprung building. Councilmember T. Lowery said she would want to use as little of the park space as possible. Responding to a question from Councilmember F. Lowry, staff said a sprung building could be used as a fire station.

Fire Department Needs

City Manager Mike Barker said the Fire Department had a need for training facilities, meeting rooms, and administrative space. Mr. Barker said staff had explored different ideas, including adding on to existing office space currently rented by the City, purchasing and converting a home for Fire Department use, and utilizing a sprung structure. Fire Chief Clint Smith emphasized the Department's need for more space, and proposed purchasing the building currently rented by the City to centralize administration. He said the building was not currently for sale, but he had discussed the possibility with the property owner. The Council discussed the possibility of putting a sprung structure for the Fire Department near City Hall. A majority of the Council indicated support for scheduling further discussion of the topic.

Town Center Community Buildings

Mayor Walker said the City owned 10 acres near City Hall, and listed groups that had shown interest in using a portion of the land over the years. He mentioned the possibility of using some of the land for a sprung building for the Fire Department, and asked for Council feedback on use of the space. The Council discussed ongoing maintenance costs for any new City facility.

Mayor Walker asked if the Council would want to master plan the 10 acres. Mr. Barker commented that the Station Area Plan (SAP) provided a plan for the area. Councilmember F. Lowry said he was not sure the location would be best used for a permanent fire station, but said he would be comfortable with temporary space for the Fire Department. The Council discussed a proposal to use some of the land for a museum. Councilmember Johnson commented that a place needed to be found to store Historical Society artifacts.

Mayor Walker suggested sharing the message that the City did not intend to participate in land deals for the 10 acres at that time. Councilmember T. Lowery said the City had invested a lot in preserving the public land, and suggested the acres may need to remain open space over time to offset the density included in the SAP. A majority of the Council expressed agreement with preserving the 10 acres of City-owned land at that time.

Enterprise Fund Rates

Mayor Walker commented that the Council privatized solid waste collection on private streets in 2025, which resulted in a rate increase for those residents. Mr. Vuyk showed revenue and expense data for enterprise funds, and said staff would bring back proposals for the funds to break even. Mayor Walker pointed out solid waste collection rates had not been raised since the City began providing the service, and said the cost of the trucks had increased significantly. The Council discussed enterprise fund-related legislation. Councilmember F. Lowry suggested comparing the cost of the City continuing to provide solid waste disposal service and the cost of contracting the service. A majority of the Council indicated agreement.

Staff Interaction Policy

Mayor Walker explained that some of the City committees wanted staff to attend their meetings and be part of committee operations. He said the citizen-appointed committees (created by the Mayor and approved by the

Council) did not spend money or appropriate money, and expressed the opinion that staff-time should not be used on committee operations. Mr. Barker said staff members had been summoned to committee meetings for discussion of topics beyond committee scope, and suggested either committee scope should be changed or activities needed to be reined in. Councilmember Johnson said there had been some confusion about staff involvement with the Tree Committee, and said she had explained to the committee there should really only be one staff member involved to record and take minutes. Councilmember Johnson suggested it would be helpful to explain the policy to each committee.

Councilmember T. Lowery suggested the Council review the goals and scope of the different committees. The Council discussed the possibility of changing the name and scope of some of the committees, with addition of the goal of beautification. Mr. Barker suggested starting with discussion of the Tree Committee at a future study session.

Historical Society

Councilmember Johnson pointed out that the role and specific responsibility of the Historical Society was not written in Code, and said it was unclear if the Historical Society was part of the City or an independent entity. She stated that the Historical Society currently utilized a City facility and a member of staff. Councilmember Johnson suggested giving the Historical Society a choice between being independent or under the umbrella of the City. The Council discussed similarities between the Historical Society and the Arts Council. A majority of the Council indicated support for scheduling further discussion in study session.

Short-Term Rentals

Councilmember F. Lowry said he had been asked by multiple residents about short-term rentals, and commented that the City did not currently have a way to enforce short-term rentals. Mr. Barker said staff were working on a draft ordinance to present to the Council for consideration.

Farmers Market

The Council and staff discussed the possibility of changing the location of the summer farmers market events. Councilmembers T. Lowery and F. Lowry suggested Saturday mornings would be better than Tuesday evenings. Staff responded that Saturday mornings would put the market in competition with

many other farmers markets in the area. Councilmember F. Lowry suggested Monday evenings. Councilmember T. Lowery suggested shopping around for a different group that would be willing to hold the market on Saturday mornings. A majority of the Council expressed agreement with asking the market to try Smith Fields Park again in 2026.

Rodeo Ticket Prices

The Council and staff discussed a proposal to charge $15 for tickets to the rodeo, without a child discount. Assistant City Manager Kellie Challburg said $15 was comparatively low for a rodeo ticket price. She shared the idea of charging a premium price for tickets in the first three rows. A majority of the Council appeared to be in support.

3. Adjournment

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

The meeting adjourned at 6:57 p.m.

DRAFT

MEMO

To: City Council
From: John Vuyk, Finance Director
Date: 2026-03-03
Re: Approve Resolution #26-12

Comments:

ATTACHMENTS:

Resolution_26-12_-_PTIF_Authorized_Agents_-_Mar_2026.pdf
ATTACHMENTS:

Resolution 26-12 - PTIF Entity Resolution Form - Signed.pdf

RESOLUTION NO. 26-12

A RESOLUTION CERTIFYING AUTHORIZED INDIVIDUALS TO ACCESS AND/OR TRANSACT BUSINESS WITH THE STATE OF UTAH PUBLIC TREASURERS INVESTMENT FUNDS AND TO EXECUTE ANY NECESSARY FORMS IN CONNECTION WITH SUCH CHANGES ON BEHALF OF DRAPER CITY.

WHEREAS, the City of Draper is required to provide a Public Entity Resolution to the Office of the State Treasurer; and

WHEREAS, the Public Entity Resolution authorizes named individuals to act on behalf of Draper City for banking and investments with the State of Utah Public Treasurers Investment Funds (PTIF); and

WHEREAS, the City Council of Draper City hereby finds this action in the best interest of the public's health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH AS FOLLOWS:

Section 1. The City Council hereby adopts the Public Entity Resolution attached hereto as "Exhibit A" and certifies the listed individuals as Authorized Individuals to act on behalf of Draper City to access and/or transact with the Public Treasurers Investment Funds accounts.

Section 2. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3RD DAY OF MARCH, 2026.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

Office of the
State Treasurer

Public Entity Resolution

1. Certification of Authorized Individuals

I, Troy Walker (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Draper City (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
Mike Barker	City Manager	mike.barker@draperutah.gov	
John Vuyk	Finance Director	john.vuyk@draperutah.gov	
Jared Zacharias	Assistant Finance Director	jared.zacharias@draperutah.gov	

The authority of the named individuals to act on behalf of Draper City (Name of Legal Entity) shall remain in full force and effect until written revocation from Draper City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 3rd day of March, 20 26, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
	3/3/2026	Troy Walker	Mayor

STATE OF UTAH)
§
COUNTY OF _____)

Subscribed and sworn to me on this 3rd day of March, 20 26 , by Troy Walker (Name), as Mayor (Title) of Draper City (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature_____

(seal)

MEMO

To: City Council
From: Nicole Smedley, City Recorder
Date: 2026-03-03
Re: Approve Resolution #26-13

Comments:

Resolution No. 26-13 approves and authorizes the execution of a Vote Center Agreement between Draper City and Salt Lake County for the use of Draper City Hall as a vote center for the 2026 Primary and General Elections

ATTACHMENTS:

Resolution 26-13 Vote Center.pdf

RESOLUTION NO. 26-13

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A VOTE CENTER AGREEMENT BETWEEN DRAPER CITY AND SALT LAKE COUNTY FOR THE 2026 ELECTIONS

WHEREAS, Draper City desires to facilitate local voting opportunities for its residents; and

WHEREAS, Salt Lake County, through its Clerk's Office, conducts municipal elections and coordinates polling locations throughout the county; and

WHEREAS, Salt Lake County has requested use of Draper City Hall as a vote center for early voting and election day voting in the 2026 Primary and General Elections; and

WHEREAS, the City Council finds that approving the agreement is in the best interest of the residents of Draper City and promotes access to local voting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Authorization. The City Council hereby approves the Vote Center Agreement with Salt Lake County and authorizes the Mayor or designee to execute the agreement on behalf of Draper City.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 3RD DAY OF MARCH, 2026.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

Salt Lake County Standard Form Contract
D.A. No. 26CIV000124
Reviewed January 16, 2026

VOTE CENTER AGREEMENT

This Agreement is entered into by and between Salt Lake County, a body corporate and politic of the State of Utah, on behalf of its Clerk's Office (the "County"); and Draper City Hall (the "Owner"), a(n):

- ☐ individual
- ☐ proprietorship
- ☐ general partnership
- ☐ limited partnership
- ☐ corporation of the State of _____
- ☐ limited liability company of the State of _____
- ☑ other: Municipality

with its principal place of business at 1020 E. Pioneer Rd., Draper, Utah 84020. The County and the Owner may be referred to as the "Parties."

R E C I T A L S

WHEREAS, the County wants to contract with Owner for the access and use of certain premises for the conduct of elections by its Clerk's Office; and

WHEREAS, the Owner is willing to allow the County to use the premises subject to the terms and conditions of this Agreement.

A G R E E M E N T

NOW THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Agreement, the Parties covenant and agree as follows:

1. Access and Use of Vote Center

A. ELECTION DAY: the Owner hereby agrees to lease the following premises ("Vote Center") located at:

1020 E. Pioneer Rd., Draper, Utah 84020
Draper, UT 84020

Room number (if applicable) Council Chambers

to the County for use as a polling place in accordance with Utah Code § 20A-5-403 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following election(s) conducted by the County:

- ☑ The Regular Primary Election to be held on June 23, 2026.
- ☑ The Regular General Election to be held on November 3, 2026.

The Owner shall ensure access to the County from 5:30am until approximately 10:00pm for said election date(s).

B. EARLY VOTING: The Owner hereby agrees to lease the Vote Center to the County for use as an early voting polling place in accordance with Utah Code § 20A-3a-603 and other relevant laws and regulations. The Owner shall give the County access to, and exclusive use of, the Vote Center for the following early voting period(s):

The Regular Primary Election: from June 15th to June 18th

The Regular General Election: from October 27th to October 30th

The Owner shall ensure access to the County from 2:00pm until approximately 8:00pm for said early voting period(s).

C. EQUIPMENT DROP OFF: The County shall arrange to deliver the voting equipment to the Vote Center on the Friday before voting begins and shall arrange to remove the voting equipment from the Vote Center on the Wednesday after the date of the election. The County will let the Owner know what time to expect delivery and removal. The Owner's preferred time for equipment drop-off and pick-up is:

☑ Morning ☑ Afternoon ☑ Evening

2. Consideration

The County shall pay the following amount to the Owner as a fee for each election in which the County uses the Vote Center to conduct an election:

☑ $0 (fee waived)
☐ $50.00

Unless waived by the Owner, the fee shall be paid within thirty days following an election. The County reserves the right to withhold the fee to offset any costs that arise due to the Owner's wrongful or negligent acts or those that are committed by Owner's agents, officials, or employees.

3. Term

This Agreement shall commence on the day that is entered into by the Parties and expire on the 31 day of December, 2026.

4. Termination

Either Party may terminate this Agreement upon written notice to the other Party at any time, except the Owner may not terminate this Agreement within fourteen days before any of the early voting periods or election dates without the consent of the County.

5. Liability

The County is a governmental entity under the Governmental Immunity Act, Utah

Code §§ 63G-7-101 to -904 (2025) (the "Immunity Act"). The Parties agree that the County and the Owner are each responsible and liable only for their own wrongful or negligent acts or those that are committed by their agents, officials, or employees. The County does not waive any defenses or limits of liability otherwise available under the Immunity Act or any other applicable law. The County maintains all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

6. Vote Center

The Owner shall work with the County to ensure that the Vote Center complies with the requirements of Utah law including, but not limited to, issues concerning inaccessibility to the Vote Center by a person with a disability. The County shall have the right to physically inspect the Vote Center prior to any election to ensure access by a person with a disability.

7. Contact Information

Contract Contact

(Person responsible for communication with the Election Office about contracts; Vote Center scheduling; major issues, concerns, or problems)

Name: Nicole Smedley Email: nicole.smedley@draperutah.gov

Day Phone: 801-576-6502 Cell Phone (after hours): 385-506-9449

Primary Building Contact

(Person responsible for equipment drop off and pick up; opening and closing of the Vote Centers; communicating with the Poll Worker Team Lead)

Name: Gary Martinsen Email: gary.martinsen@draperutah.gov

Day Phone: 801-576-6509 Cell Phone (after hours): 801-8531-0940

Secondary Building Contact

(Person responsible if the primary building contact is unavailable)

Name: Buzz Coyle Email: harold.coyle@draperutah.gov

Day Phone: 801-576-6507 Cell Phone (after hours): 801-831-0332

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest day and year indicated below.

SALT LAKE COUNTY:

_____
Mayor or Designee

Date:_____

Recommended for Approval:

By:_____
Clerk or Designee

Date: _____

OWNER:

By: _____

Name:_____

Title:_____

Date:_____

MEMO

To: City Council
From: Todd Draper, AICP
Date: 2026-03-03
Re: Public Hearing: Ordinances #1706 and 1707

Comments:

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. The property is currently zoned A5 and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City have recently approved a municipal boundary line adjustment that would remove the subject property from Draper City's jurisdiction and place it in the jurisdiction of Highland City. Draper City is now seeking to amend the Land Use and Zoning Maps to remove the land use and zoning designations for the property. Once the boundary adjustment is final Highland City will be responsible to set land use and zoning designations for the property.

The Planning Commission will hear this item at their February 26, 2026 meeting and their recommendation to the City Council will be presented at the Council meeting.

ATTACHMENTS:

Ord 1706 Land Use.pdf
ATTACHMENTS:

Ord 1707 Zoning Map.pdf
ATTACHMENTS:

Highland Boundary LUMA and ZMA staff report - Final.pdf
ATTACHMENTS:

5.a City Initiated Highland Boundary Line Adjustment LUMA and ZMA.pdf

ORDINANCE NO. 1706

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY BY REMOVING FROM THE MAP APPROXIMATELY 0.25 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16199 SOUTH 3300 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED HIGHLAND BOUNDARY ADJUSTMENT LAND USE MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a General Plan and Land Use Map to guide the future development within the City; and

WHEREAS, Draper City and Highland City have approved an adjustment to their common municipal boundary line to remove approximately 0.25 acres of property located at approximately 16199 South and 3300 East as described in Section 1 below (the "Property") from Draper City's municipal boundary and placed it in the municipal boundary of Highland City; and

WHEREAS, it is necessary to remove the Property from the Draper City Land Use Map as it will no longer be located within Draper City; and

WHEREAS, the proposed land use change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Land Use Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Land Use Map of Draper City, and the City Council has found the proposed land use change to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. **Land Use Amendment**. The following described real property located at approximately 16199 South 3300 East within Draper City, Utah County, State of Utah, previously designated Residential Hillside Low Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, is hereby removed from the Land Use Map:

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,864 SQUARE FEET (0.249 ACRES)

Section 2. **Correction of Errors.** The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

Section 3. **Severability Clause**. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. **Effective Date**. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF March, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

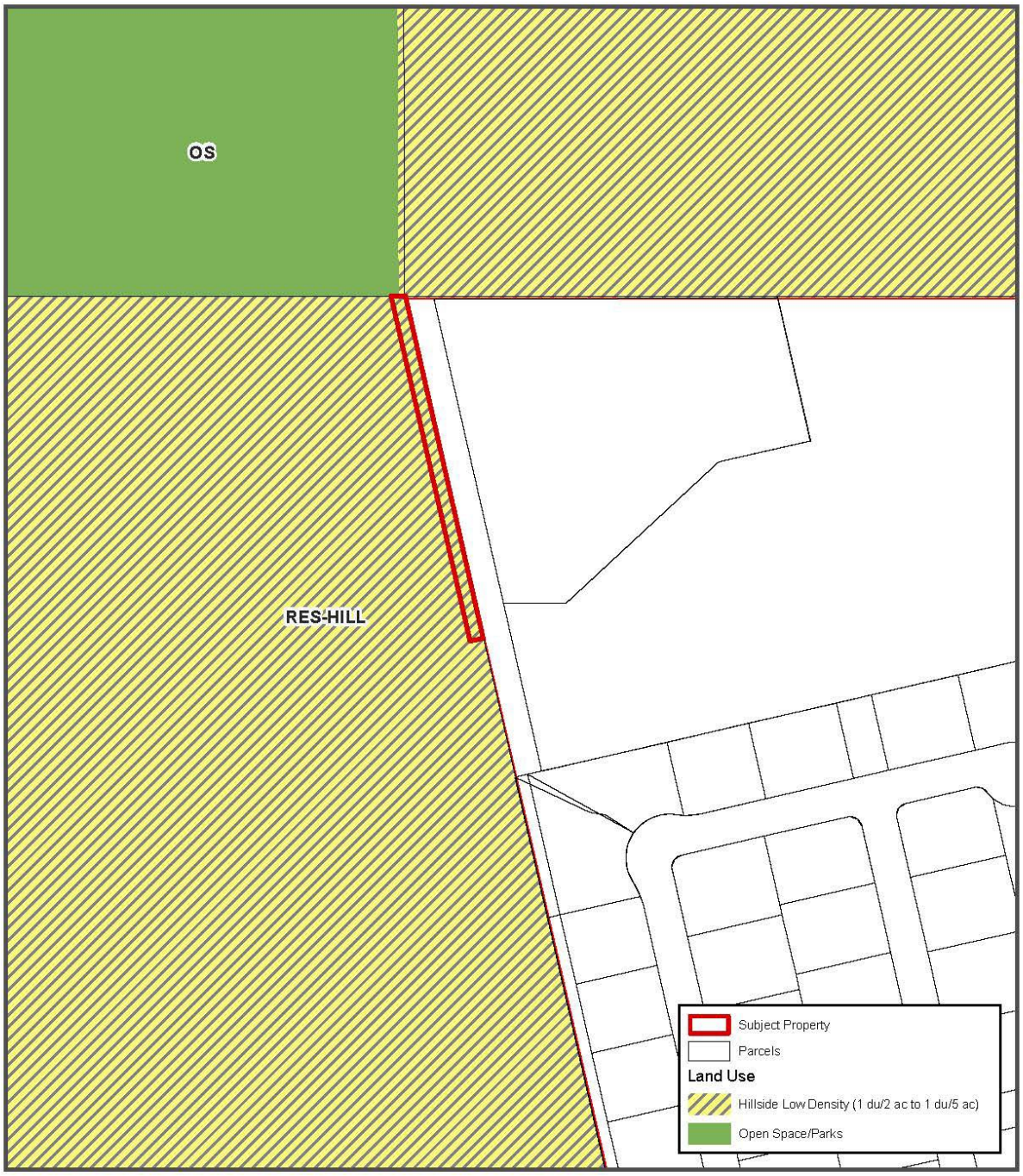
_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

City Initiated Highland Boundary Adjustment Land Use Map Amendment



City Initiated Highland Boundary Adjustment

Approximately 16199 S. 3300 E.

0 0.03 0.06
mi

N

Date Printed: 2/25/2026

ORDINANCE NO. 1707

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY BY REMOVING FROM THE MAP APPROXIMATELY 0.25 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16199 SOUTH 3300 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED HIGHLAND BOUNDRY ADJUSTMENT ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, Draper City and Highland City are adjusting their common municipal boundary line to remove approximately 0.25 acres of property located at approximately 16199 South 3300 East as described in Section 1 below (the "Property") from Draper City's municipal boundary and place it in the municipal boundary of Highland City; and

WHEREAS, it is necessary to remove the Property from the Draper City Zoning Map as it will no longer be located within Draper City; and

WHEREAS, the proposed zone change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Zoning Map Amendment. The following described real property located at approximately 16199 South 3300 East within Draper City, Salt Lake County, State of Utah, previously zoned A5 and within the Hillside Sensitive Lands Overlay as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, is hereby removed from the Zoning Map:

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,864 SQUARE FEET (0.249 ACRES)

Section 2. Correction of Errors. The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

Section 3. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF March, 2026.

DRAPER CITY

_____
Mayor Troy K. Walker

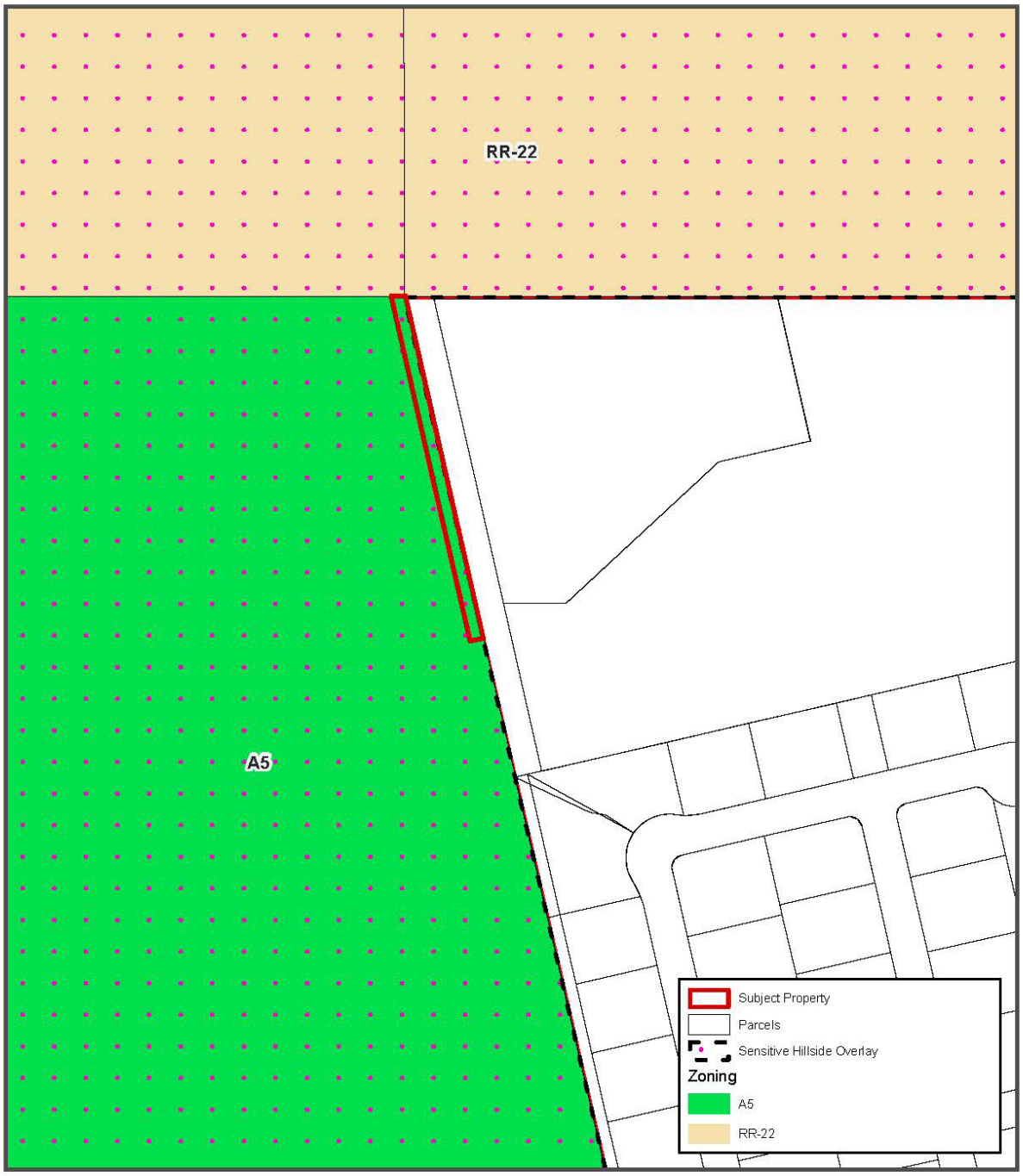
ATTEST:

_____
Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____

Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A
City Initiated Highland Boundary Adjustment Zoning Map Amendment


RR-22
A5
Subject Property
Parcels
Sensitive Hillside Overlay
Zoning
A5
RR-22
DRAPER
UTAH
Date Printed: 2/25/2026
City Initiated Highland Boundary Adjustment
Approximately 16199 S. 3300 E.
0
0.03
0.06
mi
N

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
February 6, 2026

To: Draper City Planning Commission
Business Date: February 26, 2026

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: City Initiated Highland Boundary Adjustment - Land Use Map and Zoning Map Amendment Requests

Application No.:	2026-0017-MA & 2026-008-MA
Applicants:	Draper City
Project Location:	Approximately 16199 S. 3300 E.
Current Zoning:	A5 (Agricultural) Zone, Hillside Sensitive Overlay Zone.
Acreage:	Approximately 0.25 Acres (10,890 ft^2)
Request:	Request for approval of Amendments to the Land Use Map and Zoning Map of Draper City.

BACKGROUND AND SUMMARY

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. (Exhibit C & D). The property is currently zoned A5 and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City are mutually adjusting their municipal boundary lines in the subject area to incorporate a small parcel of land that was purchased by Highland City for the creation of a trail into Highland City, and to include a nearby sliver of land located in Highland City into Draper City. It is anticipated that the area being annexed into Draper City will be designated as the Residential Hillside Low Density Land use and the A5 and Hillside Sensitive Overlay zones consistent with the adjacent property in the city. Draper City is seeking to amend the Draper City land use and zoning maps to remove the zoning and land use designations from the property that will become part of Highland City.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density	Exhibit E
Current Zoning	A5, Hillside Sensitive Overlay Zone	Exhibit F
Adjacent Zoning		
East	R-1-40 (Residential) (Highland City)	
West	A5, Hillside Sensitive Overlay Zone	
North	RR-22 (Rural Residential) (Suncrest Development Agreement)	
South	A5, Hillside Sensitive Overlay Zone.	

The Residential Hillside Low Density Land Use Designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools
DENSITY	• Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH)	

According to the Draper City Municipal Code (DCMC) Section 9-8-20(B)(3) the purpose of the A5 zone is to *"maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production."*

Map Amendments. The modifications will remove the zoning and land use designations for the Highland City property from the respective Draper City Zoning and Land Use Maps. Highland City will assign zoning and land use designations for their property. The Draper

City Council will assign zoning and land use designations for the property being added to Draper City at time of the boundary adjustment.

Criteria For Approval.

Zoning Map Amendment
A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. *Map Amendments:*
   a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
   b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
   c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
   d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
   e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Land Use Map Amendments
The Land Use Map amendment request also falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:

D. *Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
   1. *A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
      a. *The name, address and telephone number of the applicant and the applicant's agent, if any.*

b. The name and address of every person or company the applicant represents.

c. The requested amendment and reasons supporting the request.

d. If the proposed amendment requires a change in the zoning map, the application shall include:

(1) An accurate property map showing present and proposed zoning classifications;

(2) All abutting properties showing present zoning classifications; and

(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.

e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application. 3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.

4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the requests based on the findings and criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Sample Motion for Modified Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026, and the following additional or modified findings.

1. (List any additional or modified findings…)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2026.02.20 15:13:51-07'00'

Draper City Public Works Department

Todd Draper
Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.02.20 10:22:43-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.02.20 10:43:57-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.02.20 12:34:43-07'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL-INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

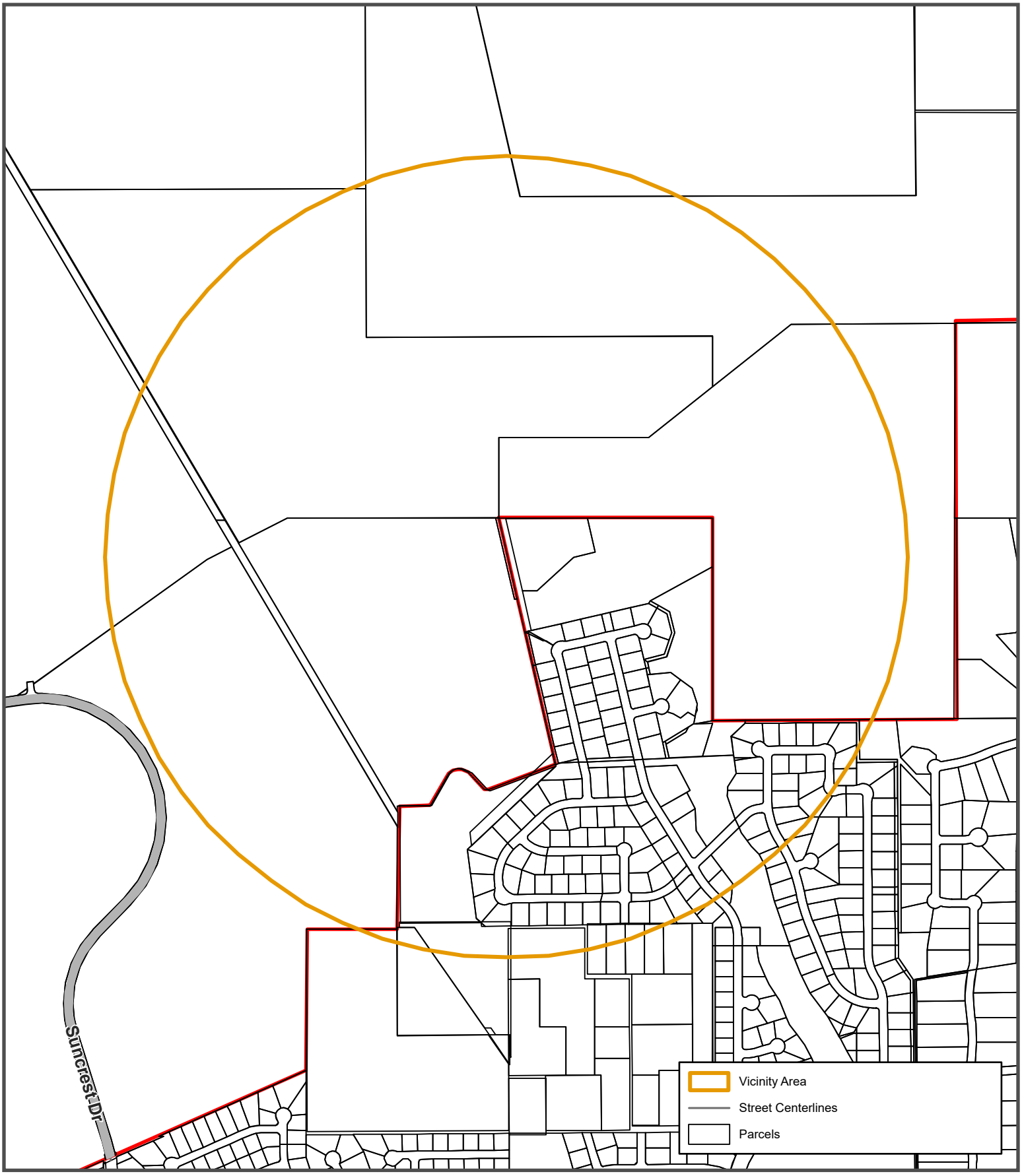
EXHIBIT B
LEGAL DESCRIPTION

DRAPER CITY TO HIGHLAND CITY (WARRANTY DEED ENTRY NO. 93564–2022):

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
VICINITY MAP



City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

0 0.1 0.2
mi

N

Date Printed: 2/13/2026

EXHIBIT D
AERIAL MAP



City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

0 0.03 0.05
mi

N

Date Printed: 2/13/2026

EXHIBIT E
LAND USE MAP



City Initiated Highland Boundary Adjustment

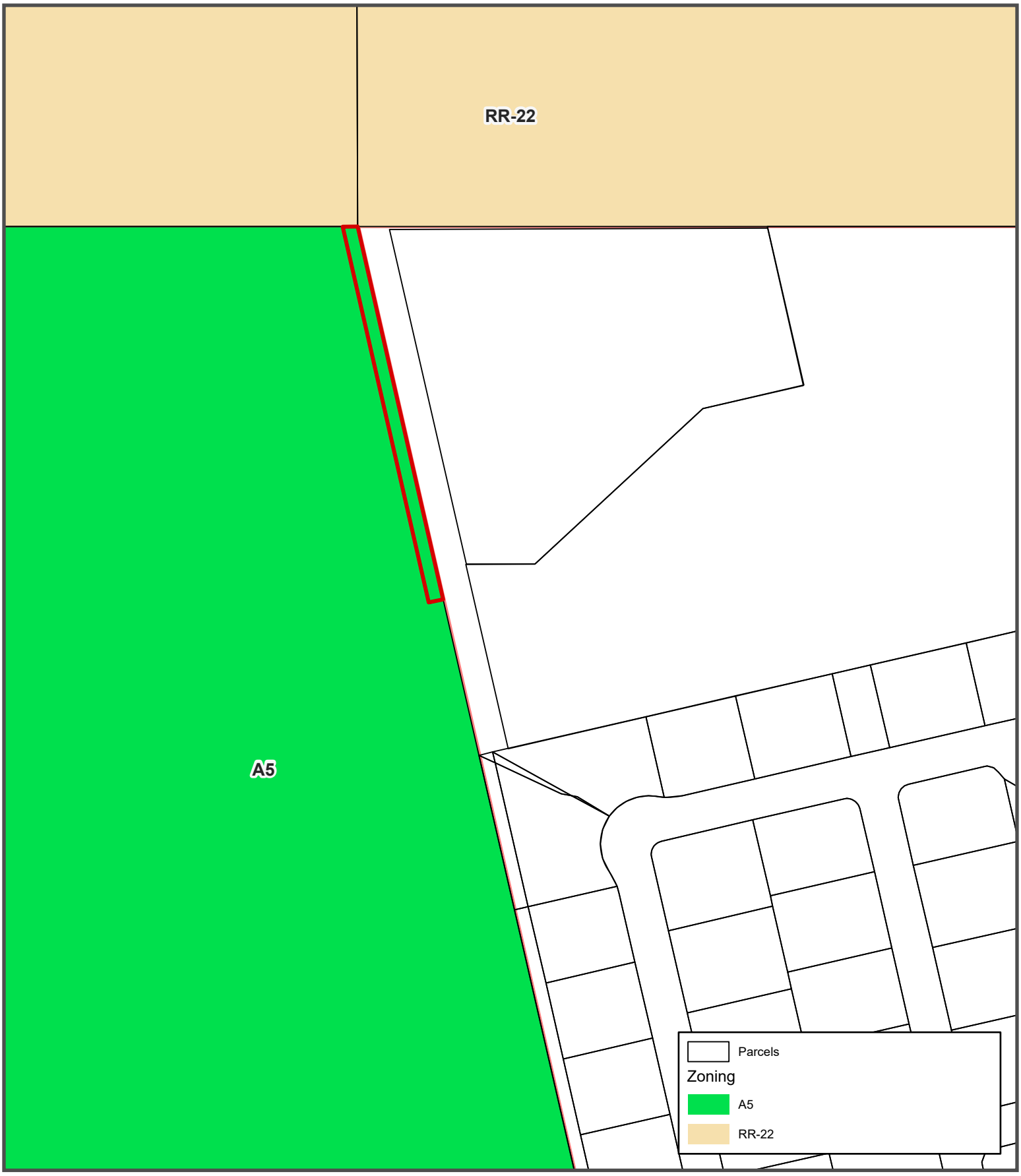
Approximately 16199 S . 3300 E.

0 0.03 0.05
mi

N

Date Printed: 2/13/2026

EXHIBIT F
ZONING MAP



City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

0 0.03 0.05
mi

N

Date Printed: 2/13/2026

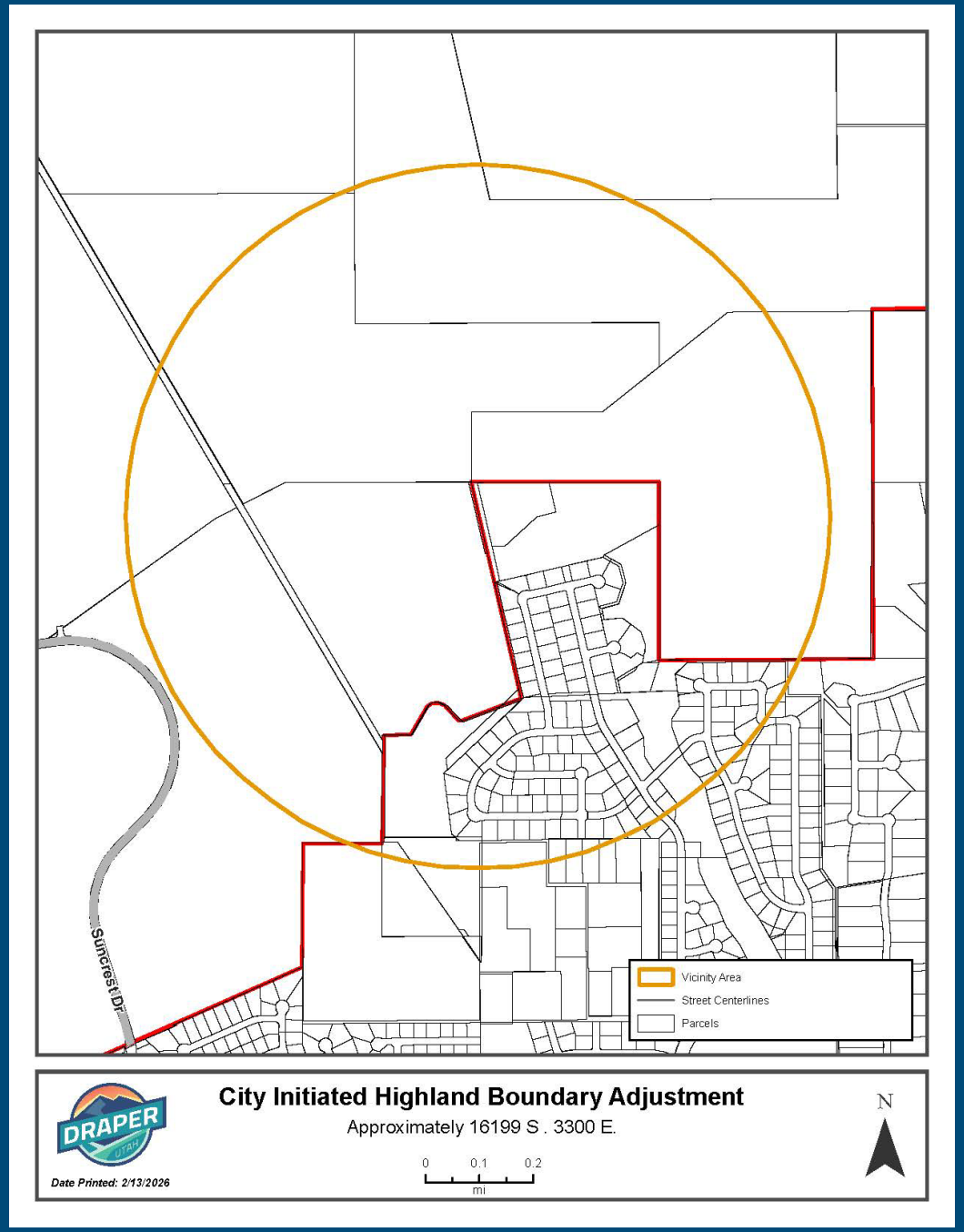
DRAPER CITY
COMMUNITY DEVELOPMENT

City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendments

Todd A. Draper, AICP

City Council
March 3, 2026

Vicinity Map



DRAPER CITY
COMMUNITY DEVELOPMENT

Aerial Map



DRAPER CITY
COMMUNITY DEVELOPMENT

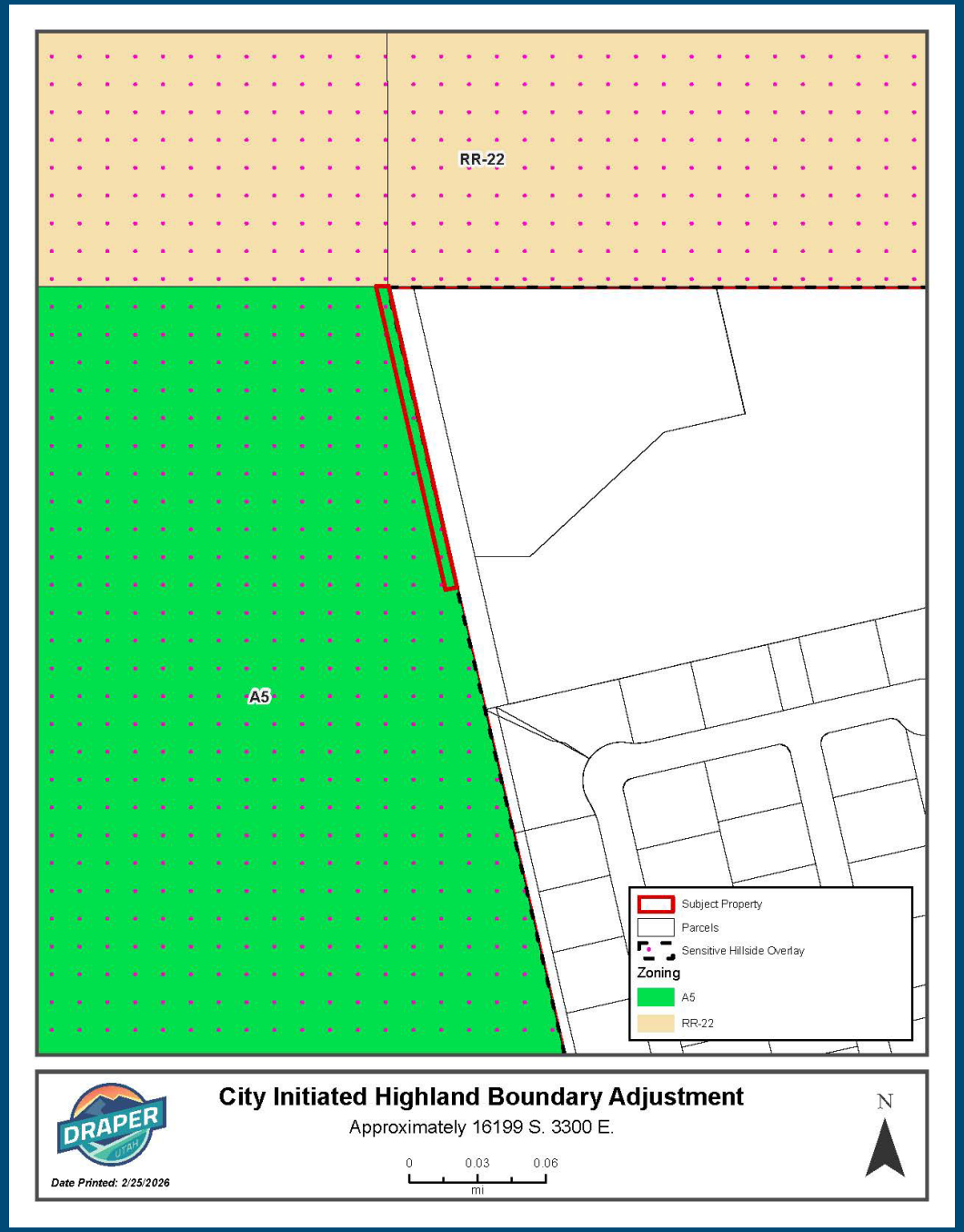
Land Use Map



DRAPER CITY
COMMUNITY DEVELOPMENT

Zoning Map

DRAPER CITY
COMMUNITY DEVELOPMENT



Site Photo



DRAPER CITY
COMMUNITY DEVELOPMENT

Planning Commission Recommendation

- The Draper City Planning Commission forwarded a unanimous positive recommendation for both the Land Use Map and Zoning Map changes at their meeting held February 26, 2026.

DRAPER CITY
COMMUNITY DEVELOPMENT

Questions or Comments?

Contact:

Todd A. Draper, AICP
Todd.Draper@draperutah.gov
801-576-6335
www.draperutah.gov

DRAPER CITY
COMMUNITY DEVELOPMENT