



CITY COUNCIL AGENDA

Tuesday, October 20, 2026, 6:00 PM
1020 E. Pioneer Rd.
Draper, Utah 84020

6:00 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: Fleet Policy - Robert

Council Manager Reports

7:00 PM BUSINESS SESSION

1. Call to Order

2. Pledge of Allegiance

3. Proclamation - Extra Mile Day

4. 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.

5. Consent Items

5.a Approve the Minutes of the October 6, 2026 City Council Meeting

5.b Approve Resolution #26-49

A resolution of the Draper City Council amending and extending an agreement with APC Towers. Staff: Spencer DuShane.

6. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **October 20, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in cursive script that reads "Nicole Smedley".

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.

MEMO



To: City Council

From:

Date: 2026-10-20

Re: Approve the Minutes of the October 6, 2026 City Council Meeting

Comments:

Attached are the draft minutes of the October 6, 2026, City Council meeting for your review and approval.

ATTACHMENTS:

[2026-10-06 CityCouncil_Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, OCTOBER 6, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Kathryn Dahlin, Mike Green (joined via Zoom at 7:00 pm), Bryn Heather Johnson, Tasha Lowery, and Fred Lowry

EXCUSED:

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Todd Draper, Planning Manager; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

Councilmember Dahlin 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 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 5:36 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Tasha Lowery, and Fred Lowry; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Traci Gundersen, City

Attorney; Spencer DuShane, Assistant City Attorney; Scott Cooley; Public Works Director; Clint Smith, Fire Chief, and Nicole Smedley, City Recorder.

Councilmember F. Lowry moved to return to open meeting at 6:26 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

Quarterly Financial Update

Finance Director John Vuyk provided a FY2026 year-end financial update, and answered questions from the Council. The Council discussed the possibility of increasing fees charged by the City for use of specific facilities.

Discussion: Fleet Policy

No discussion

Council/Manager Reports

- Councilmember Johnson reported on a recent Tree Committee meeting. She said the Tree Committee was interested in providing input concerning City entrances.
- Parks and Recreation Director Rhett Ogden reported the Spring Hollow Bridge would be flown in by helicopter for installation. He said the Potato Hill Trailhead would be closed on Sunday, October 18.

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by Jake Sorensen
3. Recognition of Communications Director

Rachael Van Cleave, President of the Utah Public Information Officer Association, recognized Communications Director Linda Peterson for receiving the Distinguished Service in Public Communication Award. Ms. Peterson thanked Ms. Van Cleave for attending the meeting and showing support.

4. **Oaths of Office – Police Department Master Officers**

Chief of Police Rich Ferguson recognized Ryan Gile, Dillan Latimer, Charles Prime, Nils Gardner, and Andrew Brough for promoting to Master Officer. The Oath of Office was administered by City Recorder Nicole Smedley. The Council took the opportunity for a photograph.

5. **Oaths of Office – Fire Department**

Fire Chief Clint Smith recognized Matt Padilla for promotion to Engineer, and introduced newly hired Paramedics Chase Rowan and Ryan Hurdt. Chief Smith supervised the badge pinning, and Ms. Smedley administered the Oaths of Office.

6. **Public Comments**

Stacey King, Draper resident, asked the City to reconsider current restrictions concerning where personal recreational vehicles and trailers could be parked on private property. Ms. King said she believed residents should be allowed to park personal trailers or RVs in their own driveways if the items were completely on private property and did not restrict sidewalk, roadway, or emergency access. She spoke of the rising cost of living and the cost of monthly RV storage, and said she had never had a problem walking or navigating through her neighborhood because someone's RV or trailer was parked in a driveway. However, she said she had experienced trouble navigating through the neighborhood due to excessive numbers of vehicles parked in front of or across the sidewalk, or toys, bicycles, and other items extending into public spaces. Ms. King said she did not believe municipal zoning regulations should be used to regulate what someone found visually appealing or unappealing on a neighbor's private property.

Brock Cutler, Draper resident, asked for the City's help in making it safer for kids in his neighborhood to ride bicycles to and from school each day. He said lane configurations on Lone Peak Parkway had changed and were less manageable for cyclists. Mr. Cutler stated there was no cost too high to keep children safe, and said he hoped to work with the City to implement a school zone, or proper signage and signals at minimum.

Jemma Cutler, Draper resident, said she was a nine-year-old student at American Preparatory Academy. She said a crosswalk had been put in, but no signs or flags had been included. She said cars went down the road too fast, making crossing dangerous. Ms. Cutler said she thought it would be safer to cross the road if crosswalk signs and a school zone with a speed limit were added.

Cooper Cutler, Draper resident, said he was a seven-year-old student at American Preparatory Academy. He said crossing Lone Peak Parkway while biking to school was scary and dangerous. He said he hoped the City would help keep he and his friends safe with a school zone and signs and flashing lights.

Cassidy Merrill, Draper resident, said she did not let her children walk or bike to school because of the danger. She said she believed it was important for kids to have the opportunity to have some independence by walking or biking to school, and said installation of signs would not be a huge investment for the City. Ms. Merrill said she did not agree with the idea that crosswalks created a false sense of security and did not add to safety. She asked for addition of a school zone.

Garrett Anderson, Draper resident, expressed support for the comments that had been made. He asked about the cost to the City of putting in a crosswalk and helping kids get to school safely. Mr. Anderson asked the Council to consider the safety of students and their ability to get to and from school in a safe manner.

7. Consent Items

7.a Approve the Minutes of the September 15, 2026 City Council Meeting

7.b Approve Resolution #26-45 appointing Bryn Johnson and Emily Baron as members of the Draper City Audit Committee and appointing Councilmember Tasha Lowery as Chairperson

Councilmember F. Lowry moved to approve the Consent Agenda. 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		

8. Items for Council Consideration

8.a **Public Hearing: Ordinance #1739 amending the Official Zoning Map of Draper City for approximately 1.35 acres located at approximately 960 East New Hope Drive, otherwise known as the Snow Zoning Map Amendment Request**

Nick Whittaker, Planner, presented a request to rezone approximately 1.35 acres from RA1 (Residential Agricultural) to RA2 (Single-Family Residential), consistent with the current Land Use Map designation of Residential Low Medium Density. Mr. Whittaker said the applicant proposed the rezone with a desire to subdivide the property to create one additional smaller lot to be able to age in place. He said abutting properties located to the north and south of the subject property were RA2, as well as other properties within the 300-foot vicinity. He stated the opportunity to age in place aligned with goal HN-4 of the Housing and Neighborhoods Goals of the Draper City General Plan. Mr. Whittaker said the Planning Commission reviewed the request and forwarded a positive recommendation.

Lowell Snow, applicant, said he wanted more flexible use of his property. He thanked the Council and Mayor for what they did for the City. Responding to a question from Councilmember Johnson, Mr. Snow said he had not yet applied for a subdivision, and did not yet know precisely where the property would be divided. He said he assumed the location of a new driveway access would be determined by City engineers.

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

Councilmember T. Lowery moved to approve Ordinance #1739. 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		

8.b Public Hearing: Ordinance #1740 amending the text of the Land Use and Development Code of the Draper City Municipal Code relating to signage in the Karl Malone Auto Center Commercial Special District

Todd Draper, Planning Manager, presented a proposed Code amendment to increase the number of poles or monolithic signs allowed along I-15 frontage in the Karl Malone Auto Center Commercial Special District from three to four, and reduce the number of monument signs allowed along Lone Peak Parkway from seven to five. The Planning Commission reviewed the request and forwarded a positive recommendation to the Council.

Logan Johnson with Wright Development said Rivian was excited to come to Draper. He said he believed the requested amendment was consistent with the rest of the zone.

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

Councilmember Johnson moved to approve Ordinance #1740. Councilmember F. Lowry seconded the motion.

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

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

Councilmember F. Lowry asked if staff could look into the crosswalk situation on Lone Peak Parkway. A majority of the Council indicated support for the

request, and Mr. Cooley said he would look into the situation. Mr. Cooley explained that the crossing warrants were based on the number of students that would be affected by the crossing. Mayor Walker emphasized that members of the Council did not make traffic decisions alone, and were bound by the process in place.

9. **Adjournment**

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

The meeting adjourned at 8:00 pm.

MEMO



To: City Council

From:

Date: 2026-10-20

Re: Approve Resolution #26-49

Comments:

ATTACHMENTS:

[Resolution 26-49 amendment to an existing cell site lease.pdf](#)

ATTACHMENTS:

[APC Towers.pdf](#)

RESOLUTION 26-49

A RESOLUTION OF THE DRAPER CITY COUNCIL AMENDING AND EXTENDING AN AGREEMENT WITH APC TOWERS

WHEREAS, Utah Code 10-8-1 grants the city power to hold title to property and control finances and property; and

WHEREAS, the city has an existing agreement with APC Towers for a cell site; and

WHEREAS, cellular communications and lease agreements serve the best interests of the citizens of Draper and of Utah through revenue generated and services rendered;

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

Section 1. Approval. The City Council hereby approves Resolution 26-49, agreeing to the amended terms contained in the attached agreement.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 20TH DAY OF OCTOBER, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

City Recorder

VOTE TAKEN:	YES	NO
Councilmember Johnson	_____	_____
Councilmember Green	_____	_____
Councilmember Lowry	_____	_____
Councilmember Lowery	_____	_____
Councilmember Dahlin	_____	_____
Mayor Walker	_____	_____

**AN AMENDMENT TO A LEASE AGREEMENT
BETWEEN DRAPER CITY AND
APC TOWERS, LLC**

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between the **DRAPER CITY**, a municipality and political subdivision of the State of Utah, ("the Lessor") and APC Towers, LLC ("Lessee"). Lessor and Lessee are collectively referred to herein as the "Parties."

WHEREAS, Lessor owns certain property located at 385 E Steep Mountain Drive, Draper Utah, 84020; and

WHEREAS, Lessor and Lessee have entered into a Prime Lease, dated October 1, 2015 (the "Lease") for the purpose of leasing land and granting easements for the construction, maintenance and operation of a communications facility located on the premises at 385 East Steep Mountain Drive, Draper, Utah 84020 (collectively, the "Assets"); and

WHEREAS, The Parties desire at this time to amend the Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Lease as follows:

1. Extension. The Lessor offers to: (i) add forty (40) years (five (5) eight (8) – year Extension Terms) to the term of the existing Lease; (ii) increase the rent to two thousand five hundred dollars (\$2,500) per month effective upon the commencement of the first of the eight 5-year additional Extension Terms; and (iii) add a thirty (30) day right of first refusal in the event Lessor receives a bona fide offer regarding the Lease (to be more particularly described in an Amendment).
2. Indemnification. Lessee agrees to indemnify, defend and hold Lessor harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from Lessee's acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including reasonable attorneys' fees, incurred by Lessor in defense of such claims. Lessor shall give prompt written notice to Lessee of any claim, demand, lien, liability, or damage, with respect to which Lessor seeks indemnification and, unless in Lessor's judgement a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability or damage, Lessor shall permit Lessee to assume the defense of such

with counsel of Lessee's choosing, unless Lessor reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, Lessee shall not be obligated to indemnify, defend or hold Lessor harmless to the extent any claim, demand, lien, damage, or liability arises out of or in connection with negligent acts or omissions of Lessor. In no event shall either Party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

3. Definitive Agreement. The transaction will be embodied in a subsequent lease amendment containing all the terms and conditions thereof.

4. Due Diligence. The consummation of the transaction is conditioned upon the Lessor being satisfied with the results of a due diligence review.

5. Binding and Non-binding Provisions. It is understood that Section 1 of this letter represents an expression of our mutual intent to agree only. No party shall in any way be bound until a lease amendment is executed. Notwithstanding the foregoing, the parties agree that none of the provisions of this letter except Section 5 is binding on the parties.

6. Broker; Expenses. The parties agree that, except as set forth in a lease amendment, each will be responsible for its own legal, broker's commissions, consulting fees and other expenses.

7. Timing of a Transaction. The Lessor is prepared to move expeditiously and close as soon as all conditions in the definitive agreement are fulfilled.

8. Entire Agreement. This amendment, together with the lease, contains the entire agreement between the parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, arrangements and understandings, written or oral, relating to the subject matter of this amendment.

DRAPER CITY

By: _____
Troy K. Walker, Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

APC Towers, LLC

By: _____

Its: _____