



PLANNING COMMISSION AGENDA

Thursday, April 24, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a **Action Item: Windsor Mill Townhomes Site Plan Approval Extension Request (Administrative Action)**

On the request of David Jenkins, representing Olsen and Associates, a 6-month extension to the site plan approval of Windsor Mill Townhomes located at 11450 South 820 West, application 2023-0239-SP. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

1.b **Action Item: Baumann-Taylor I-ADU Deviation Request (Administrative Action)**

On behalf of Zach Gordon, representing Sean Baumann & Jacob Taylor, a Deviation Request from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's), for approximately 0.45 acres, located at 13963 S Jarvie Ln., Known as application 2025-0030-VAR, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.c **Public Hearing: Academy Plaza Zoning Text Amendment (Legislative Item)**

On the request of Joe Johnsen of J Development, representing Dumar, LLC, a request for approval of a Zoning Text Amendment to the CSD-DPMU (Draper Pointe Mixed Use Commercial Special District) zone to add two new districts for approximately 7.7 acres located at 383 W 13490 S. Known as Application No. 2024-0025-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.d Public Hearing: Janisch Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of James Janisch a Conditional Use Permit to operate a Home Occupation of a home office for an electrical contracting business that includes the use of a business vehicle that is stored at the property, on approximately 0.30 acres, located at approximately 584 W. Sunset Crest Way. Known as application 2024-0373-USE, Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov

1.e Public Hearing: Canyon Crest Medical Condos Plat Amendment Request (Administrative Item).

On the request of Cameron Duncan, representing Canyon Crest South, LLC, Canyon Crest 11800 LLC, SHW Associates Enterprises, LLC and Canyon Crest Medical Condominium Homeowners Association, a Subdivision Plat Amendment for approximately 2.7 acres, located at approximately 11762 S. State Street, Known as application 2025-0021-SUB, Staff Contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.f Public Hearing: Alpine Trails Studio, LLC Home Occupation Conditional Use Permit Request (Administrative Item)

On behalf of Jackson Jared, representing Alpine Trails Studio, LLC., a Conditional Use Permit for a Cottage Business Home Occupation, on approximately 1.61 acres, located at 1094 E 13800 S., Known as application 2025-0035-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.g Public Hearing: Granite Construction Zoning Map Amendment Request (Legislative Item)

On the request of Tina Mudd representing Granite Construction Company and Stack Bangerter LLC. a Zoning Map Amendment, for approximately 0.85 acres, located at approximately 13488 S. 200 W., Known as application 2025-0046-MA, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov

1.h Public Hearing: 136 Center CSD Text Amendment (Legislative Item)

On the request of John Bankhead, representing AREP III DD Land Owner, LLC., a Text Amendment to the 136 Center CSD zone, located at approximately 13697 S. 200 W., Known as application 2024-0397-TA, Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.
(Application to be continued to a date uncertain)

1.i Public Hearing: Cherry Canyon Block Valve Conditional Use Permit Request (Administrative Item)

On the behalf of Alex Howard representing Enbridge Gas Utah and Steeplechase Homeowners Association, a Conditional Use Permit for installation of a new utility substation for Enbridge Gas on 3.39 acres located at approximately 13461 S. Highland Drive, Known as application 2025-0025-USE, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov. **(Application to be continued to a date uncertain)**

2. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **April 24, 2025**, 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 blue ink 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: Planning Commission

From: Jennifer Jastremsky, AICP

Date: 2025-04-24

Re: Action Item: Windsor Mill Townhomes Site Plan Approval Extension Request
(Administrative Action)

Comments:

On April 25, 2024, the Planning Commission granted approval of a site plan application for the Windsor Mill Townhomes, located at approximately 11450 South 820 West. The application number is 2023-0239-SP. Draper City Municipal Code (DCMC) Section 9-5-090(J) states the following regarding site plan extensions:

Expiration: Failure to obtain a land disturbance permit within one year of approval of any site plan shall void the prior site plan approval. Prior to the expiration of the one-year period, an applicant may submit a written request to the community development department for a site plan extension of up to six (6) months. Approval of this extension may only be granted by the zoning administrator or planning commission, whichever is the approval authority outlined in this section, provided the applicant can meet the requirements for extension under section 9-5-030 and demonstrate substantial action toward obtaining a land disturbance permit.

DCMC Section 9-5-030(J) sets the standards for extensions of time:

Extensions Of Time: Unless otherwise prohibited, upon written request and for good cause shown, any decision making body or official having authority to grant approval of an application may, without any notice or hearing, grant extensions of any time limit imposed by this title on such application, its approval, or the applicant, provided a written request for such extension has been received by the community development department prior to the date of expiration, or provided the city staff or planning commission has initiated an extension prior to the date of expiration. The total period of time granted by any such extension or extensions shall not exceed half the length of the original time period.

Since the 2024 approval, the applicant has been working to secure a buyer for the project, and is currently working to secure financing. All conditions of approval from the April 25, 2024 approval have been addressed. A copy of the staff report is provided for convenience. Also attached is the request letter from the applicant. The request letter was received on April 16, 2025, prior to the expiration.

If approved, the site plan approval will be valid through October 25, 2025.

Sample Motion for Approval – I move that we approve the site plan extension, as requested by David Jenkins, representing Olsen and Associates, application 2023-0239-SP, based on the finding below and the request by the applicant:

1. That the applicant has shown good cause to obtain an extension and that substantial action has occurred towards obtaining a land disturbance permit.

Sample Motion for Denial – I move that we deny site plan extension, as requested by David Jenkins, representing Olsen and Associates, application 2023-0239-SP, based on the finding below and the request by the applicant:

1. That the applicant has not shown good cause to obtain an extension and that substantial action has not occurred towards obtaining a land disturbance permit.

ATTACHMENTS:

[Windsor Mill Townhomes Site Plan Extension Request Letter.pdf](#)

ATTACHMENTS:

[Windsor Mill TH Site Staff Report -PC 4-25-24 Combined.pdf](#)

April 15, 2025

Jennifer Jastremsky, AICP
Community Development Director/Zoning Administrator
Community Development Department
1020 E Pioneer Road
Draper, Utah 84020

RE: Windsor Mill Site Plan Approval

Dear Jennifer,

As the authorized agent and applicant for the Windsor Mills Townhome Project located at 820 West 11400 S, I would like to request a 6-month site plan extension under Section 9-5-030 of the Draper City Development Code. We understand that the expiration date of the site plan approval is on April 25, 2025. The reason for the extension request is to allow the developer and property owner, Jeri Olsen Trust, to be able to finish the approval for financing of the project. The developer has been substantially working on the project by first trying to find another developer to come in and buy the property and provide the improvements to the site per the approved plans. This has taken some time to work with several potential buyers.

The owner has now decided to continue as the developer and builder and is working toward financing with a bank and are in the stages of working out the final details. They have also engaged a subcontractor to provide the earthwork and underground utilities. They are ready to move forward with obtaining the Land Disturbance Permit as soon as they get final approvals with the bank.

Please consider this as a written request to the Community Development Department for a site plan and final plat extension for an additional 6 months. Let me know if there are any issues or concerns.

Thank you for your consideration.

Sincerely,



David A Jenkins PE SE
Principal



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 8, 2024

To: Draper City Planning Commission
Business Date: April 25, 2024

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Community Development Director / Zoning
Administrator
Planning Division
Community Development Department
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: Windsor Mill Townhomes - Site Plan Request

Application No.: 2023-0239-SP

Applicant: David Jenkins, representing Olsen and Associates

Project Location: 11450 South 820 West

Current Zoning: RM2 (Residential Multi-family, up to 12 dwelling units per acre)
Zone

Acreage: 3.77 Acres (Approximately 164,221 ft²)

Request: Request for approval of a Site Plan in the RM2 zone regarding the
development of 30 townhomes.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 3.77 acres located on the west side of 820 West, at approximately 11450 South 820 West (Exhibit B & C). The property is currently zoned RM2. The applicant is requesting that a Site Plan be approved to allow for the development of the currently vacant site with 30 townhomes.

This development has been approved twice before by the Planning Commission, once on February 21, 2019 and on December 17, 2020. The applicant failed to obtain a Land Disturbance Permit before the applications expired due to health reasons. Both former applications were for the same townhome layout being proposed with this application, but also included an office building to the east of the townhomes. The current applicant is now requesting to phase the project and obtain approval for the office building at a later date.



The applicant is also proposing to subdivide the property so that the townhomes and the office phase are on two separate lots. The individual townhome units will be plated for individual ownership. The Zoning Administrator will be the approval authority for the plat.

The applicant previously had applied for a deviation to building material standards with this site plan application. That application has been withdrawn and the applicant is complying with code.

ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|---|----------------|
| Existing Land Use | Residential Medium High Density | Exhibit D |
| Current Zoning | RM2 | Exhibit E |
| Proposed Use | Residential Townhomes | |
| Adjacent Zoning | | |
| East | CN (Neighborhood Commercial) | |
| West | A5 (Agricultural) RA2 (Residential Agricultural, 20,000 sq. ft. lot minimums) | |
| North | RA2 | |
| South | RA2, R3 (Single Family Residential, 13,000 sq. ft. lot minimums) | |

The Residential Medium High Density land use designation is characterized as follows:

Residential Medium-High Density

| LAND USE DESCRIPTION | | | |
|--|---|--|---|
| CHARACTERISTICS | <ul style="list-style-type: none"> Abundant landscaping Uniform design standards which also allow architectural variation between units Architectural variation between units and/or buildings, designed to look like houses, not boxes Adequate off-street parking Avoid walls and fences, except for screening and buffering with neighboring developments | | |
| LAND USE MIX | <table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing </td> <td> Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space </td> </tr> </table> | Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing | Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space |
| Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing | Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space | | |
| DENSITY | <ul style="list-style-type: none"> Density range: 4-8 dwelling units per acre | | |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> Single-family Residential (R4) Single-family Residential (R5) Master Planned Community (MPC) Multiple-family Residential (RM1) | | |
| OTHER CRITERIA | <ul style="list-style-type: none"> The Master Planned Community may be utilized The developer must demonstrate that the project provides a quality living environment | | |

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RM2 zone is to *“permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”*

Site Plan Layout. The Windsor Mill Townhomes will be accessed exclusively from Windsor Mill Drive (Exhibit F). The project will consist of nine duplexes and four triplexes, for a total of 30 units. Each unit will front onto a 42-foot private right-of-way, consisting of 29-feet of drivable surface with a six-foot sidewalk on each side to aid pedestrian movement and safety. The driveway for each unit will meet or exceed 20-feet in length, which is the minimum requirement for a multi-family development. The shared driveway configuration will provide ample opportunity for residents and visitors to park off-street. In addition, there will be eight dedicated visitor parking stalls. The interior of the residential portion of the site contains an existing wetland area that will remain undisturbed.

Table 2 Site Plan Design Requirements

| Standard | DCMC Requirements | Proposal | Notes |
|-----------------|-------------------------------------|-------------------------------------|-------|
| Sidewalks | Located on both sides of the street | Located on both sides of the street | |
| Street Frontage | 26-foot drivable surface | 29-foot drivable surface | |

| | | | |
|-------------------------------|-------------------|------------|--|
| Number of Access Points | 1 minimum | 1 provided | |
| Driveway Depth | 20-feet minimum | 20-feet | |
| Setback- | | | |
| Front | 5-feet to 20-feet | 7-feet | |
| Rear | 10-feet minimum | 10-feet | |
| Side (between buildings) | 15-feet minimum | 21-feet | |
| Side (exterior boundary line) | 10-feet minimum | 10-feet | |

Landscaping and Lot Coverage. For a multi-family project the minimum landscaping amount required is 30%. The landscape plan shows that this minimum has been satisfied with 38% landscaping and open space (Exhibit G). The planting plan shows ample numbers of trees in a wide variety within landscaped areas. Numerous shrubs, ornamental grasses and perennials will fill in throughout the site, especially near the buildings' foundations.

Since the original approvals the City has updated the landscape code to be water wise. As part of that, only 20% of the site may be in sod or lawn. The applicant has modified the plans to comply with this standard and the development contains 19.3% sod.

The wetland area will remain untouched, but the developer will seed field grasses and wild flowers around the perimeter of the wetland area for a natural looking transition.

DCMC Section 9-32-030(F)(1) states that multi-family projects shall include at least one amenity per 50 units, and then provides a list of eight amenities from which to choose. The applicant has chosen to provide a natural open space area with benches and viewing areas. The landscape plan shows a pedestrian walkway improved with pavers lining the north side of the wetland area. The walkway will access two cantilevered observation decks that will contain a sitting bench under a pergola.

Table 3 Landscaping Design Requirements

| Standard | DCMC Requirements | Proposal | Notes |
|------------------------------|-------------------------------|---------------------------------------|-------|
| Lot Coverage | | | |
| Overall Landscaping Coverage | 30% | 38% | |
| Water Wise Landscaping | 20% sod maximum | 19.3% sod | |
| Street Trees | From approved tree list | From approved tree list | |
| Amenities | One amenity from list in code | Natural open space with view area and | |

| | | | |
|--|--|---------|--|
| | | seating | |
|--|--|---------|--|

Parking. According to Table 9-25-1 of the DCMC, each multi-family dwelling unit requires two parking spaces per unit and one visitor parking stall for every four units. As such, the proposed development, which contains 30 units, requires 60 off-street parking stalls and eight visitor parking stalls. This requirement is satisfied, with two garage stalls provided per unit, and eight visitor parking stalls located throughout the site. In addition, the site contains at least two driveway stalls per unit. (Exhibit F)

Table 4 Parking Lot Design Requirements

| Standard | DCMC Requirements | Proposal | Notes |
|------------------|----------------------|----------|-------|
| Parking Required | | | |
| Townhomes | 60 (2 per unit) | 60 | |
| Guest Stalls | 8 (1 per four units) | 8 | |

Architecture. The elevation drawings show that each of the townhome units will have four-sided architecture consisting of 100% primary materials (Exhibit H). The materials will be fiber cement board and brick, both of which are considered primary. The design of all buildings show numerous variations in the surface plane, distinguished treatment of windows and doors, and no undisturbed rooflines longer than 50-feet. The height limitation in the RM1 zones is 35-feet. The elevation plans show that no building in the development will exceed that limit, as measured from average finished grade to midpoint of highest roof. All the buildings on site are two stories in height.

The building design standards for multi-family developments require the townhomes to contain at least 50% brick, stone, or synthetic stone on all sides of the structure, per DCMC Section 9-32-030(B)(3). The buildings contain 52% to 68% brick and are in full compliance with this requirement.

Table 5 Architectural Design Requirements

| Standard | DCMC Requirements | Proposal | Notes |
|-------------------------|--------------------|----------|-------|
| Building Height | | | |
| Main Building | 35-feet | 27-feet | |
| Percentage of Materials | | | |
| North | 50% Brick or Stone | 68% | |
| South | 50% Brick or Stone | 57% | |
| East | 50% Brick or Stone | 59% | |
| West | 50% Brick or Stone | 52% | |

Lighting. The development will have light poles along the street, bollards along the open space and comply with the minimum foot candle levels. The foot candle levels at the

2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical report submitted as a part of the Site Plan. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan submission. 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 finds that the application complies with the DCMC and recommends that the Planning Commission approve the request based on the findings listed below and the 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.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site.
3. That as a safety measure, the developer installs a 48" closed-face fence on top of the retaining wall that separates the future office building from the townhomes.
4. That approval of the site plan does not constitute approval of any signage. Any and all signage shall be required to receive separate sign permit approval.
5. Adjust the lighting plan to reflect maximum light pole height of 14-feet, per DCMC Section 9-32-030(D)(7) standards.
6. Per DCMC Section 9-5-090(J) the site plan shall become null and void in 1 year if a land disturbance permit is not issued. A one item 6-month extension to this expiration date can be requested prior to expiration of the site plan.

The findings for approval as are follows:

1. The entire site shall be developed at one time unless a phased development plan is approved. This project includes a phase 2 for an office building.
2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

MODEL MOTIONS

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by David Jenkins, representing Olsen and Associates for Windsor Mill Townhomes, application 2023-0239-SP, based on the findings and subject to the conditions listed in the Staff Report dated February 12. 2024.

Sample Motion for Modified Approval– I move that we approve the Site Plan, as requested by David Jenkins, representing Olsen and Associates for Windsor Mill Townhomes, application 2023-0239-SP, based on the findings and subject to the conditions listed in the Staff Report dated February 12. 2024 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

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.

Draper City Public Works Department

Draper City Planning Division

Draper City Building Division

Draper City Legal Counsel

Draper City Fire Division



EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. The plans conform to DCMC.

Engineering and Public Works Divisions Review.

1. Stormwater Maintenance Plan and Agreement are required for every private storm drainage system, per DCMC 16-2-170. The maintenance agreement is a condition of approval; return an original executed copy to the city to execute and the city will record it and returned a copy to the owner. Executed original agreement (not recorded) submitted to the city is required prior to the issuance of the Land Disturbance Permit for construction of the site.
2. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. Informational comment. No additional action required prior to site plan / subdivision approval.
3. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. No additional action required prior to site plan / subdivision approval.
4. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. No additional action required prior to site plan / subdivision approval.
5. Draper City utility and right-of-way easement is required to be vacated by city ordinance and cannot be vacated by plat amendment.
6. Plans call for four inch master meter. Construction documents shall indicate six-inch (or eight-inch depending on fire marshal required fire flow requirement) fire meter with four-inch bypass meter.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed

and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. (Fire Department access shall be, maintained at all times throughout the entire project.)

- D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

2. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.

- Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.

3. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.

4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
7. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.

EXHIBIT B VICINITY MAP

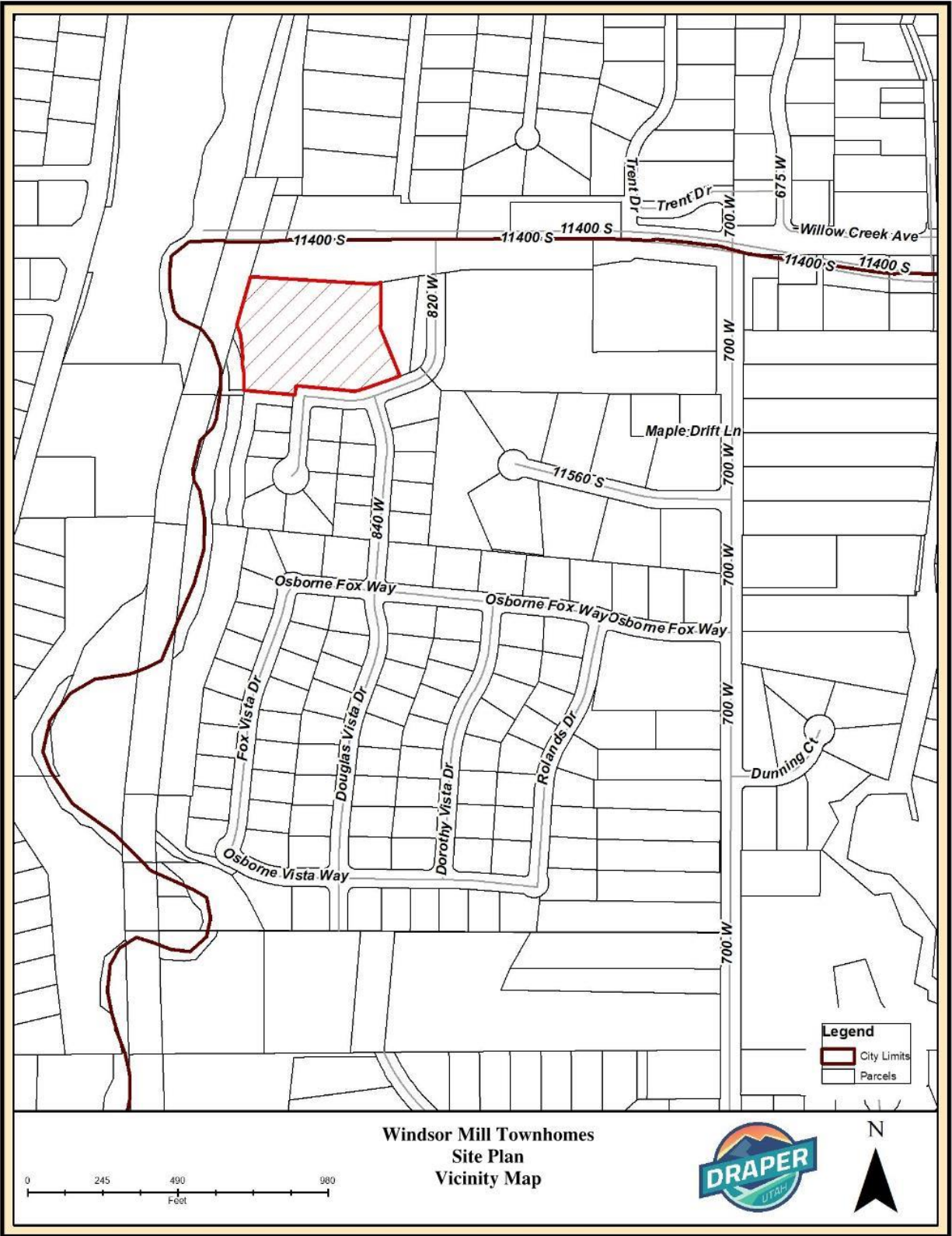


EXHIBIT C
AERIAL MAP

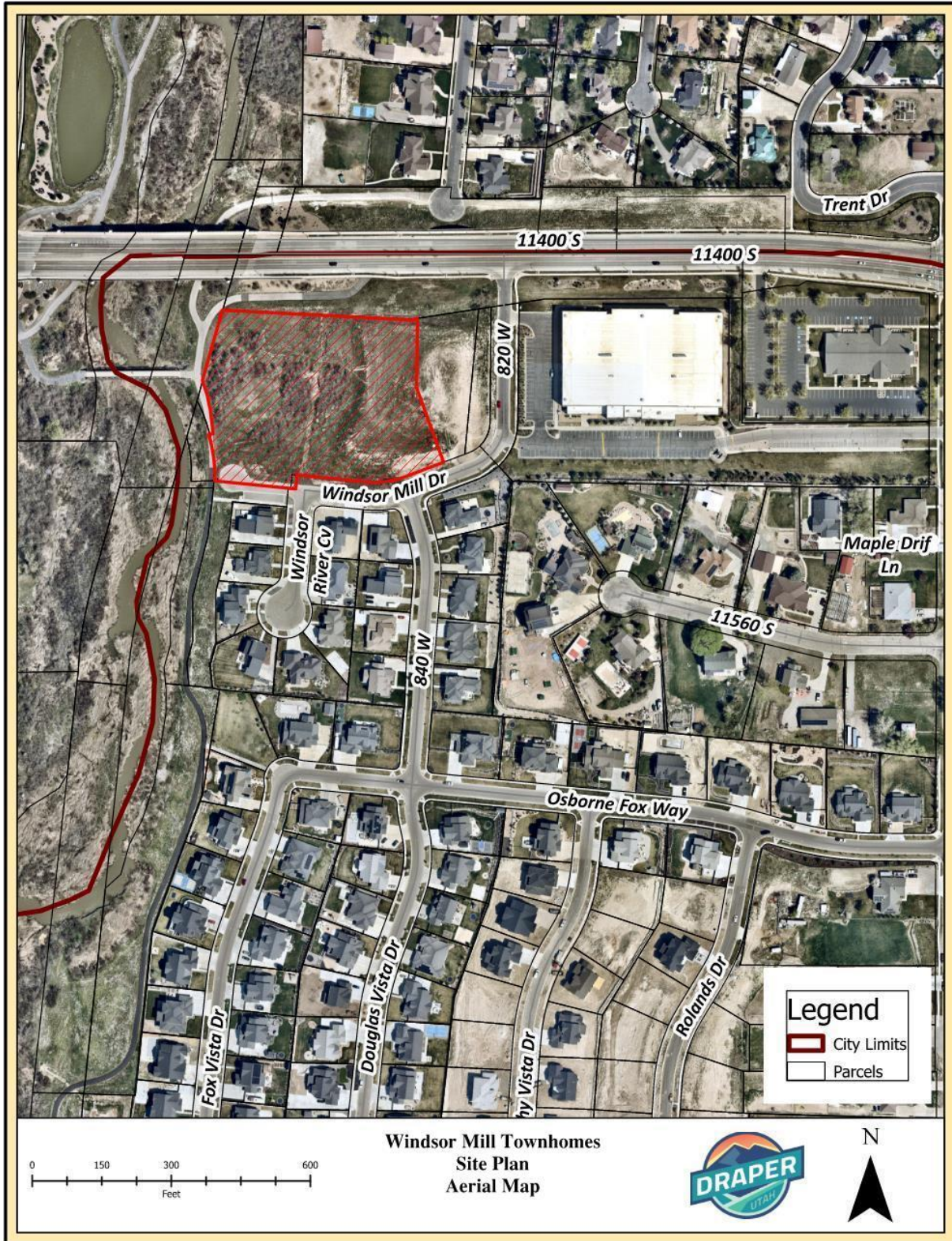


EXHIBIT D LAND USE MAP

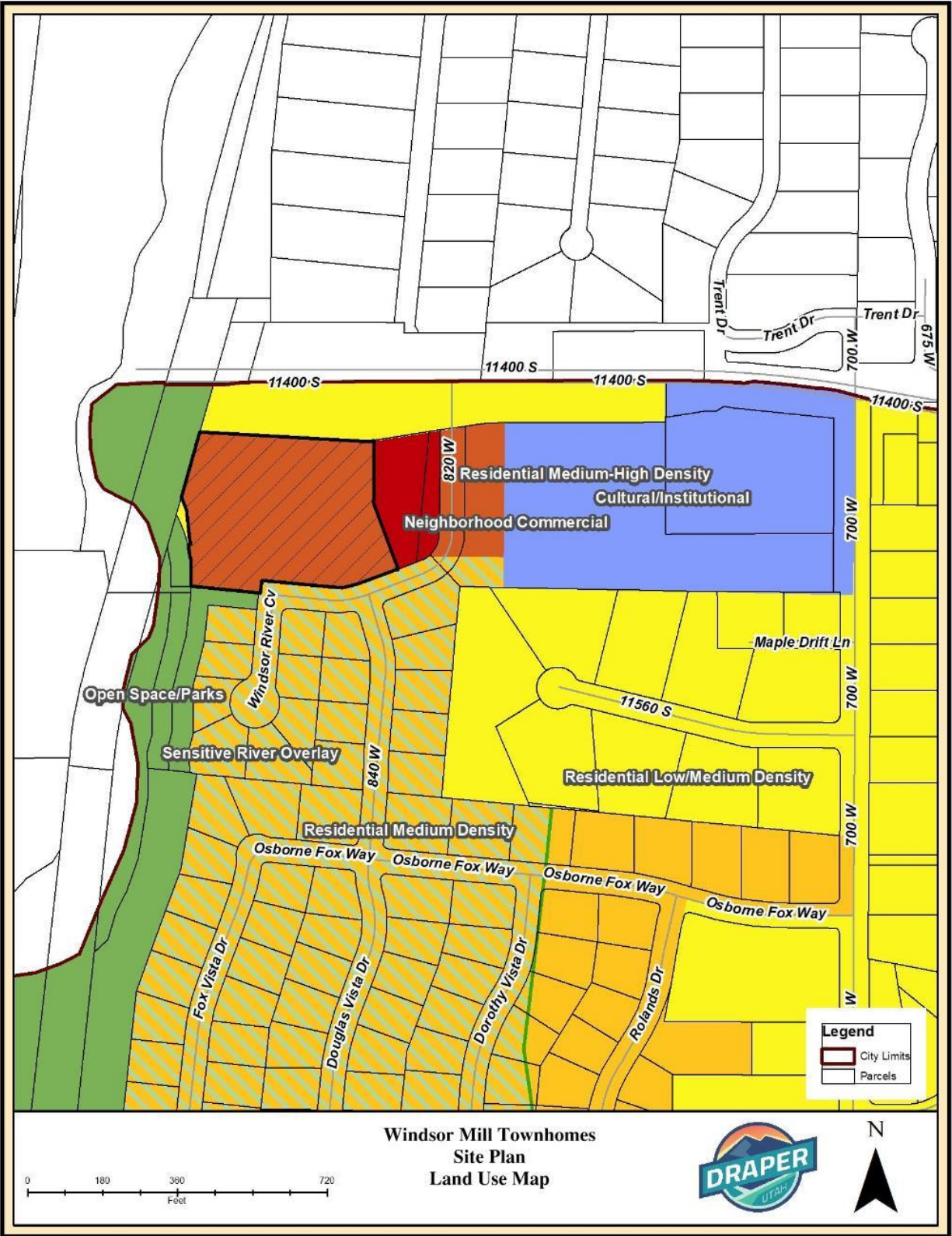
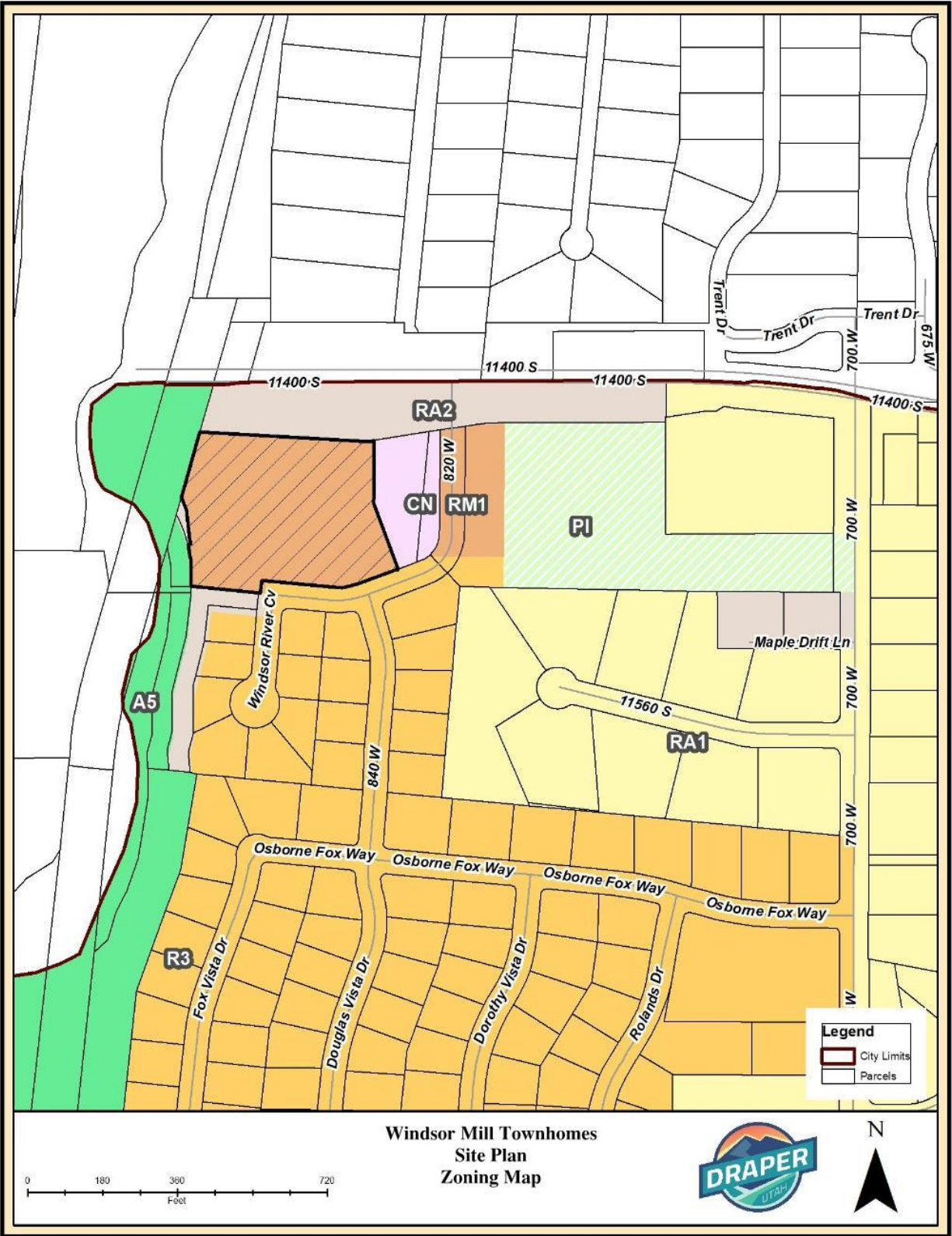


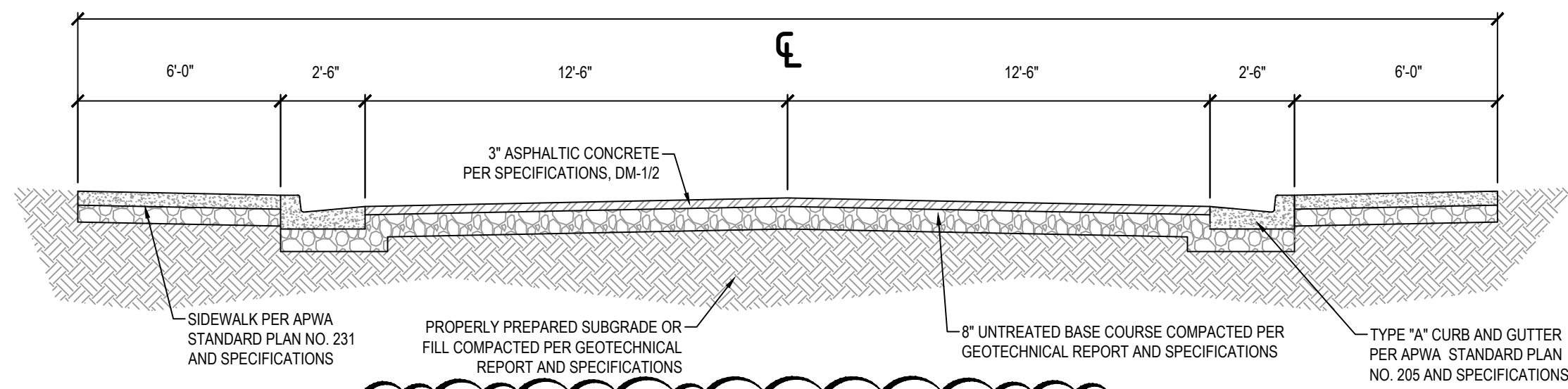
EXHIBIT E ZONING MAP



**EXHIBIT F
SITE PLAN**

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
EAST QUARTER CORNER
SECTION 23, T3S, R1W
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
ELEVATION = 4401.32



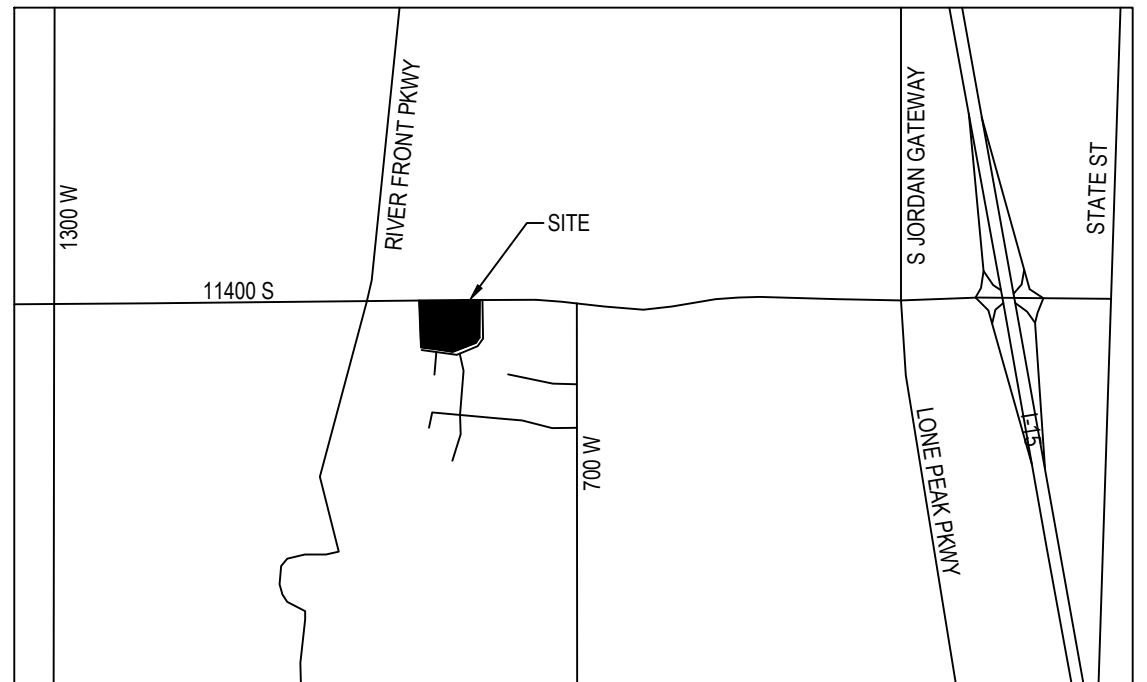
1 PRIVATE ROAD CROSS SECTION
SCALE: NONE

PORCH LEGEND

- PROPOSED COVERED PORCH
- PROPOSED COVERED PORCH (ELEVATED)
- PROPOSED UNCOVERED PORCH

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL HYDRANTS AND A FORM OF ACCEPTABLE TEMPORARY FIRE DEPARTMENT ACCESS TO THE SITE SHALL BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF AT ANY TIME DURING THE BUILDING PHASE ANY OF THE HYDRANTS OR TEMPORARY FIRE DEPARTMENT ACCESS BECOMES NON-COMPLIANT, ANY AND ALL PERMITS COULD BE REVOKED.
- NO COMBUSTIBLE CONSTRUCTION SHALL BE ALLOWED PRIOR TO HYDRANT INSTALLATION AND TESTING BY WATER PURVEYOR. ALL HYDRANTS MUST BE OPERATIONAL PRIOR TO ANY COMBUSTIBLE ELEMENTS BEING RECEIVED OR DELIVERED ON BUILDING SITE.
- NO COMBUSTIBLE CONSTRUCTION SHALL BE ALLOWED PRIOR TO HYDRANT INSTALLATION AND TESTING BY WATER PURVEYOR. ALL HYDRANTS MUST BE OPERATIONAL PRIOR TO ANY COMBUSTIBLE ELEMENTS BEING RECEIVED OR DELIVERED ON BUILDING SITE.
- STREET SIGNS ARE REQUIRED AND ARE TO BE POSTED AND LEGIBLE PRIOR TO BUILDING PERMITS BEING ISSUED. ALL LOTS TO HAVE LOT NUMBER AND ADDRESS POSTED AND LEGIBLE.



VICINITY MAP
(NOT TO SCALE)

FIRE NOTES

- D103.6 SIGNS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING - FIRE LANE SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2.
- HYDRANTS AND SITE ACCESS: ALL HYDRANTS AND A FORM OF ACCEPTABLE TEMPORARY FIRE DEPARTMENT ACCESS TO THE SITE SHALL BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF AT ANY TIME DURING THE BUILDING PHASE ANY OF THE HYDRANTS OR TEMPORARY FIRE DEPARTMENT ACCESS BECOMES NON-COMPLIANT, ANY AND ALL PERMITS COULD BE REVOKED.
- NO COMBUSTIBLE CONSTRUCTION SHALL BE ALLOWED PRIOR TO HYDRANT INSTALLATION AND TESTING BY WATER PURVEYOR. ALL HYDRANTS MUST BE OPERATIONAL PRIOR TO ANY COMBUSTIBLE ELEMENTS BEING RECEIVED OR DELIVERED ON BUILDING SITE.
- VISIBLE ADDRESSING REQUIRED: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- STREET SIGNS REQUIRED AND ARE TO BE POSTED AND LEGIBLE PRIOR TO BUILDING PERMITS BEING ISSUED. ALL LOTS TO HAVE LOT NUMBER OR ADDRESS POSTED AND LEGIBLE.

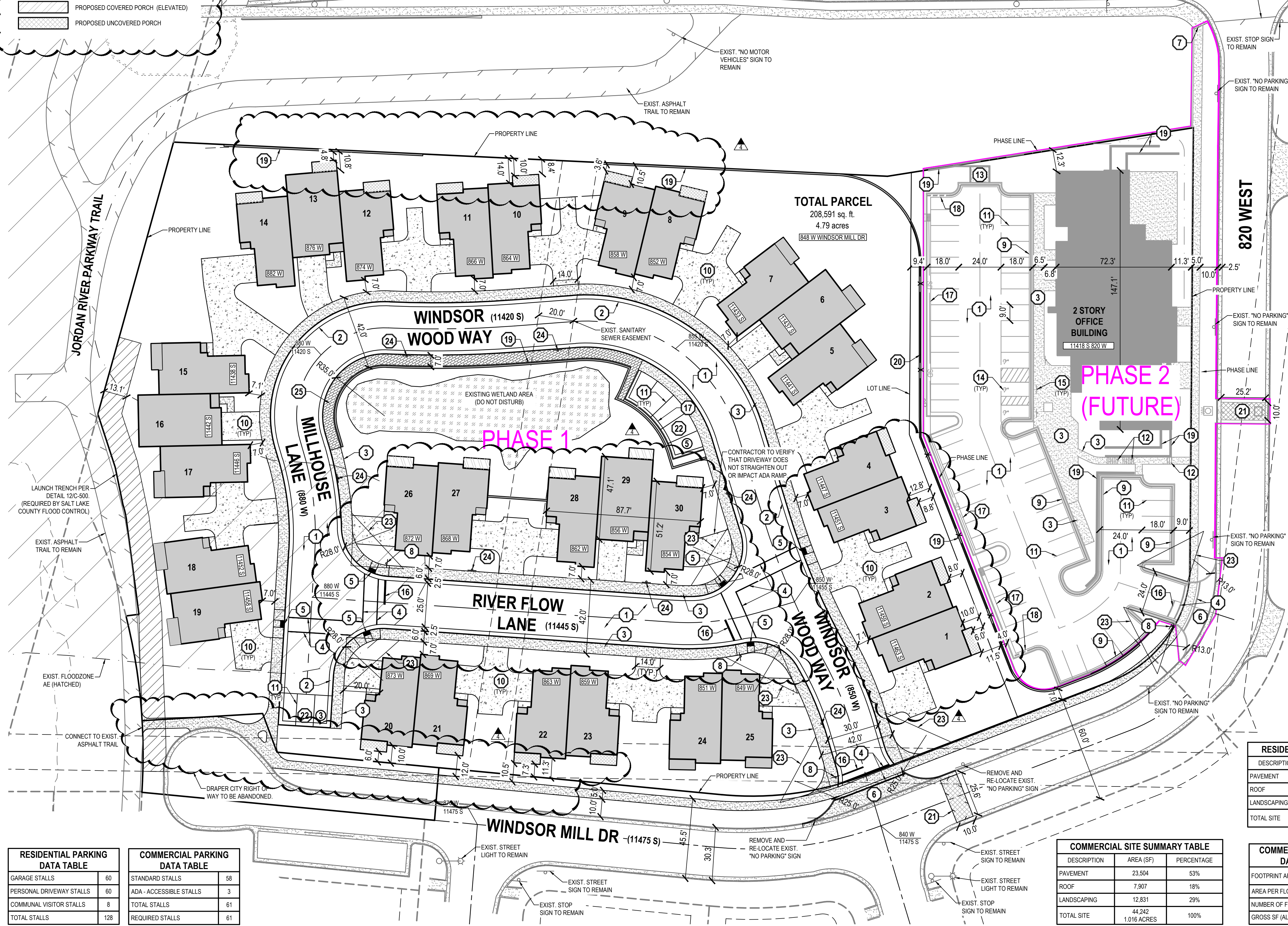
ENGINEERING NOTES

- A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ACTIVITIES ON SITE. PERMIT IS OBTAINED THROUGH THE ENGINEERING DEPARTMENT.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT OBTAINED THROUGH THE ENGINEERING DIVISION.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 5/C-500.
- 30" TYPE "T" CURB AND GUTTER PER DRAPER CITY STANDARD PLAN ST-10.
- CONCRETE SIDEWALK PER DRAPER CITY STANDARD PLAN ST-12.
- WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
- HANDICAP ACCESS RAMP W/ DETECTABLE WARNING SURFACE PER DRAPER CITY PLANS ST-04 AND ST-05.
- COMMERCIAL DRIVE APPROACH PER DRAPER CITY STANDARD PLAN ST-07, ST-08, ST-09.
- CONNECT TO EXISTING SIDEWALK
- STOP SIGN PER M.U.T.C.D. STANDARDS
- 30" REVERSE PAN CURB AND GUTTER PER DETAIL 6/C-500.
- CONCRETE PAVEMENT: 6" THICK CONCRETE W/ 6" UNTREATED BASE AND PROPERLY PREPARED SUB-BASE PER DETAIL 7/C-500.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- CONCRETE STAIRS PER DETAIL 8/C-500.
- DUMPSTER PER DETAILS 9, 10, 11 AND 14/C-500.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 30" CONCRETE STANDARD CURB AND GUTTER PER DRAPER CITY STANDARD PLAN ST-10.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- INSTALL 6" HIGH SOLID DIVIDER ON TOP OF RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION. CONTRACTOR TO VERIFY AND MATCH EXISTING PAVEMENT SECTION. RESTORATION OF ASPHALT CONCRETE IN TRENCH PER DRAPER CITY STANDARD DETAIL ST-15.
- VISITOR PARKING AREA FOR RESIDENTIAL DEVELOPMENT.
- 30-FOOT SIGHT TRIANGLE.
- "NO PARKING - FIRE LANE" SIGN WITH RED LETTERS ON A WHITE REFLECTIVE BACKGROUND COMPLYING WITH FIGURE D103.6 PER DETAIL 16/C-500. COORDINATE WITH FIRE CODE OFFICIAL.
- BRICK PAVERS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



TOTAL PARCEL
208,591 sq. ft.
4.79 acres
(848 W WINDSOR MILL DR)

PHASE 2 (FUTURE)

820 WEST

RESIDENTIAL PARKING DATA TABLE

| | |
|--------------------------|-----|
| GARAGE STALLS | 60 |
| PERSONAL DRIVEWAY STALLS | 60 |
| COMMUNAL VISITOR STALLS | 8 |
| TOTAL STALLS | 128 |

COMMERCIAL PARKING DATA TABLE

| | |
|-------------------------|----|
| STANDARD STALLS | 58 |
| ADA - ACCESSIBLE STALLS | 3 |
| TOTAL STALLS | 61 |
| REQUIRED STALLS | 61 |

COMMERCIAL SITE SUMMARY TABLE

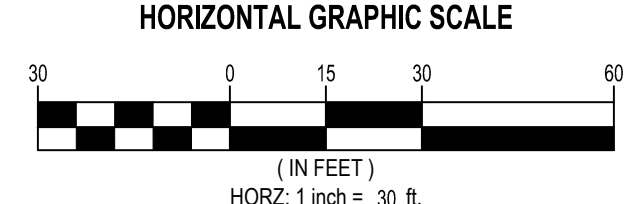
| DESCRIPTION | AREA (SF) | PERCENTAGE |
|-------------|-------------|------------|
| PAVEMENT | 23,504 | 53% |
| ROOF | 7,907 | 18% |
| LANDSCAPING | 12,831 | 29% |
| TOTAL SITE | 44,242 | 100% |
| | 1.016 ACRES | |

RESIDENTIAL SITE SUMMARY TABLE

| DESCRIPTION | AREA (SF) | PERCENTAGE |
|-------------|-------------|------------|
| PAVEMENT | 58,676 | 36% |
| ROOF | 42,110 | 26% |
| LANDSCAPING | 6,352 | 38% |
| TOTAL SITE | 164,348 | 100% |
| | 3.773 ACRES | |

COMMERCIAL BUILDING DATA TABLE

| | |
|-----------------------|-----------|
| FOOTPRINT AREA | 7,907 SF |
| AREA PER FLOOR | 7,907 SF |
| NUMBER OF FLOORS | 2 |
| GROSS SF (ALL FLOORS) | 15,814 SF |



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WINDSOR MILL TOWNHOMES
11450 SOUTH 820 WEST
DRAPER UTAH

PROJECT NO. 17055
DATE: 12 December 2023
REVISIONS:

| NO. | DATE | REVISION | BY |
|-----|----------|----------------|-----|
| 1 | 06/25/19 | RFL/RS | TJM |
| 2 | 06/25/19 | RFL/RS | TJM |
| 3 | 11/02/20 | CITY REVISIONS | TJM |
| 4 | 11/02/23 | CITY REVISIONS | MM |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

SHEET TITLE: **SITE PLAN**
SHEET NUMBER: **C-100**
CIVIL

FOR REVIEW

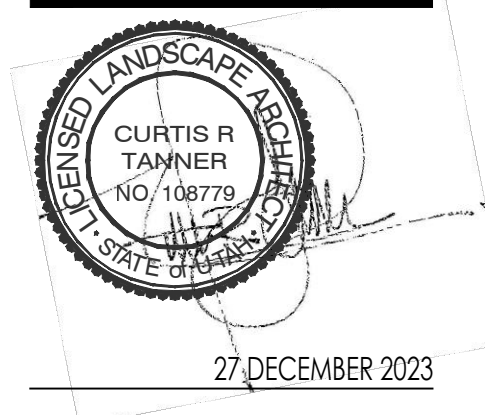
**EXHIBIT G
LANDSCAPE PLAN**



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27 DECEMBER 2023

WINDSOR MILL TOWNHOMES
11 450 SOUTH 820 WEST
DRAPER UTAH

PROJECT NO. 23090
DATE: 27 DECEMBER 2023

REVISIONS:

SHEET TITLE:
PHASE 1 PLANTING
PLAN

SHEET NUMBER:

L111
LANDSCAPE

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES, ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES.
- PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- CONTRACTOR IS TO PREPARE SOIL IN ALL PLANTING AREAS BY SCARIFYING THE SOIL TO A DEPTH OF 6-INCHES OR GREATER.
- AFTER SCARIFYING THE EXISTING SOIL AND PRIOR TO PLANTING THE CONTRACTOR IS TO PROVIDE TO THE LANDSCAPE ARCHITECT A LABORATORY ANALYSIS OF THE SITE SOILS COMPOSITION WITH DETAILS INCLUDED REGARDING THE TYPE, QUANTITY AND RATE OF SOIL AMENDMENTS TO BE ADDED TO EACH PLANTING AREA WITH RESPECT TO THE NUTRIENT NEEDS OF THE SPECIFIED PLANTS INDICATED ON THE PLANTING PLAN.
- CONTRACTOR TO PROVIDE AND INSTALL ALL SOIL AMENDMENTS AS INDICATED BY THE LABORATORY ANALYSIS PRIOR TO ANY PLANTING BEING COMPLETED.
- CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SCARIFYING THE EXISTING SOIL HAS BEEN COMPLETED AND PRIOR TO ADDING SOIL AMENDMENTS FOR OBSERVATION OF THE EXISTING SCARIFIED SOILS.
- CONTRACTOR TO PROVIDE ADDITIONAL IMPORTED TOPSOIL AS REQUIRED TO HAVE A MINIMUM OF 12-INCHES OF TOPSOIL IN ALL SHRUB PLANTING AREAS AND 4-INCHES OF TOPSOIL IN ALL LAWN/TURF AREAS. ALL IMPORTED TOPSOIL TO BE TESTED AND AMENDED AS REQUIRED IN NOTES 2 AND 3 ABOVE.

KEYED NOTES

- DRAPER CITY TRAIL EASEMENT
- 20' SEWER EASEMENT
- EXISTING TRAIL HEAD PARKING
- PEDESTRIAN ACCESS TO TRAIL
- GUEST PARKING
- FIRE HYDRANT, TYPICAL OF (2), SEE CIVIL
- RETAINING WALL, TYPICAL
- DECK
- WATER METER AND VAULT, SEE CIVIL
- CONCRETE PLANTER EDGE, TYPICAL
- CONCRETE PAD FOR IRRIGATION BACKFLOW PREVENTER
- INSTALL 42" HIGH GUARDRAIL AT RETAINING WALL ALONG WEST PROPERTY LINE OF COMMERCIAL PROPERTY. GUARD RAIL TO EXTEND ALONG WALL WHERE WALL HEIGHT EXCEEDS 30". WALL HEIGHTS LESS THAN 30" NEED NO GUARDRAIL. SEE DETAIL 9/L1115.
- CLEAR SIGHT TRIANGLE



BENCH AT DECK, TYPICAL OF (2), SEE DETAIL 8/L1115
DECK AND PERGOLA, TYPICAL OF (2), SEE DETAIL 1/L1116

PAVERS AT WALKWAY
WINDSOR WOOD WAY

2018 DELINEATED WETLANDS

RIVER FLOW LANE

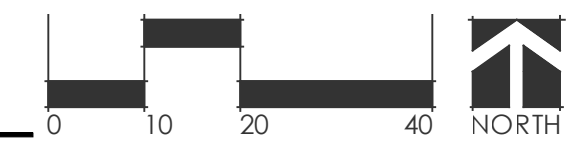
WINDSOR WOOD WAY

MILLHOUSE LANE

WINDSOR MILL DRIVE

PHASE 1 PLANTING PLAN

SEE SHEET L112 FOR
PLANT SCHEDULE





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PLANT SCHEDULE - PHASE 1 EXCLUDING STREET TREES AT PARK STRIP OF 820 WEST STREET AND WINDSOR MILL DRIVE, SEE SHEET L114

Table with columns: KEY, SYM, QTY, BOTANICAL NAME, COMMON NAME, SIZE, COND., REMARKS. Includes sections for TREES, SHRUBS, ORNAMENTAL GRASSES, and PERENNIALS.

NOTE: ALL SHRUBS AND PLANT SPECIES ACCOUNT FOR LESS THAN 20% OF THE TOTAL COVERAGE AREA OF ALL PLANTS AND SHRUBS

LANDSCAPE HATCH LEGEND - PHASES 1 AND 2

Table with columns: SYMBOL, DESCRIPTION, QTY. Includes entries for TURF (SOD), ROCK MULCH, and FIELD GRASSES AND WILDFLOWERS.

WINDSOR MILL TOWNHOMES
11450 SOUTH 820 WEST
DRAPER UTAH

PROJECT NO. 23090
DATE: 27 DECEMBER 2023

REVISIONS:

SHEET TITLE:
PHASE 1
PLANT SCHEDULE

SHEET NUMBER:

L112
LANDSCAPE

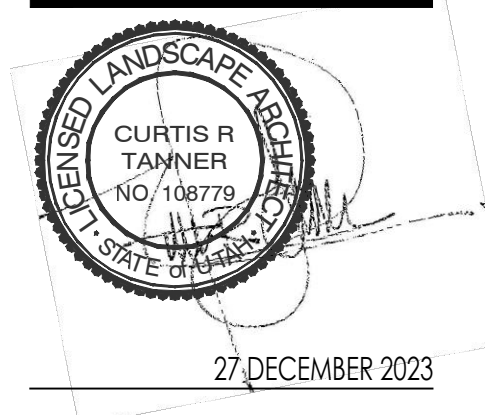


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WINDSOR MILL TOWNHOMES
11450 SOUTH 820 WEST
DRAPER UTAH

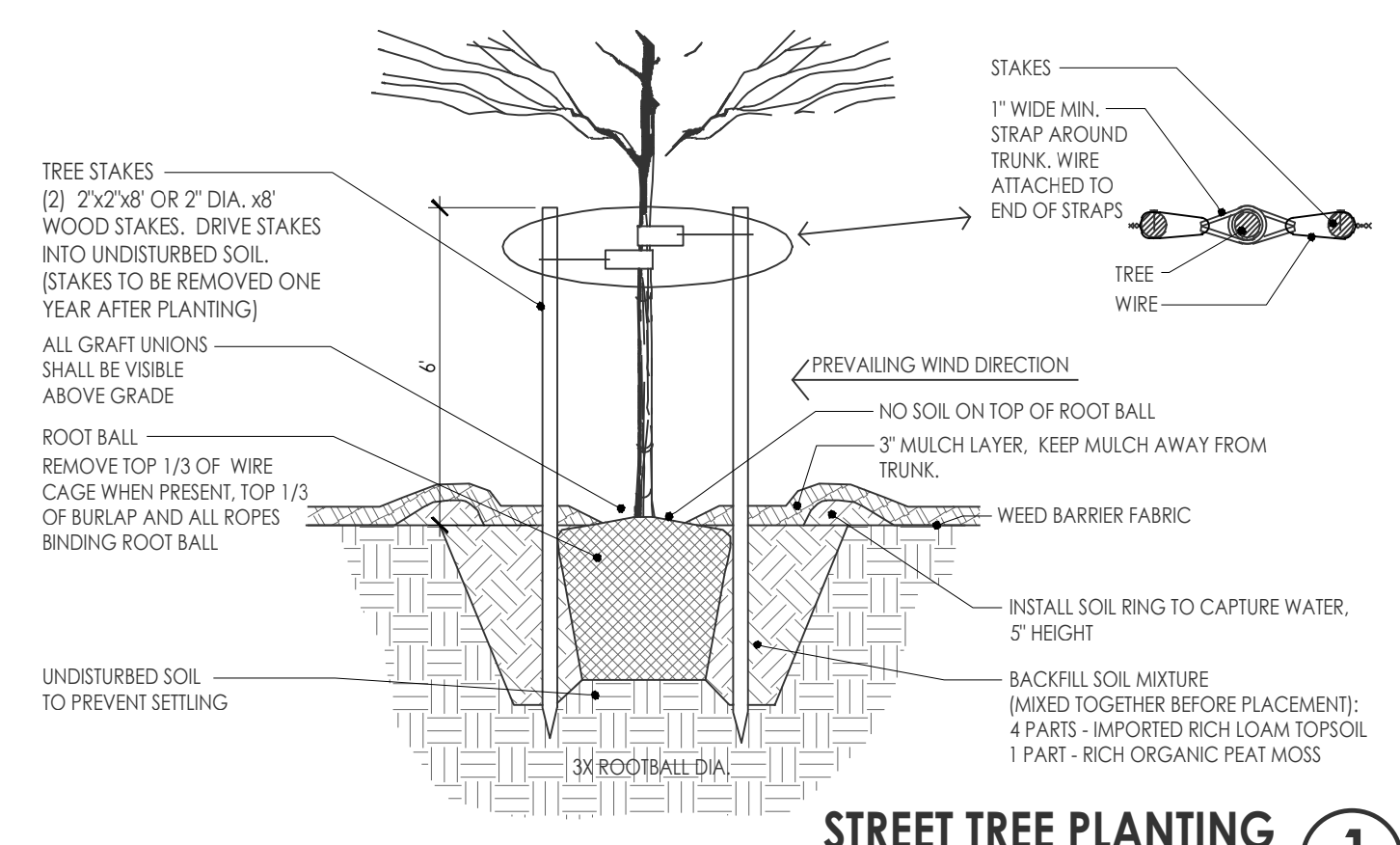
PROJECT NO. 23090
DATE: 27 DECEMBER 2023

REVISIONS:

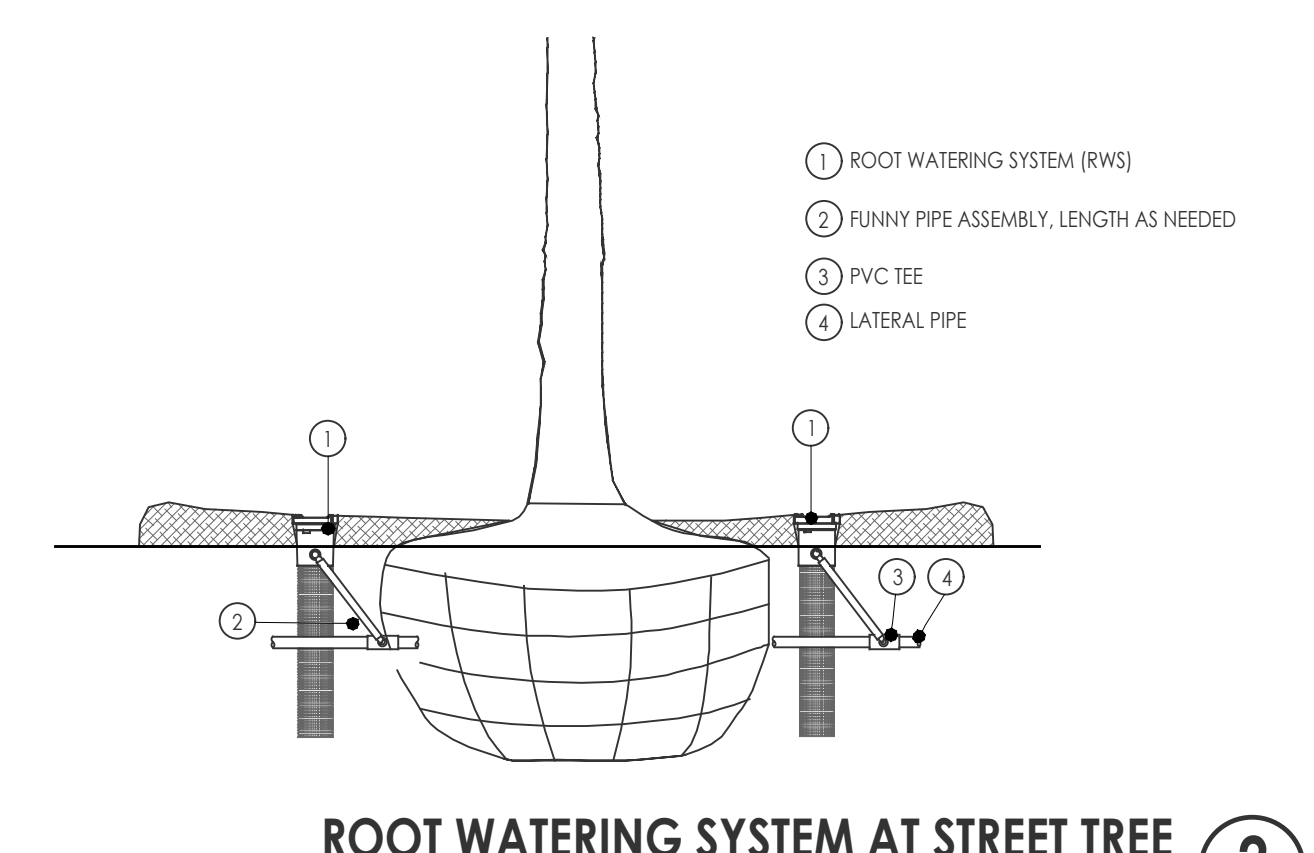
SHEET TITLE:
STREET TREE/PARK STRIP
PLANTING PLAN

SHEET NUMBER:

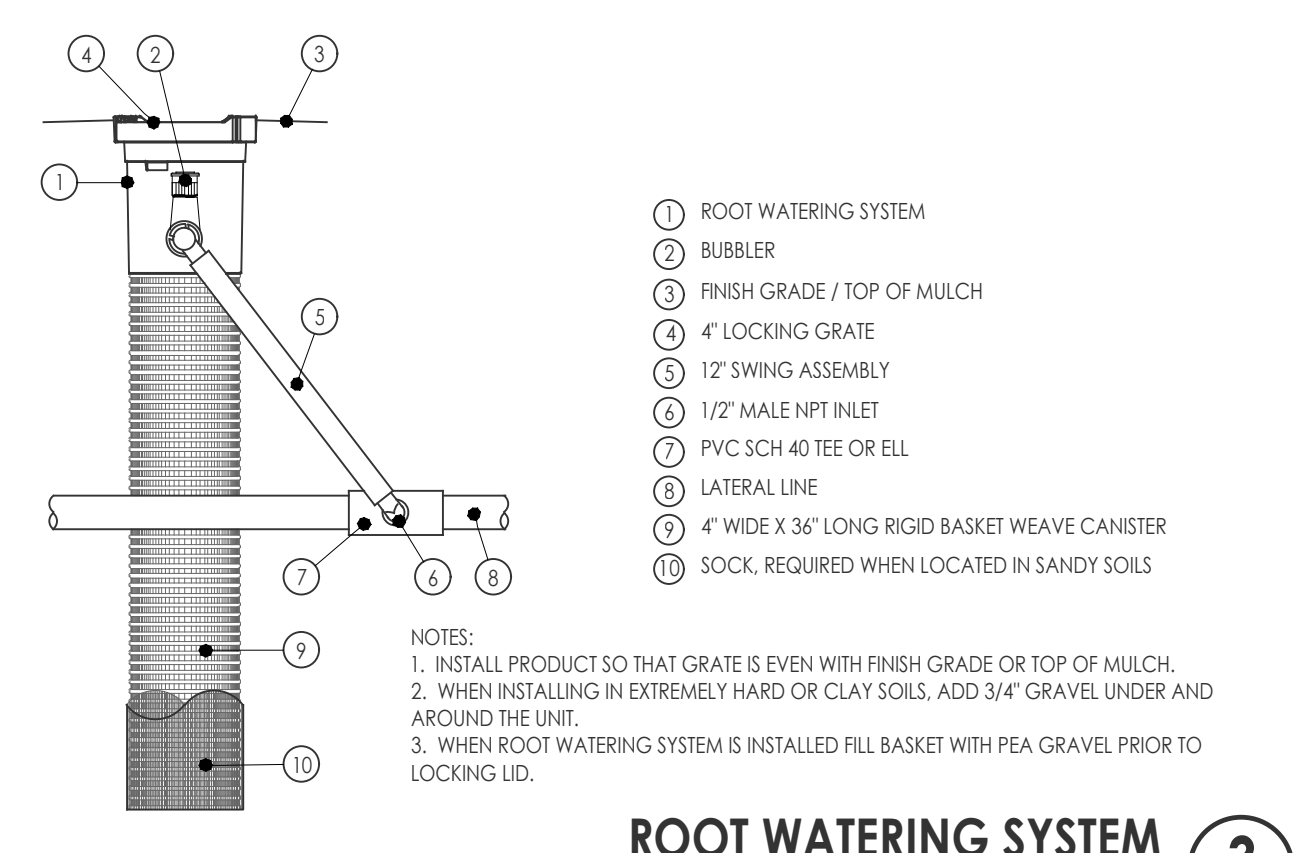
L114
LANDSCAPE



STREET TREE PLANTING 1



ROOT WATERING SYSTEM AT STREET TREE 2



ROOT WATERING SYSTEM 3

NOTES:
1. INSTALL PRODUCT SO THAT GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
2. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT.
3. WHEN ROOT WATERING SYSTEM IS INSTALLED FILL BASKET WITH PEA GRAVEL PRIOR TO LOCKING LID.

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES.
- PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- CONTRACTOR IS TO PREPARE SOIL IN ALL PLANTING AREAS BY SCARIFYING THE SOIL TO A DEPTH OF 6-INCHES OR GREATER.
- AFTER SCARIFYING THE EXISTING SOIL AND PRIOR TO PLANTING THE CONTRACTOR IS TO PROVIDE TO THE LANDSCAPE ARCHITECT A LABORATORY ANALYSIS OF THE SITE SOILS COMPOSITION WITH DETAILS INCLUDED REGARDING THE TYPE, QUANTITY AND RATE OF SOIL AMENDMENTS TO BE ADDED TO EACH PLANTING AREA WITH RESPECT TO THE NUTRIENT NEEDS OF THE SPECIFIED PLANTS INDICATED ON THE PLANTING PLAN.
- CONTRACTOR TO PROVIDE AND INSTALL ALL SOIL AMENDMENTS AS INDICATED BY THE LABORATORY ANALYSIS PRIOR TO ANY PLANTING BEING COMPLETED. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SCARIFYING THE EXISTING SOIL HAS BEEN COMPLETED AND PRIOR TO ADDING SOIL AMENDMENTS FOR OBSERVATION OF THE EXISTING SCARIFIED SOILS.
- CONTRACTOR TO PROVIDE ADDITIONAL IMPORTED TOPSOIL AS REQUIRED TO HAVE A MINIMUM OF 12-INCHES OF TOPSOIL IN ALL SHRUB PLANTING AREAS AND 4-INCHES OF TOPSOIL IN ALL LAWN/TURF AREAS. ALL IMPORTED TOPSOIL TO BE TESTED AND AMENDED AS REQUIRED IN NOTES 2 AND 3 ABOVE.

PLANT_SCHEDULE_PARK_STRIP

| TREES | C.CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|-------|--------|-----|--|---------|-----------|
| | GTH | 7 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST | 2" CAL. | B&B |
| | MSS | 4 | MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE | 2" CAL. | B&B |
| | ZSM | 8 | ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA | 2" CAL. | B&B |

NOTE:
STREET TREES SELECTED FROM DRAPER CITIES STREET TREE GUIDELINES

| SHRUBS | C.CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|--------|--------|-----|---|--------|
| | CCB | 27 | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD | 3 GAL. |
| | RAG | 39 | RHUS AROMATICA 'GRO-LOW' FRAGRANT SUMAC | 5 GAL. |

| GRASSES | C.CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---------|--------|-----|---|--------|
| | HB | 77 | HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS | 1 GAL. |

SITE LEGEND - STREET TREE AND PARK STRIP

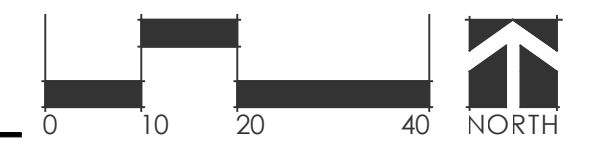
| SYMBOL | DESCRIPTION | QTY |
|--------|--|----------|
| | ROCK MULCH INSTALL A 4-INCH MIN. LAYER OF 2" GRAVEL MULCH OVER WEED BARRIER FABRIC IN PLANTING BEDS INDICATED WITH HATCH PATTERN SHOWN. ROCK MULCH TO BE FROM LOCAL QUARRY. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. | 7,371 SF |
| | STREET FRONTAGE | |

STREET TREE SUMMARY

| | REQUIRED | PROVIDED |
|---------------------------------|----------|-----------|
| LINEAR FEET OF STREET FRONTAGE: | | 849.72 LF |
| STREET TREES (1 TREE PER 40 LF) | 22 | 22 |



STREET TREE / PARK STRIP PLANTING PLAN



**EXHIBIT H
ELEVATIONS**



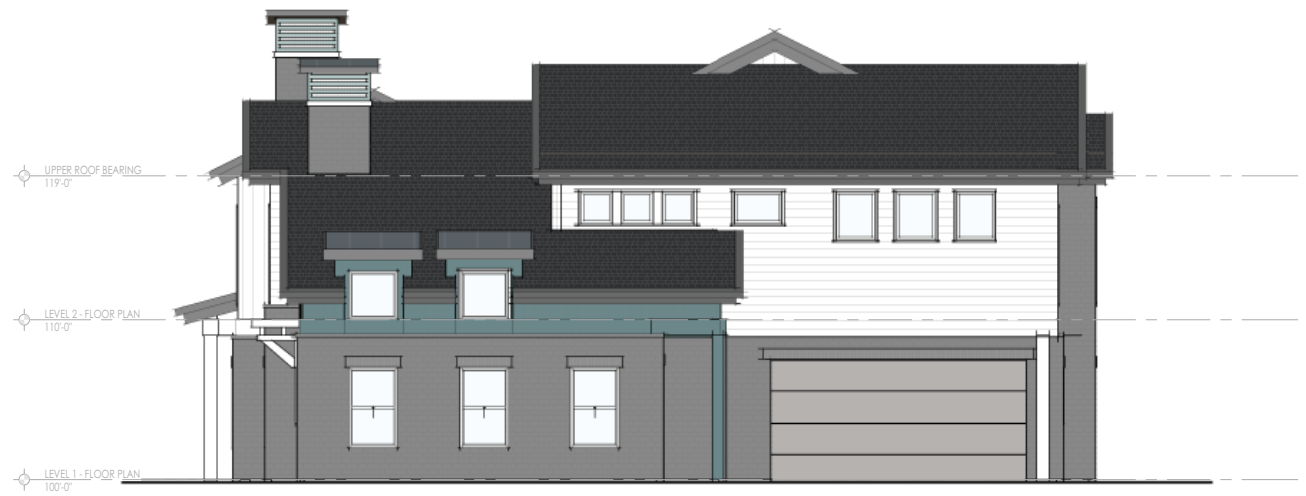
Finish Coverage Calculations
Brick: 68%, Siding: 32%

North Elevation



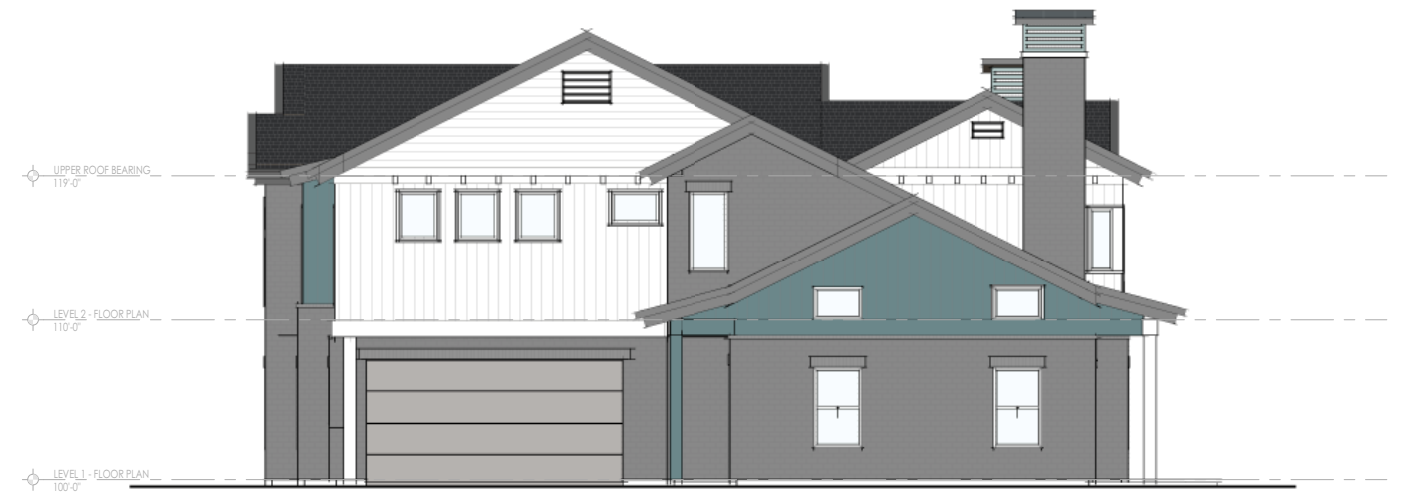
Finish Coverage Calculations
Brick: 57%, Siding: 43%

South Elevation



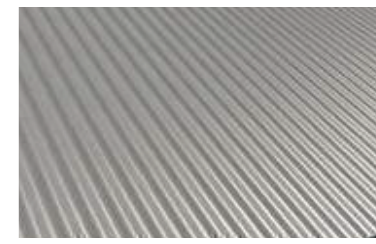
Finish Coverage Calculations
Brick: 59%, Siding: 41%

East Elevation

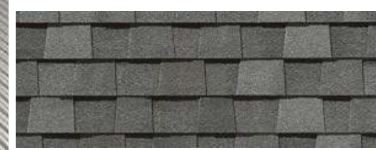


Finish Coverage Calculations
Brick: 52%, Siding: 48%

West Elevation



Corrugated Roof
Natural Texture
Jarden Zinc

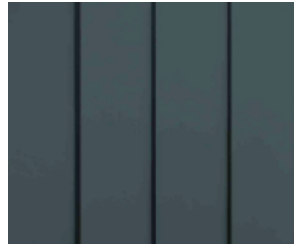


Asphalt Roof
George Town Gray
Certain Teed

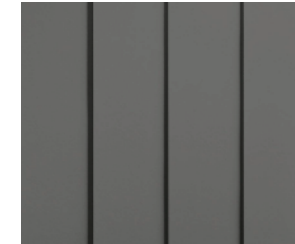


Painted: Snowdrop SW 6511

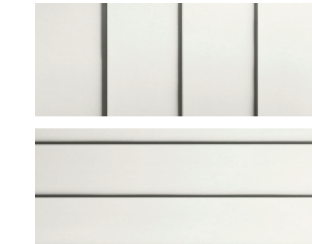
Masonry
Type: Ironstone
Interstate Brick
or similar



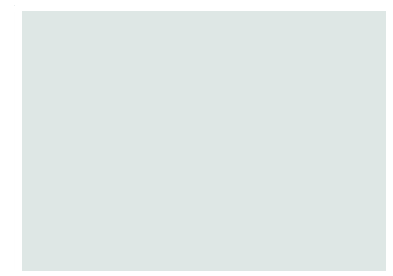
Hardie Plank Siding
Color: Still Water
Sherwin Williams
SW 6223



Hardie Plank Siding
Color: Gauntlet Gray
Sherwin Williams
SW 7019



Hardie Plank Siding
Color: Snowdrop
Sherwin Williams
SW 6511



Vinyl Windows
Color: White
or similar approved color

EXTERIOR MATERIALS - COLOR OPTION A



WINDSOR MILL - TWO PLEX TOWNHOMES
Draper, Utah

D201

02 Apr, 2024

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



Finish Coverage Calculations
Brick: 68%, Siding: 32%

North Elevation



Finish Coverage Calculations
Brick: 57%, Siding: 43%

South Elevation



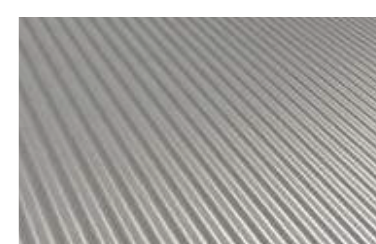
Finish Coverage Calculations
Brick: 59%, Siding: 41%

East Elevation



Finish Coverage Calculations
Brick: 52%, Siding: 48%

West Elevation



Corrugated Roof
Natural Texture
Jarden Zinc

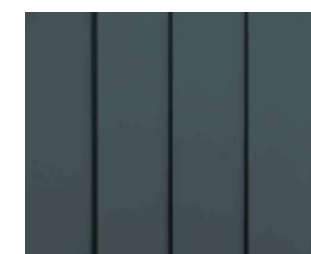


Asphalt Roof
George Town Gray
Certain Teed

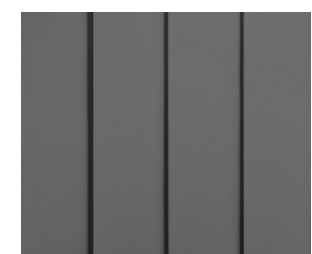


Painted: Snowdrop SW 6511

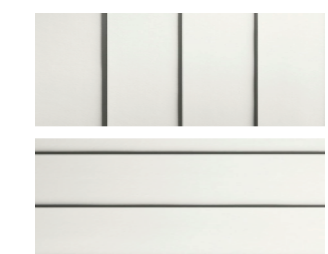
Masonry
Type: Ironstone
Interstate Brick
or similar



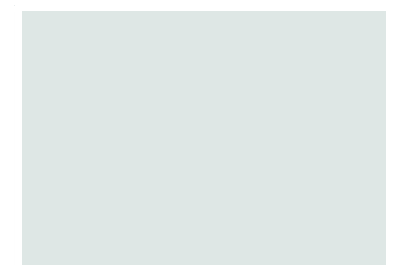
Hardie Plank Siding
Color: Still Water
Sherwin Williams
SW 6223



Hardie Plank Siding
Color: Gauntlet Gray
Sherwin Williams
SW 7019



Hardie Plank Siding
Color: Snowdrop
Sherwin Williams
SW 6511



Vinyl Windows
Color: White
or similar approved color

EXTERIOR MATERIALS - COLOR OPTION B

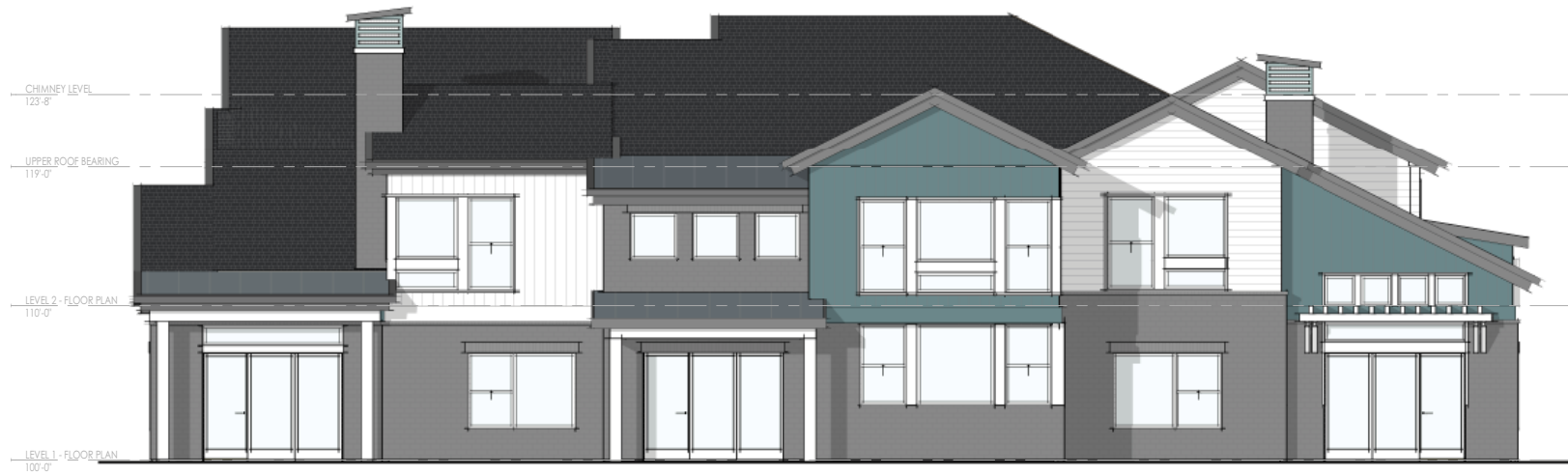


WINDSOR MILL - TWO PLEX TOWNHOMES
Draper, Utah

D202

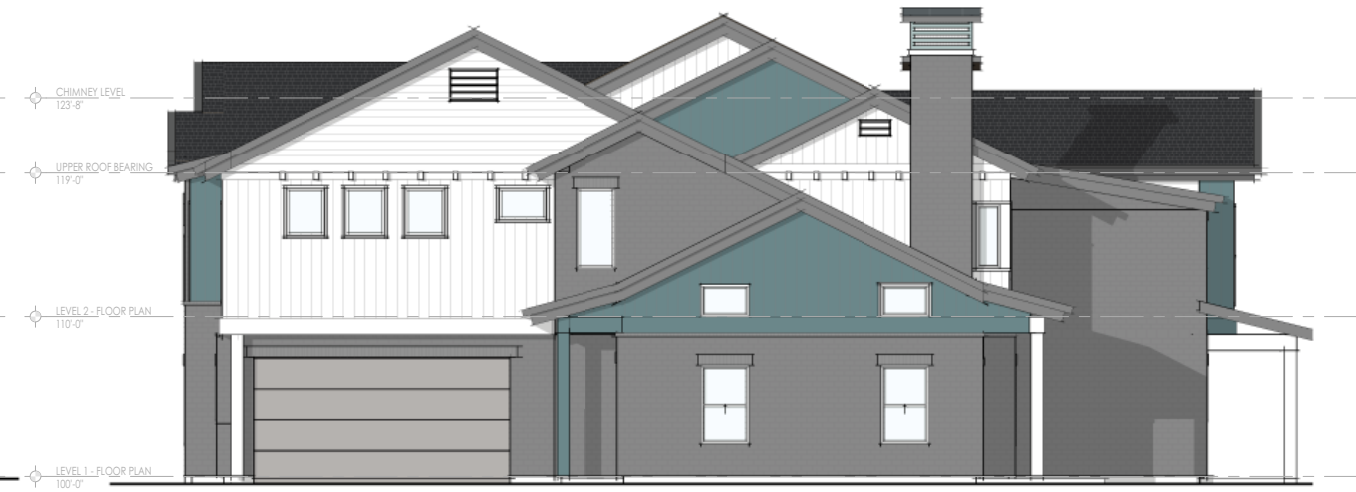
02 Apr, 2024

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



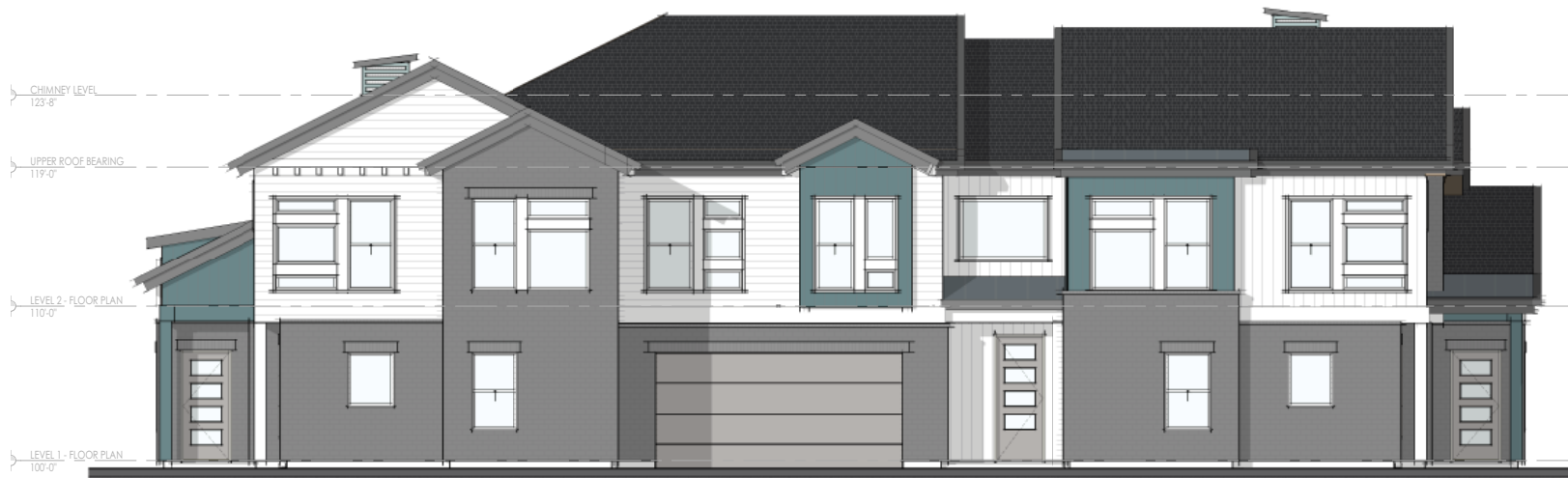
Finish Coverage Calculations
Brick: 58%, Siding: 42%

North Elevation



Finish Coverage Calculations
Brick: 55%, Siding: 45%

East Elevation



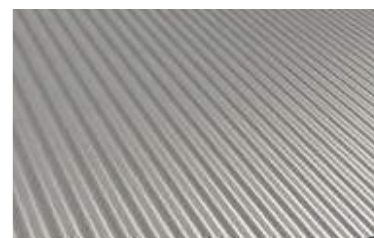
Finish Coverage Calculations
Brick: 58%, Siding: 42%

South Elevation



Finish Coverage Calculations
Brick: 55%, Siding: 45%

West Elevation



Corrugated Roof
Natural Texture
Jarden Zinc

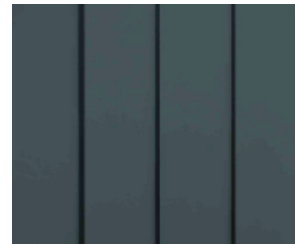


Asphalt Roof
George Town Gray
Certain Teed

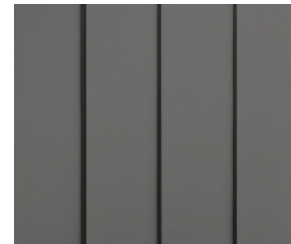


Painted: Snowdrop SW 6511

Masonry
Type: Ironstone
Interstate Brick
or similar



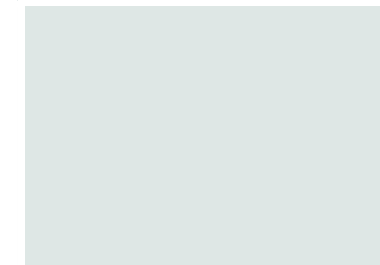
Hardie Plank Siding
Color: Still Water
Sherwin Williams
SW 6223



Hardie Plank Siding
Color: Gauntlet Gray
Sherwin Williams
SW 7019

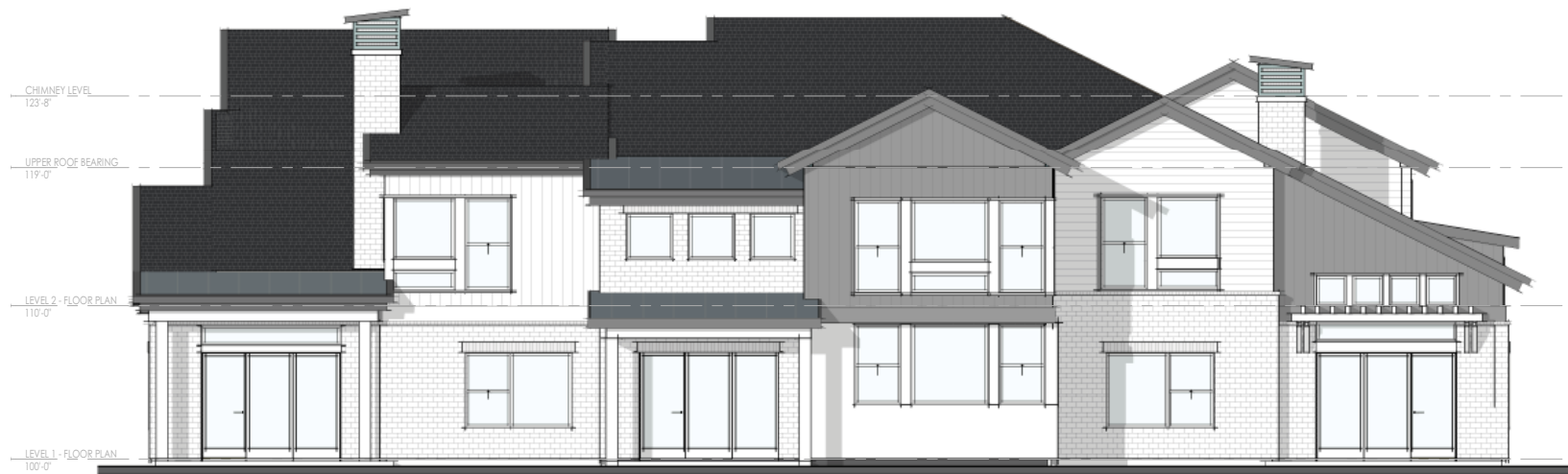


Hardie Plank Siding
Color: Snowdrop
Sherwin Williams
SW 6511



Vinyl Windows
Color: White
or similar approved color

EXTERIOR MATERIALS - COLOR OPTION A



Finish Coverage Calculations
Brick: 58%, Siding: 42%

North Elevation



Finish Coverage Calculations
Brick: 55%, Siding: 45%

East Elevation



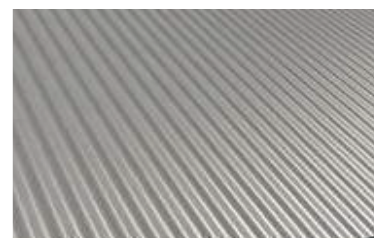
Finish Coverage Calculations
Brick: 58%, Siding: 42%

South Elevation



Finish Coverage Calculations
Brick: 55%, Siding: 45%

West Elevation



Corrugated Roof
Natural Texture
Jarden Zinc



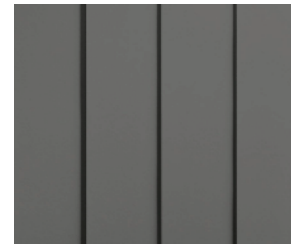
Asphalt Roof
George Town Gray
Certain Teed



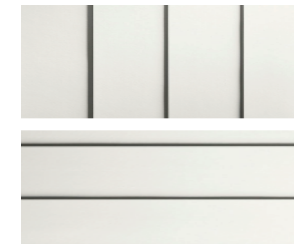
Masonry
Type: Ironstone
Interstate Brick
or similar



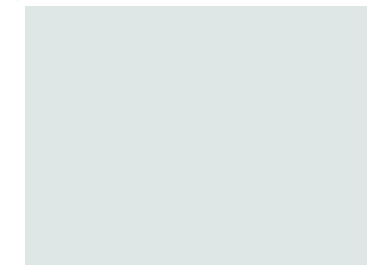
Hardie Plank Siding
Color: Still Water
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Color: Gauntlet Gray
Sherwin Williams
SW 7019



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Color: Snowdrop
Sherwin Williams
SW 6511



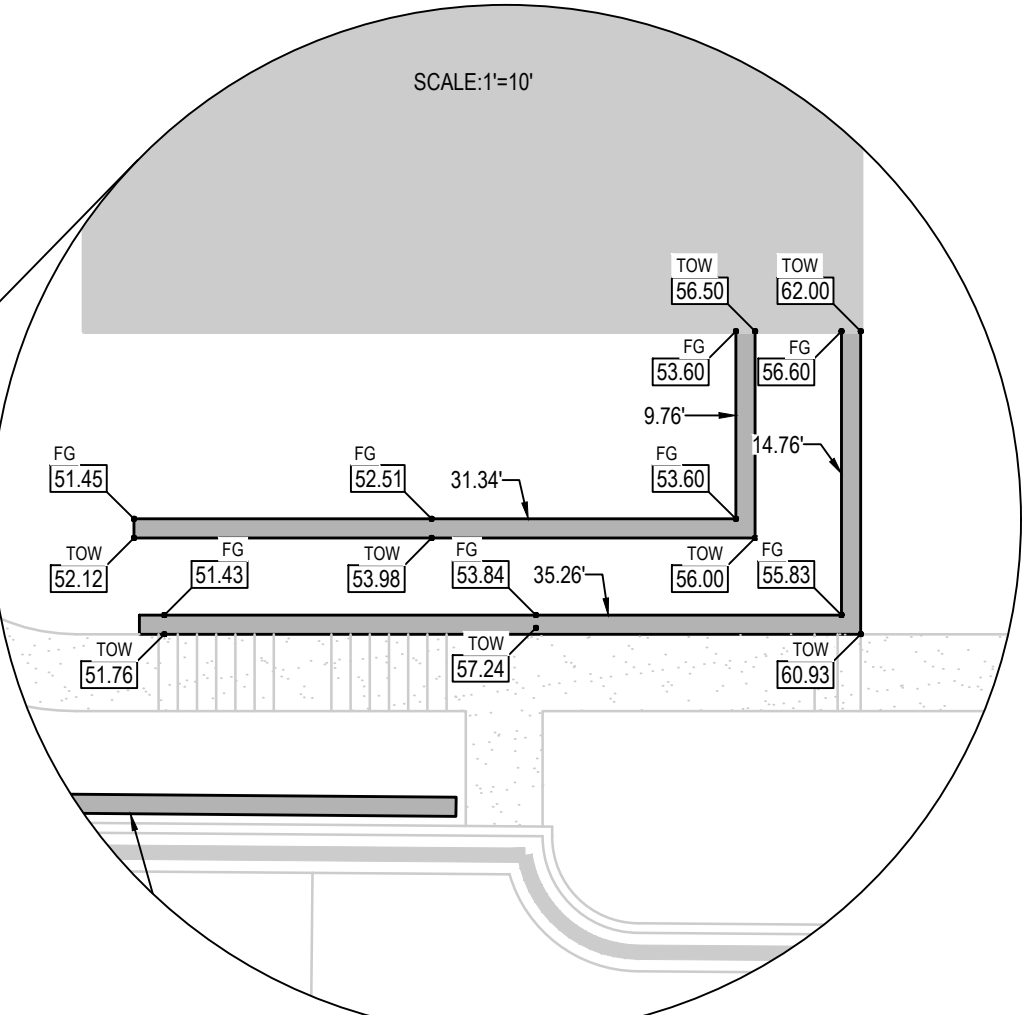
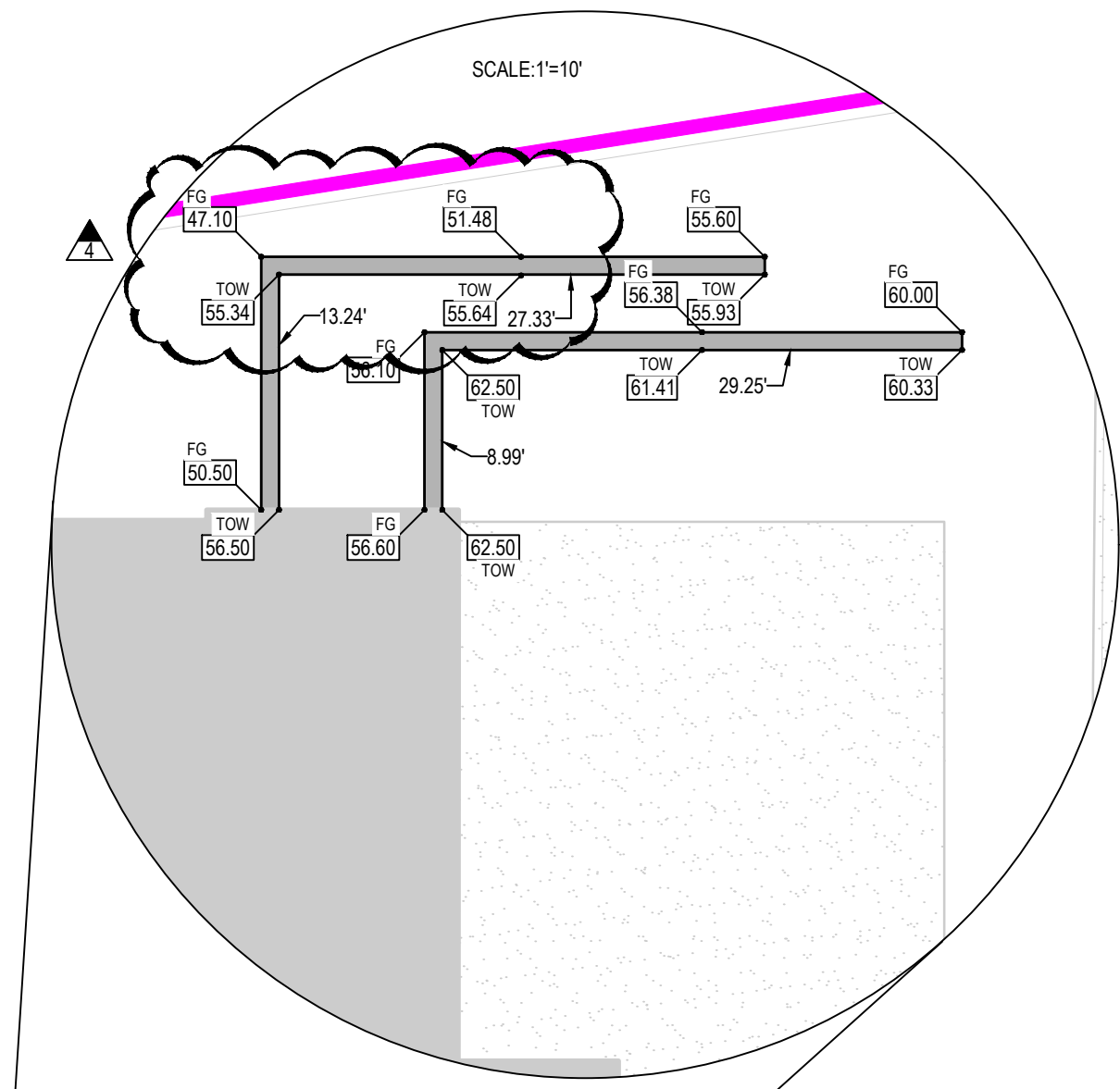
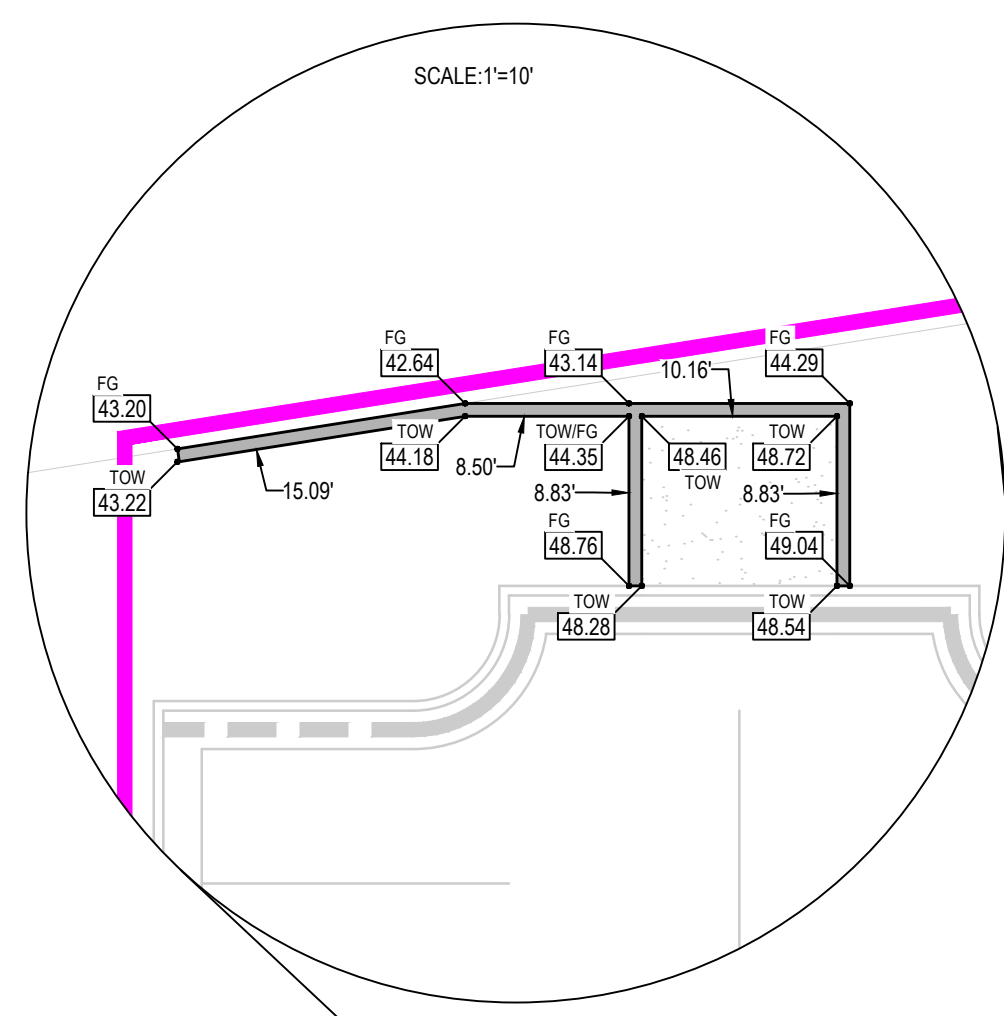
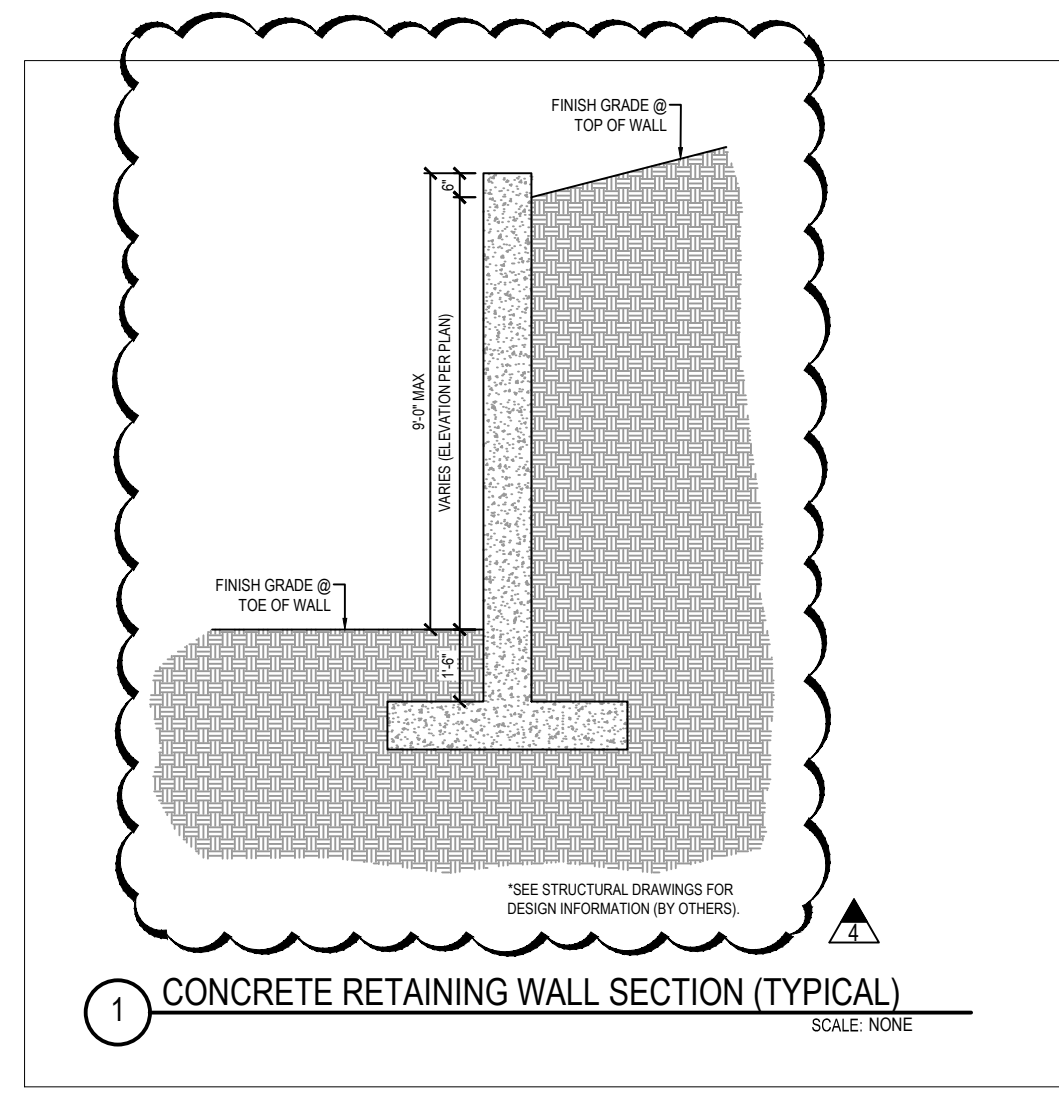
Vinyl Windows
Color: White
or similar approved color

EXTERIOR MATERIALS - COLOR OPTION B

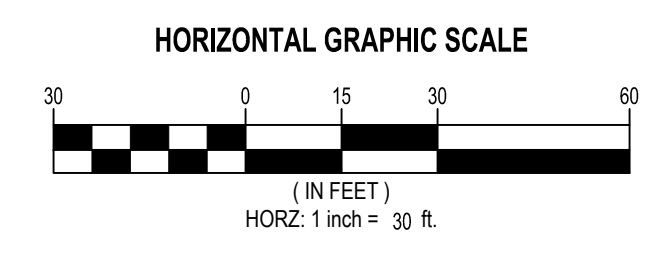
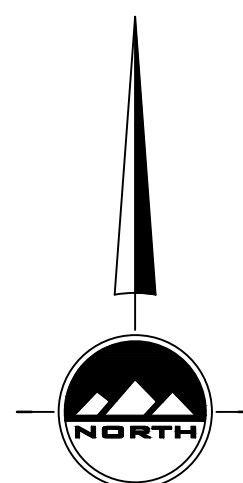
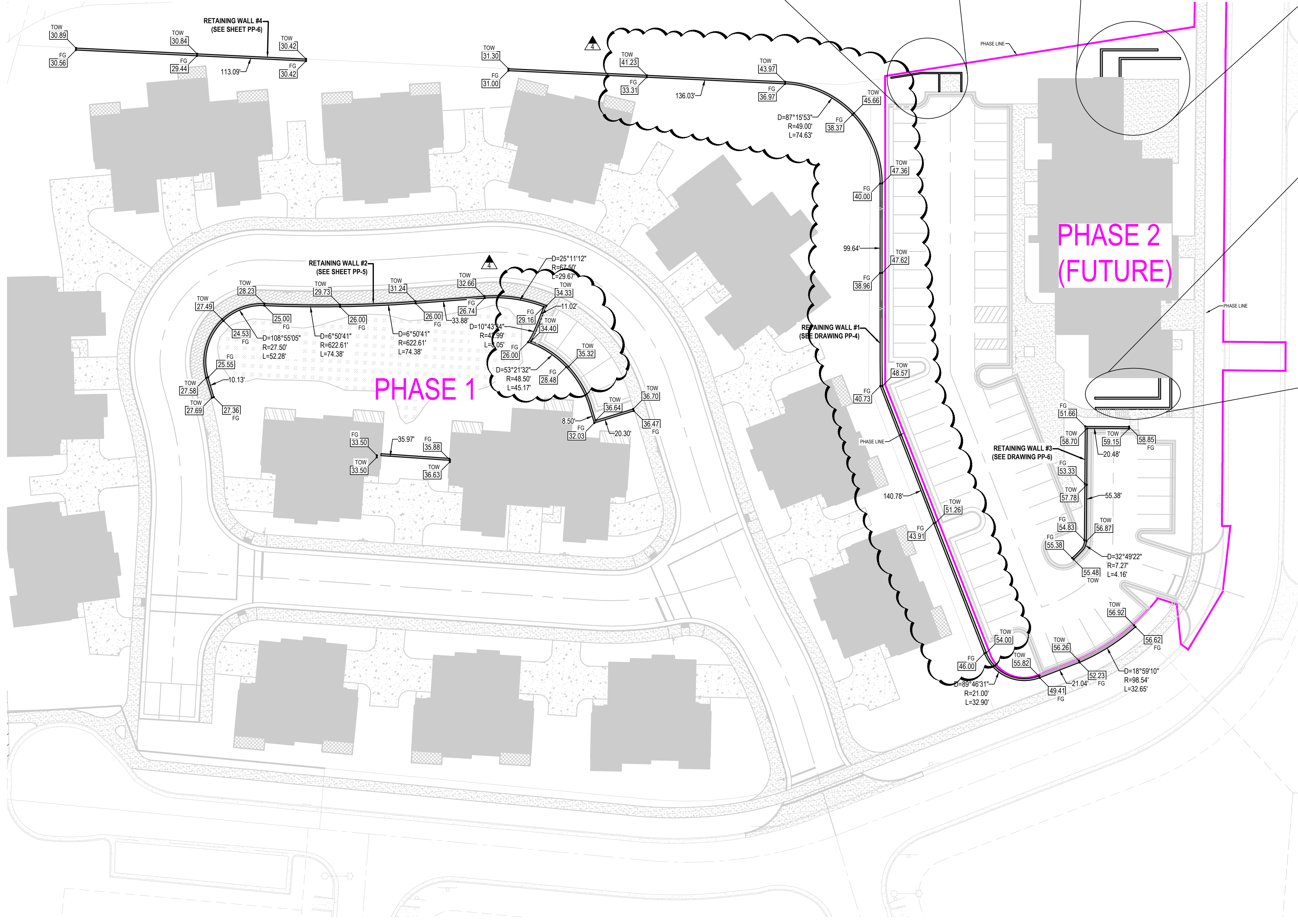
**EXHIBIT I
RETAINING WALL PLAN**

BENCHMARK
 EAST QUARTER CORNER
 SECTION 23, T3S, R1W
 SALT LAKE BASE AND MERIDIAN
 (FOUND BRASS CAP)
 ELEVATION = 4401.32

811 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

151 South 900 East, Suite 200
 Salt Lake City, UT 84117
 Ph: 801.269.0355
 Fax: 801.269.1425
 www.thinkaec.com

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sale and express written permission from ASWN+JAA Architect, Inc.
 These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.



WINDSOR MILL TOWNHOMES
 11450 SOUTH 820 WEST
 DRAPER UTAH

PROJECT NO. 17055
 DATE: 12 December 2023

REVISIONS:

| NO. | DATE | REVISION | BY |
|-----|----------|----------------|-----|
| 1 | 06/25/19 | RFI#2 | TJM |
| 2 | 06/25/19 | RFI#3 | TJM |
| 3 | 11/02/20 | CITY HEADLINES | TJM |
| 4 | 11/02/23 | CITY HEADLINES | MM |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

SHEET TITLE:
 RETAINING WALL ISOLATION
 SHEET NUMBER:
 C-101
 CIVIL

FOR REVIEW

**EXHIBIT J
PUBLIC COMMENT**

Jennifer Jastremsky

From: Marty Brownell <martin.brownell@hotmail.com>
Sent: Thursday, March 14, 2024 4:28 PM
To: Jennifer Jastremsky
Subject: [EXT] Windsor Mill Townhomes – Site Plan and Deviation Request Application No.: 2023-0239-SP, 2024-4661-VAR

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Good day Ms. Jastremsky,

I am a resident of the Fox Landing Subdivision at 752W Osborne Fox Way. I am unable to attend tonight's meeting but wanted to add my voice to the many residents who have expressed their concern with the Windsor Mill Townhomes. I echo the concerns of my fellow neighbors in regard to the increased traffic flow and lack of parking in the neighborhood due to the proximity of Sports City. The streets are extremely narrow and with parking on both sides I do have a serious concern from the perspective that fire trucks are not able to access portions of the neighborhood. Furthermore, this is a quiet subdivision that already has an issue with people driving far in excess of the 25 MPH Speed limit; the increased traffic will only worsen that. Finally, with the groundwater level being so high in this area and the proximity to the wetlands there is an environmental impact as well. Has there been any environmental assessments of the high-density housing proposed on this site?

I thank you for your time and attention to this matter,

Martin and Karen Brownell
752 W Osborne Fox Way, Draper Utah
801-854-8207

Jennifer Jastremsky

From: Victoria Dawson <vickiemariko@gmail.com>
Sent: Wednesday, February 14, 2024 12:49 PM
To: Jennifer Jastremsky
Subject: [EXT] Comments for public hearing, Windsor Mill Townhomes Site Plan

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Hello,

I currently live in the Windsor Mill neighborhood on Windsor River Cove. I would like to know what will be done at this new development for parking. These new dwellings will require at least 2 spots per residence and parking for guests. So if 12 dwellings per acre are built, that would require about 48 spots minimum. How many parking spots will be built along with the new townhomes? It is a concern for those living in the current Windsor Mill location because we already have an abundance of cars overflowing onto our streets from Sport City events. This makes it difficult to get in and out of our area since the streets are narrow and often our mailboxes and fire hydrants are blocked by cars from Sport City patrons.

Thank you, Victoria Dawson

Jennifer Jastremsky

From: Mark Hansen <markwhansen123@gmail.com>
Sent: Wednesday, March 13, 2024 10:45 PM
To: Jennifer Jastremsky
Cc: Kathy Hansen
Subject: [EXT] Feedback on Proposed Windsor Mill Townhomes (Planning Commission Mtg. Thur. Mar. 14, 2024)

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Dear Ms. Jastremsky,

Kathy and I own a home at the end of the cul de sac known as Windsor River Cove, directly to the south of the proposed Windsor Mill Townhomes.

We don't really care about the proposed deviation on exterior building materials, but we have strong objections to the site plan because it does not allow enough parking for the future residents of the 30 townhomes and their guests.

Our neighborhood already suffers from a bad commercial neighbor, Sport City, which holds massive tournaments that fill our neighborhood streets with the vehicles of Sport City patrons. Because Sport City does not have enough on-site parking, during some of Sport City's weekend tournaments, its patrons flood surrounding streets to park their vehicles and then walk a few blocks to Sport City, leaving little to no nearby street parking for our own guests.

Sport City patrons park on both sides of Windsor Mill Dr and hog all the parking spaces that are supposed to be for people wanting access to the Jordan River Trail, like this:



Sport City patrons also clog our street, Windsor River Cove, with their vehicles during big tournaments, like this:



Sport City patrons also fill up the field designated for a future office building, like this:



With no parking allowed on the narrow streets to be built within the planned site for the 30 Townhomes, and with small driveways barely wide enough for only two vehicles per each townhome, there will not be enough parking for the residents of those 30 townhomes and their guests.

I dread the inevitable: townhome residents and their guests will add to the existing neighborhood parking problem by parking vehicles on Windsor Mill Drive and on our street (Windsor River Cove) because there will not be any extra parking available within the Townhomes site. This will really affect our neighborhood adversely. It is next to impossible for two cars to pass each other on Windsor River Cove when vehicles are parked on both sides of the street, creating safety issues and inhibiting access by emergency vehicles. It's even difficult to pull my pickup truck and camping trailer out during a Sport City tournament with cars on both sides of Windsor River Cove.

The site plan for the 30 townhomes should be changed by reducing the number of units and providing wider streets to accommodate street-side parking, or plan for MANY more spaces for overflow parking within that development than what the plan currently entails.

PLEASE do not further denigrate our neighborhood by approving the current site plan, which will greatly exacerbate an already ugly overflow parking situation that exists because of Sport City.

Sincerely,

Mark W. Hansen & Kathy L. Hansen (owners of 11523 S. Windsor River Cove)

P.S. Will you please reply to confirm your receipt of this email?



Law Office of Mark W. Hansen

501 W. Broadway, Suite 1480

San Diego, CA 92101

Tel: 619-214-6066 | markwhansen123@gmail.com

www.markwhansenlaw.com

MEMO



To: Planning Commission

From: Nick Whittaker

Date: 2025-04-24

Re: Action Item: Baumann-Taylor I-ADU Deviation Request (Administrative Action)

Comments:

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.45 acres located on the east side of Jarvie Ln. Located at approximately 13963 S. Jarvie Ln. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU located on the top floor of the single-family dwelling.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.

ATTACHMENTS:

[Baumann-Taylor I-ADU deviation Staff report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 18, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Baumann-Taylor I-ADU- Deviation Request

Application No.: 2025-0030-VAR

Applicants: Zach Gordon, representing Sean Baumann & Jacob Taylor

Project Location: 13963 S. Jarvie Ln.

Current Zoning: RA2 (Residential Agricultural) Zone,

Acreage: Approximately 0.45 acres (19,602 ft²)

Request: Request for approval of a Deviation from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's).

BACKGROUND AND SUMMARY

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.45 acres located on the east side of Jarvie Ln. At approximately 13963 S. Jarvie Ln. (Exhibit B and C). The property is currently zoned RA2. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU located on the top floor of the single-family dwelling.

The subject property is Lot 106 of the Jarvie Estates Subdivision. A single-family dwelling is currently under construction on the property. The property is located within a mapped area of the City where I-ADU's are prohibited (Exhibit F). The applicant has submitted a separate application for the creation of an I-ADU which is pending approval of this deviation request.



ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|--------------------------------------|-----------|
| Existing Land Use | Residential Medium Density | Exhibit D |
| Current Zoning | RA2 | Exhibit E |
| Adjacent Zoning | | |
| East | RA2 | |
| West | RA2 | |
| North | RA2 | |
| South | RA2 | |

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

| LAND USE DESCRIPTION | | | | | |
|--|---|---------|-----------|--|--|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper’s rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas | | | | |
| LAND USE MIX | <table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Single-family detached homes </td> <td> <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools </td> </tr> </table> | Primary | Secondary | <ul style="list-style-type: none"> • Single-family detached homes | <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools |
| Primary | Secondary | | | | |
| <ul style="list-style-type: none"> • Single-family detached homes | <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools | | | | |
| DENSITY | <ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas | | | | |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) | | | | |
| OTHER CRITERIA | <ul style="list-style-type: none"> • Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques | | | | |



According to Draper City Municipal Code (DCMC) Section 9-4-030 the purpose of the RA2 zone is to "foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses".

Site Plan Layout. A site plan, elevation drawings, and floor plans for the proposed I-ADU are provided for reference as Exhibits G, H and I. The proposed entrance to the I-ADU is an exterior doorway as illustrated on the provided site plans as being located in the side yard on the north side of the residence which is currently under construction (Exhibit G). The I-ADU will be separated from the primary residence by an internal wall as illustrated by the applicant in Exhibit I.

The property is approximately 19,602 ft² in size which surpasses the 6,000 ft² minimum needed to satisfy the size requirement for approval of the deviation as described in section 9-31-055(A) of the DCMC. The subject property does not contain a Detached Accessory Dwelling Unit (D-ADU).

Parking. The applicant has submitted a revised parking plan showing three (3) parking spaces for use of residents of the I-ADU located in front of the 4th car garage for the home on the site plan include as Exhibit G. The proposed parking plan blocks access to and use of the 4th car garage, which is an acceptable option to comply with the minimum requirements for approval of the deviation request. Alternatively, as originally submitted with the ADU application, the 4th car garage could be used as one of the required parking spaces for the I-ADU and the second parking stall could be located in tandem in one of the spots designated on the attached site plan. In this scenario the tandem parking space is actually perpendicular to and not parallel with the parking space located inside of the 4th car garage. Either parking configuration complies with the ordinance requirements for parking and approval of the requested deviation.

Criteria For Approval.

The criteria for review and potential approval of a Deviation request for an I-ADU is found in Section 9-31-055 of the DCMC. This section depicts the standard of review for such requests as:

- A. *Deviation Authorized: A deviation from strict compliance with the prohibition of I-ADUs on properties located within the areas identified on the I-ADU map in Exhibit A of this chapter may be approved by the planning commission if all of the following criteria are met and the planning commission finds that:*
 - 1. *The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);*

2. *No D-ADU exists on the property;*
3. *The proposed I-ADU meets all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter; and*
4. *At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.*

The requirements of Section 9-31-30 of the DCMC are:

- A. *An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU Permit.*
- B. *D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 9-31-060 of this chapter.*
- C. *Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.*
- D. *I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.*
- E. *I-ADUs are not permitted within mobile homes.*
- F. *I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.*
- G. *Separate utility meters may not be installed for any I-ADU or D-ADU.*
- H. *An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.*
- I. *No ADU or dwelling associated with an ADU may be separately rented, leased, hired or loaned unless the owner of record occupies either the dwelling or the ADU as their primary residence.*
- J. *An ADU Permitted issued by the zoning administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this section and sections 9-31-040 or 9-31-045 as applicable to the specific type of ADU are met. The ADU Permitted shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section 9-5-210. (Ord. 1132, 2-17-2015; amd. Ord. 1499, 9-21-2021; Ord. 1626, 11-12-2024)*

The requirements of Section 9-31-45 of the DCMC are:

- A. *Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in chapter 30 of this title. An existing second kitchen located within a primary dwelling can be converted*

as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.

B. Conditions: An I-ADU shall comply with the applicable requirements of section 9-31-030 and with all of the following conditions:

- 1. Only one I-ADU shall be allowed per lot or parcel.*
- 2. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.*
- 3. If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.*
- 4. The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.*
- 5. In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling. (Ord. 1499, 9-21-2021)*

The proposed site plan, proposed floor plans, and elevation drawings provided with this Deviation application have been reviewed by staff and have been determined to comply with the criteria necessary for approval of the I-ADU and the requested deviation from strict compliance with the geographical restrictions for I-ADU's.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Deviation Request. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Deviation Request. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of

the Deviation Request. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Deviation Request. 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 finds that the application complies with the DCMC and recommends that the Planning Commission review the request, and approve the application based on the criteria and findings for approval, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by Zach Gordon, representing Sean Baumann & Jacob Taylor, application 2025-0030-VAR based on the following findings and the criteria for approval as listed in the Staff Report dated April 18, 2025.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.

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: 2025.04.17 09:57:52-06'00'

Draper City Public Works Department

Todd A. Draper

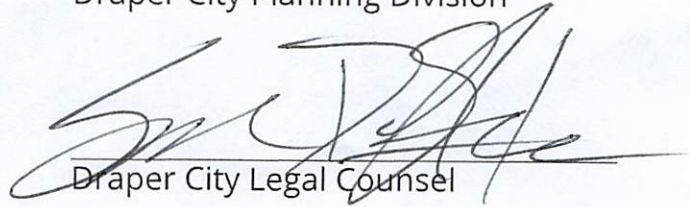
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.04.18
12:57:18-06'00'

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: 2025.04.17 15:19:30-06'00'

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: 2025.04.17 10:14:00-06'00'

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. The property is over the 6,000 ft² threshold, does not already contain an I-ADU, or a D-ADU and can provide the 2 required off street parking stalls required for approval of a deviation from the prohibition against I-ADUs. The proposed I-ADU will comply with all other applicable requirements of DCMC Sections 9-31-030 and 9-31-045.
2. The single-family home wherein the I-ADU is being proposed to be located, is currently under construction. Staff has verified that the single-family home being constructed has the necessary building permits which have been issued by Draper City Building Department under application BLD-1983-2024.
3. The single-family home shall be complete and a Certificate of Occupancy issued prior to the issuance of the I-ADU Certificate.

Engineering and Public Works Divisions Review.

1. Any work in the public right-of-way, in Old Dobbin Lane, for any drive approach work requires an Encroachment Permitted from the Engineering Division.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP

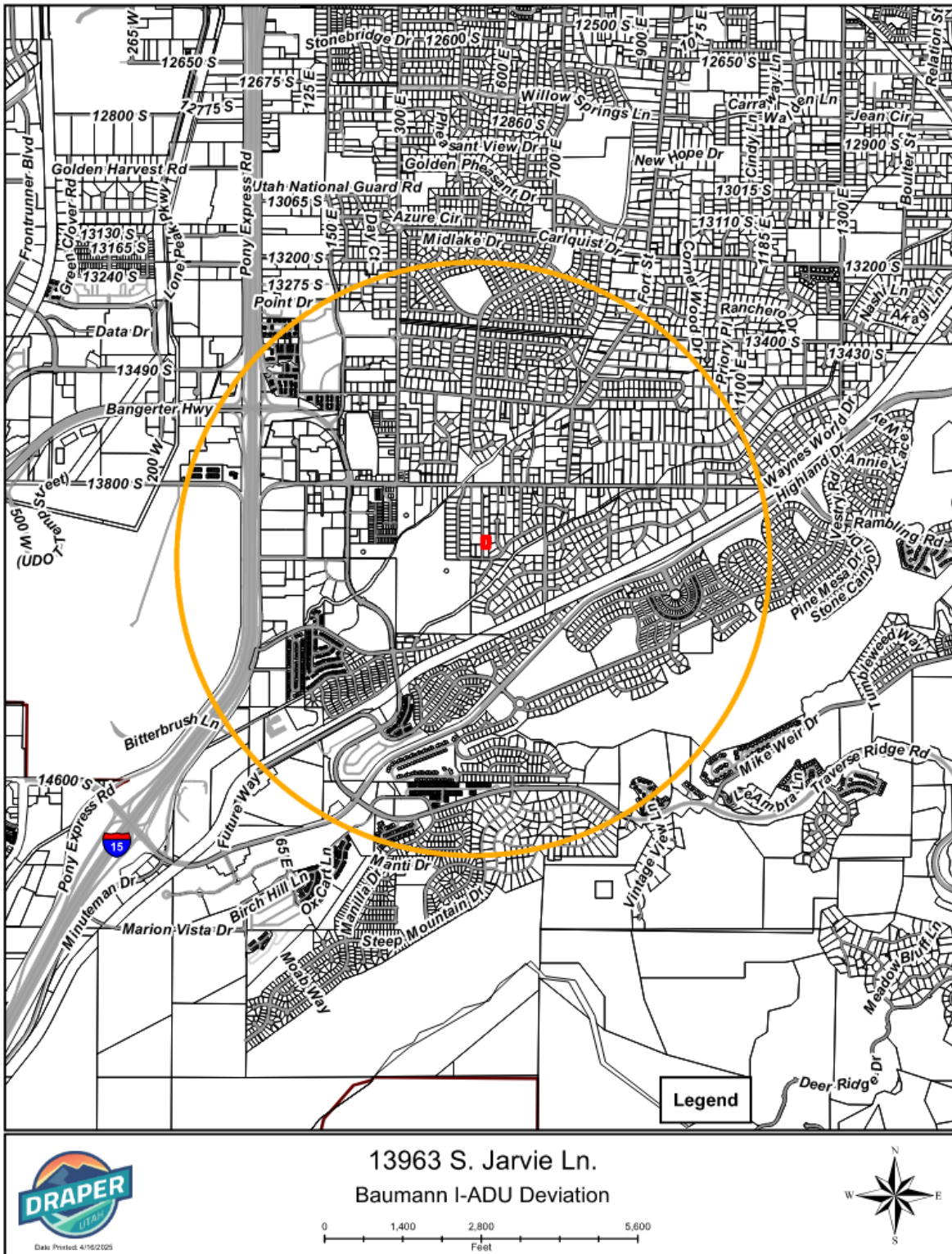


EXHIBIT C
AERIAL MAP

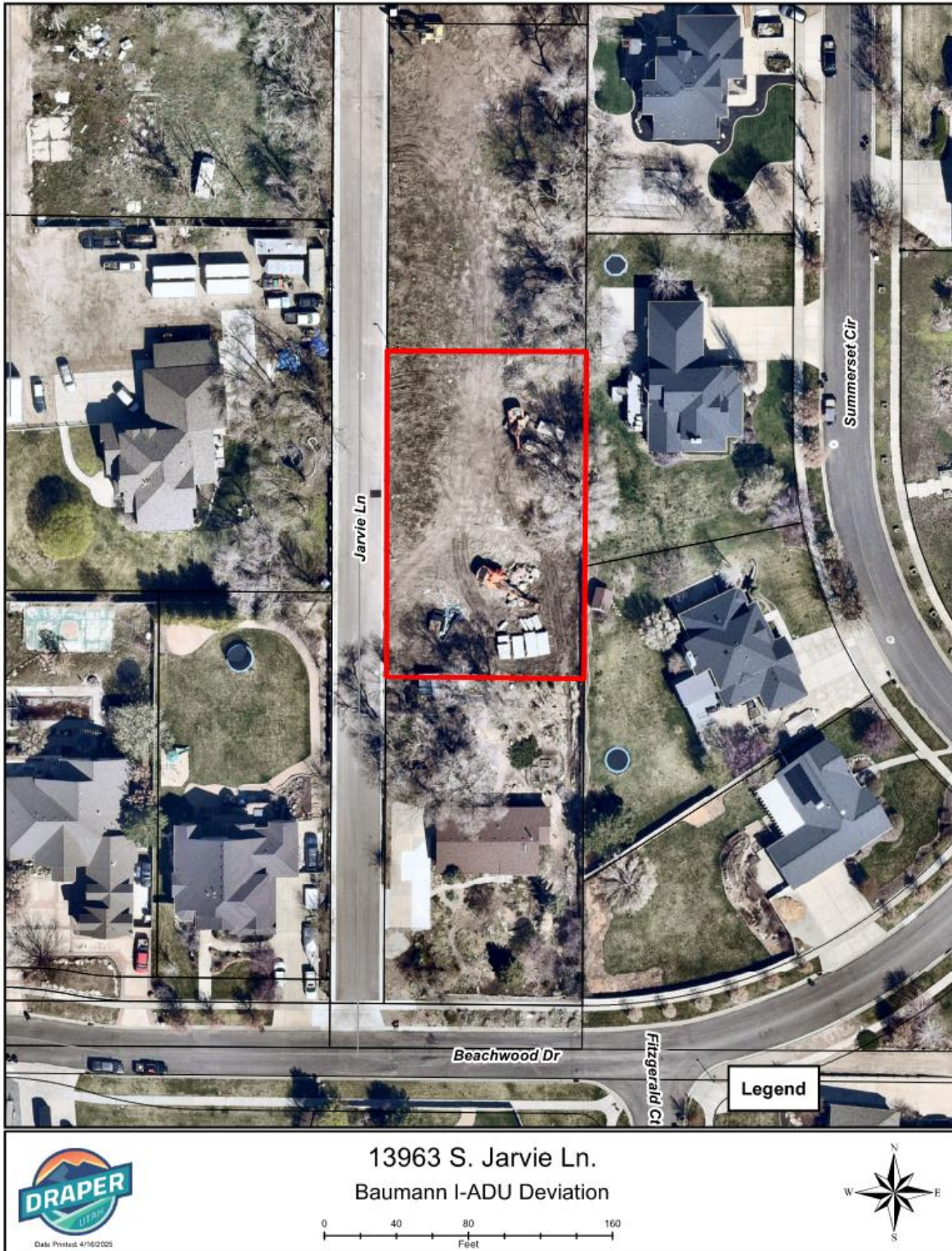


EXHIBIT D
LAND USE MAP

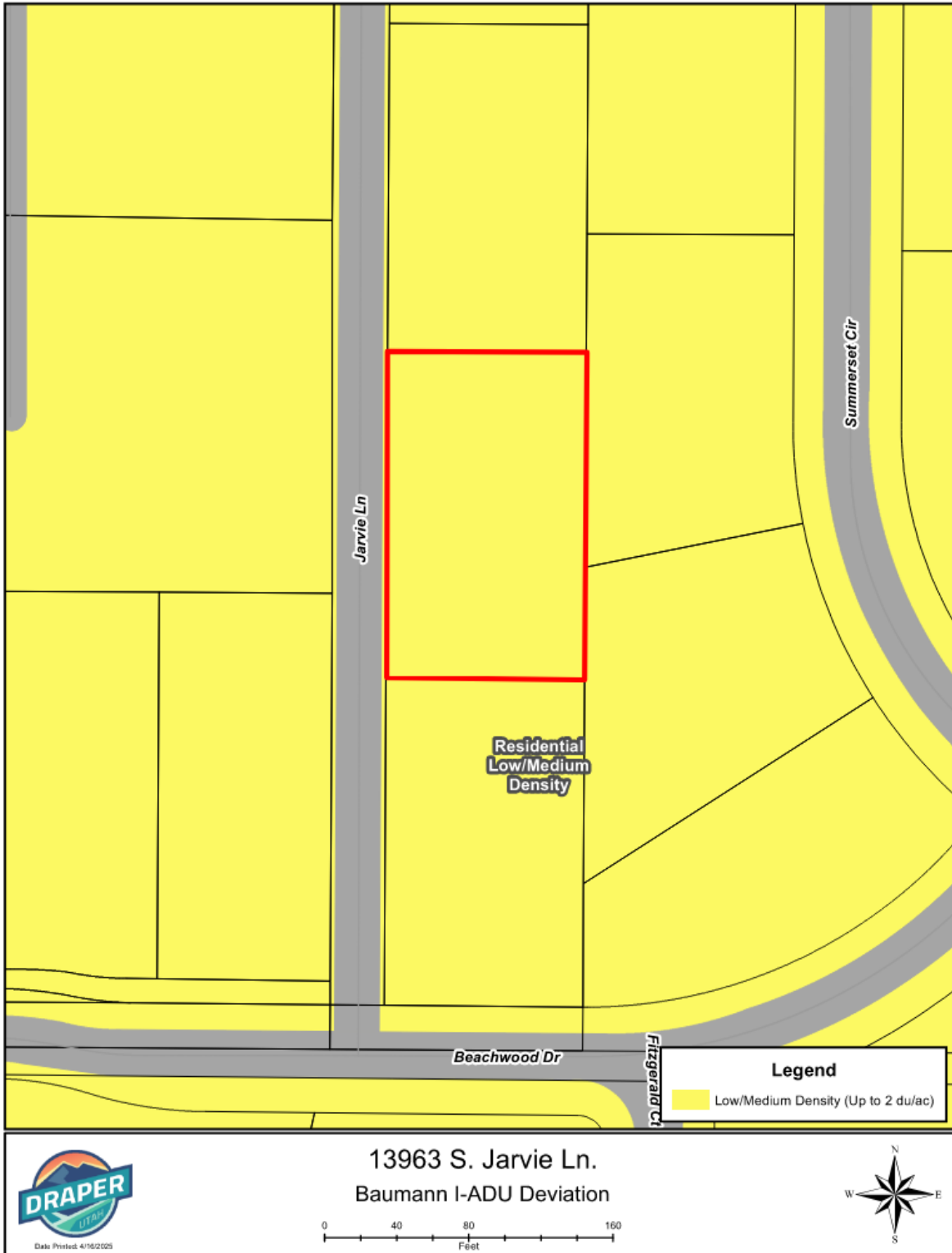
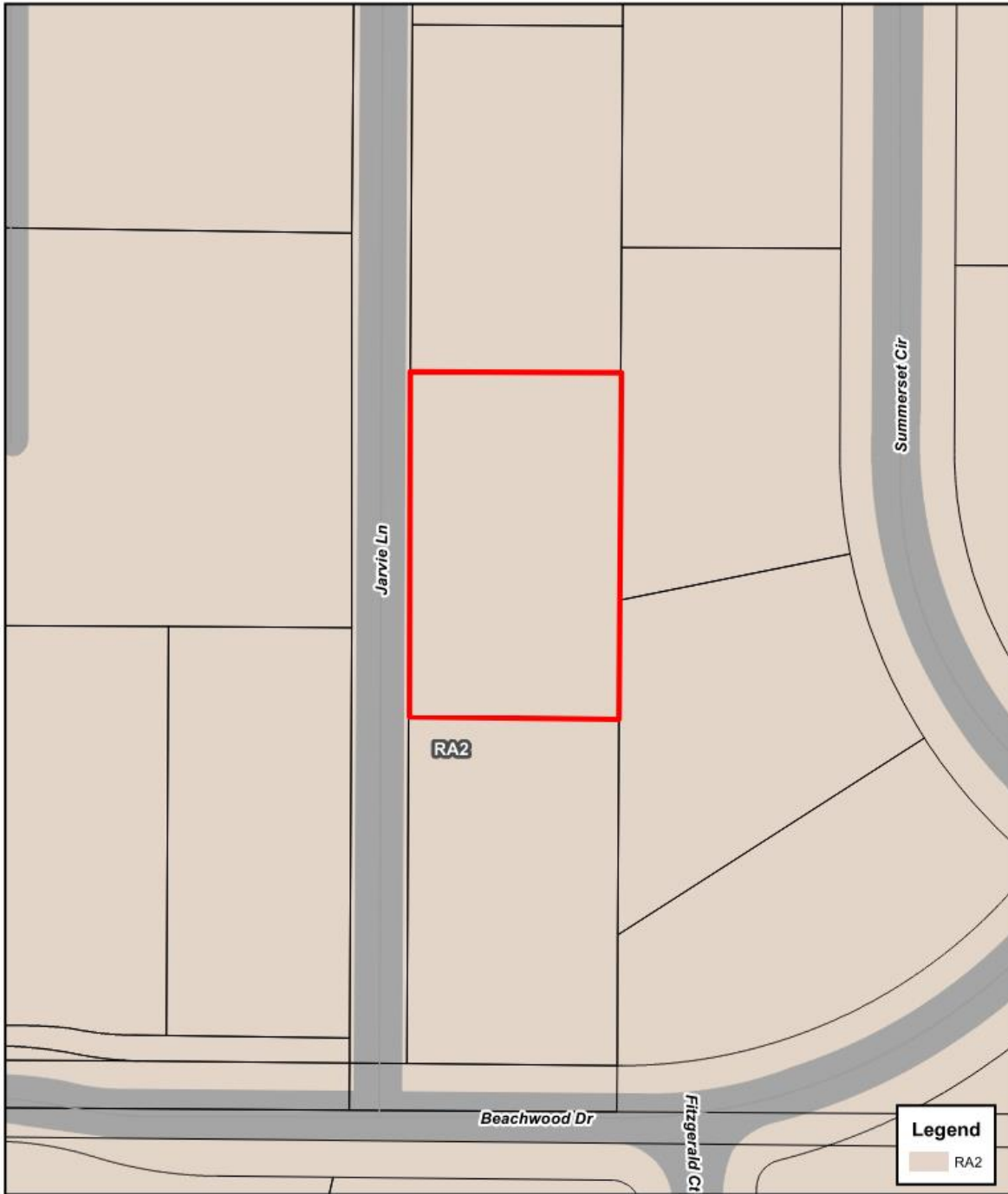



EXHIBIT E
ZONING MAP



 13963 S. Jarvie Ln.
Baumann I-ADU Deviation

0 40 80 160
Feet


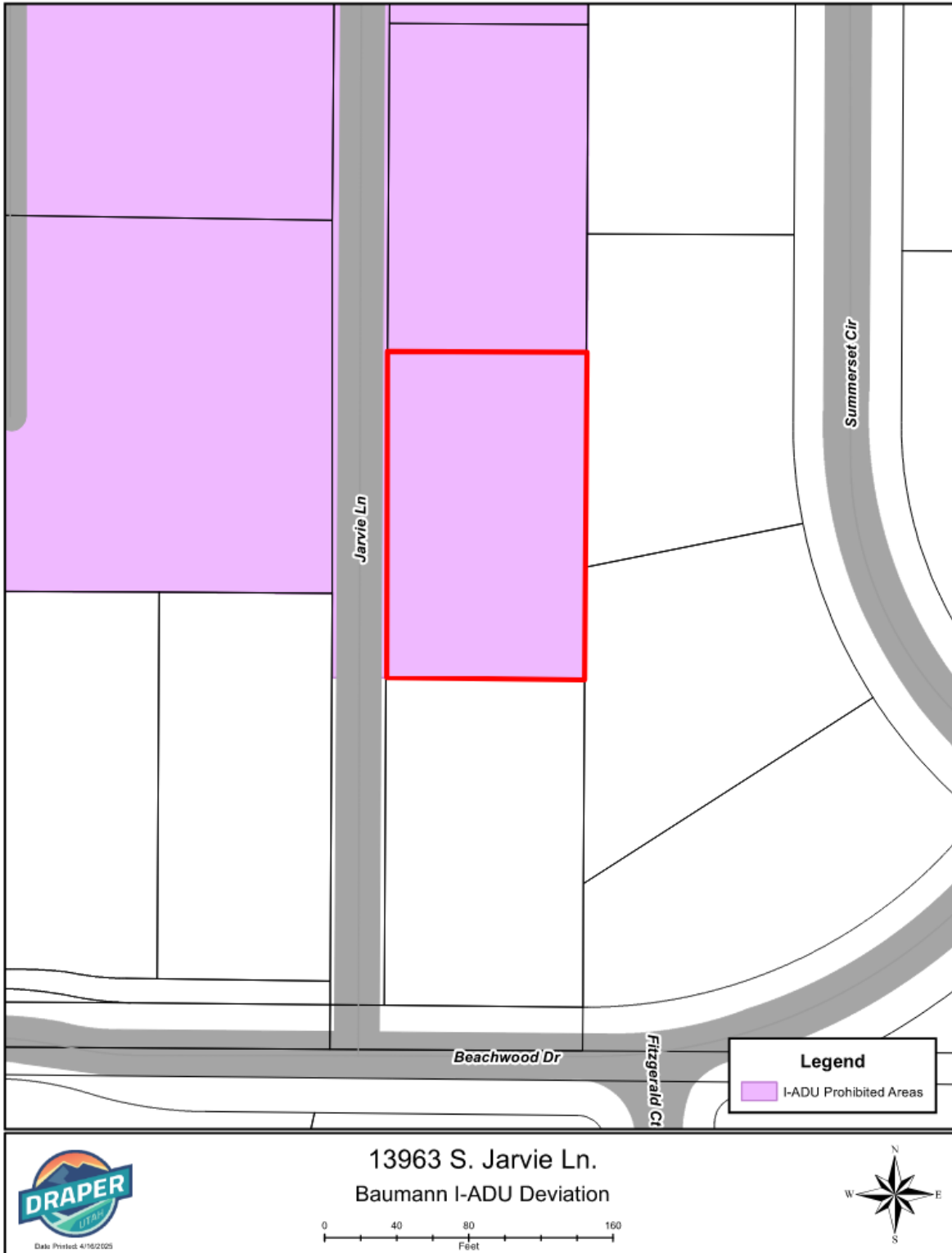


EXHIBIT F
I-ADU RESTRICTION MAP



**EXHIBIT G
SITE PLAN**

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

EAST CORNER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4519.19'

GENERAL NOTES - SITE

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

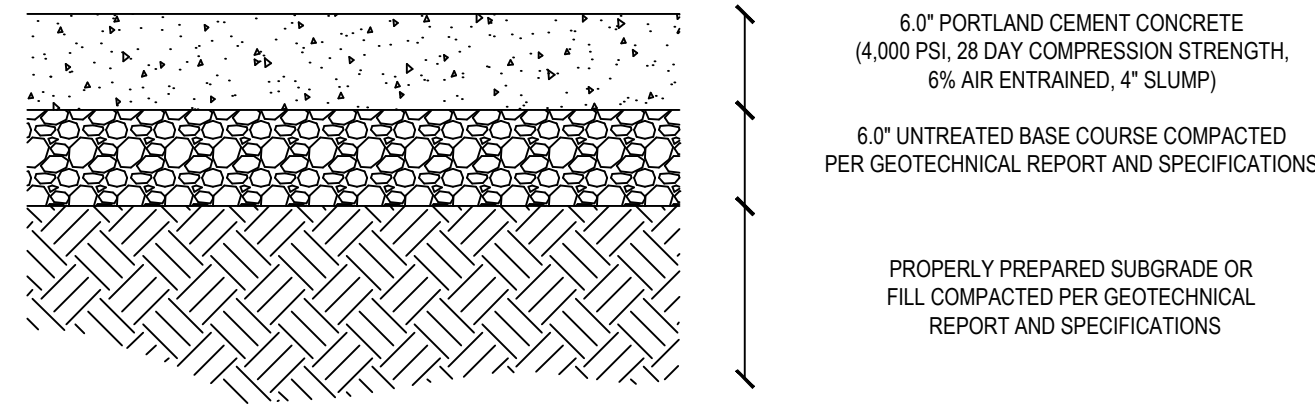
1. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-100.
2. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
3. STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
4. INSTALL ROCK RETAINING WALL PER DETAIL 1/C-200. SEE GRADING PLAN FOR ELEVATION AND MATERIAL INFORMATION.

GENERAL NOTES - UTILITY

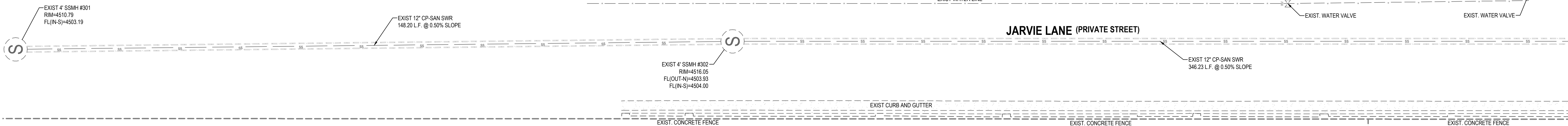
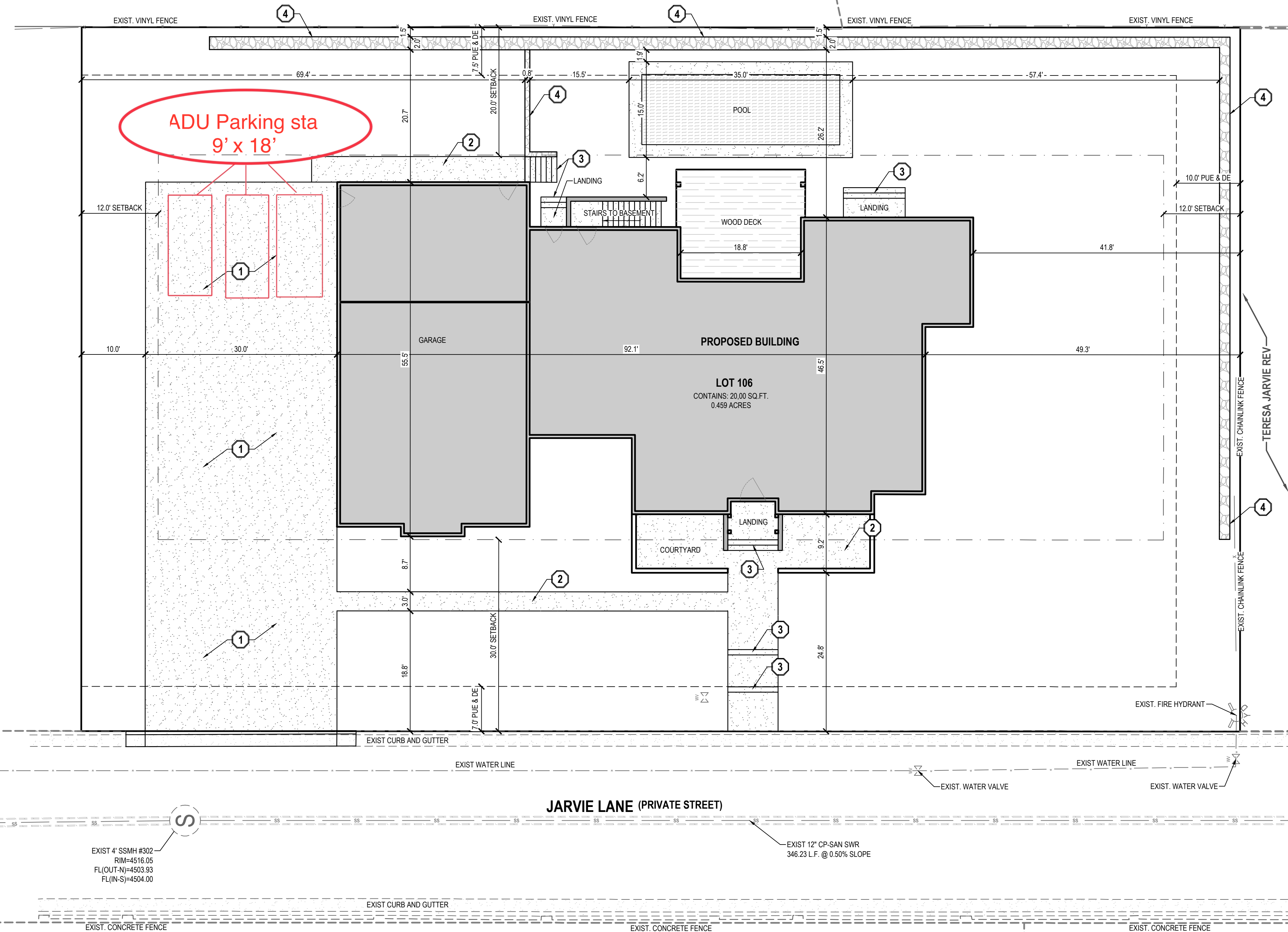
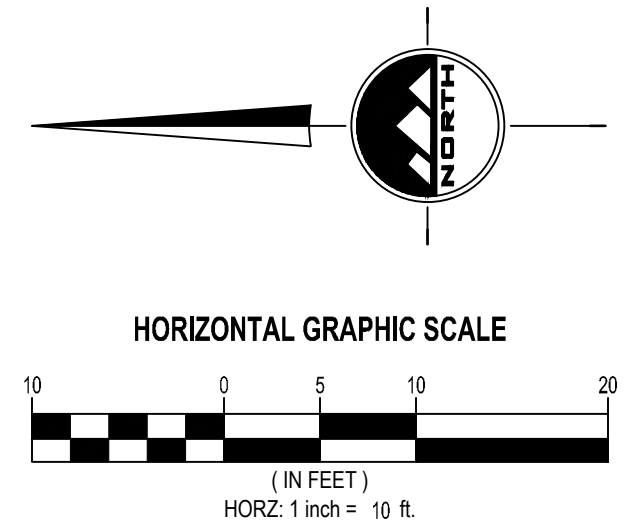
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND GROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1 CONCRETE PAVEMENT SECTION
SCALE: NONE



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SEAN TAYLOR-BAUMANN
13963 JARVIE LANE
DRAPER, UTAH 84020

CONTACT:
SEAN TAYLOR-BAUMANN
PHONE: 801-673-8839

BAUMANN LOT GRADING

13963 JARVIE LANE
DRAPER, UTAH

SITE AND UTILITY PLAN

PROJECT NUMBER: 13634
PRINT DATE: 2025-02-21
PROJECT MANAGER: MSB
DESIGNED BY: TJP

C-100

SUMMIT CREEK INVESTMENTS, LLC

TIMOTHY A & TESS JOHNSON

CHARLES & ANITA TOWNER

EXHIBIT H
EXTERIOR ELEVATION DRAWINGS

© Copyright 2024 Creations West
 This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ATTIC VENTILATION NOTES:
 The net free ventilation area shall not be less than 1/300th. Given that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

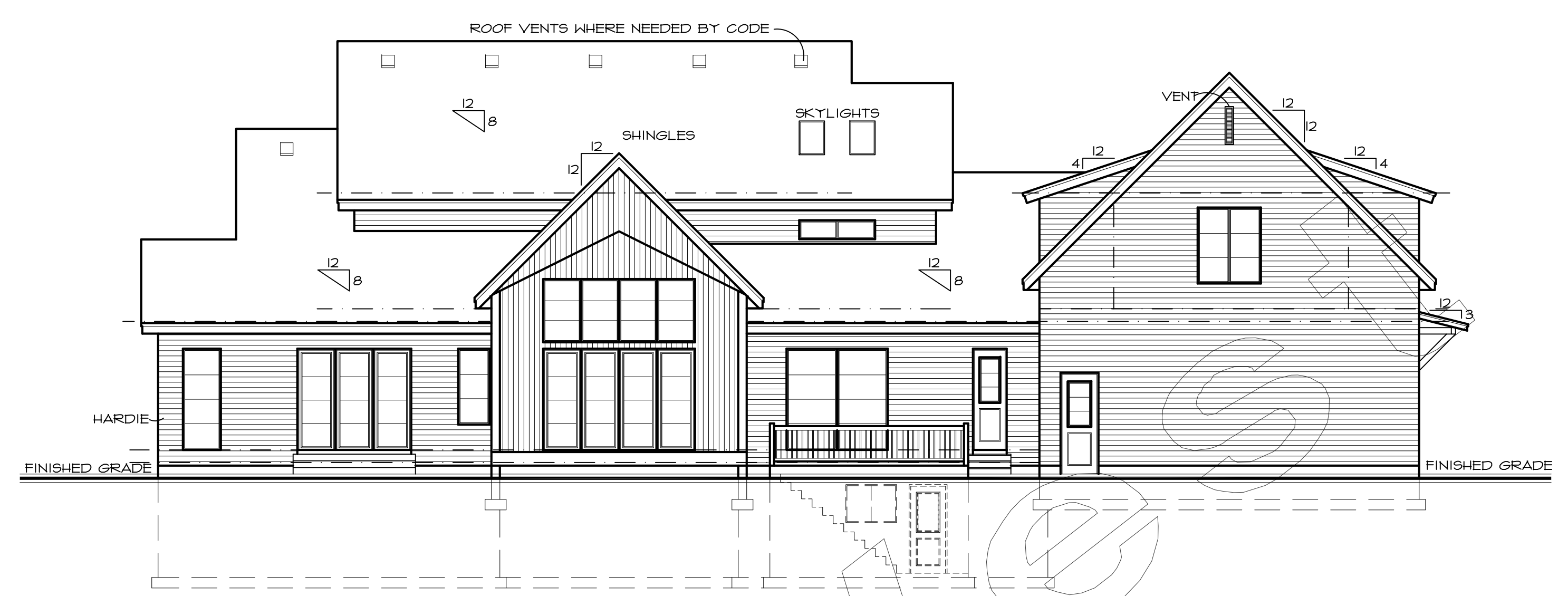
GENERAL NOTES:
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of any and all materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process. Exterior wall finishes must be listed, labeled, and installed per manufacturer's installation and instruction guide. All installers must be approved by the manufacturer.

EXCAVATION NOTES:
 All footings shall bear on natural, undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (Verify local frost depth). The grade adjacent to all foundation walls shall slope a MINIMUM of 6 inches within the first 10 feet (5%). R401.3 Landings, ramps, patios, porches or decks, are required to be level or can have a MAXIMUM slope of 1/4" per foot for drainage away from walls. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:
 The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure when in violation of this code or any other ordinances of this jurisdiction.

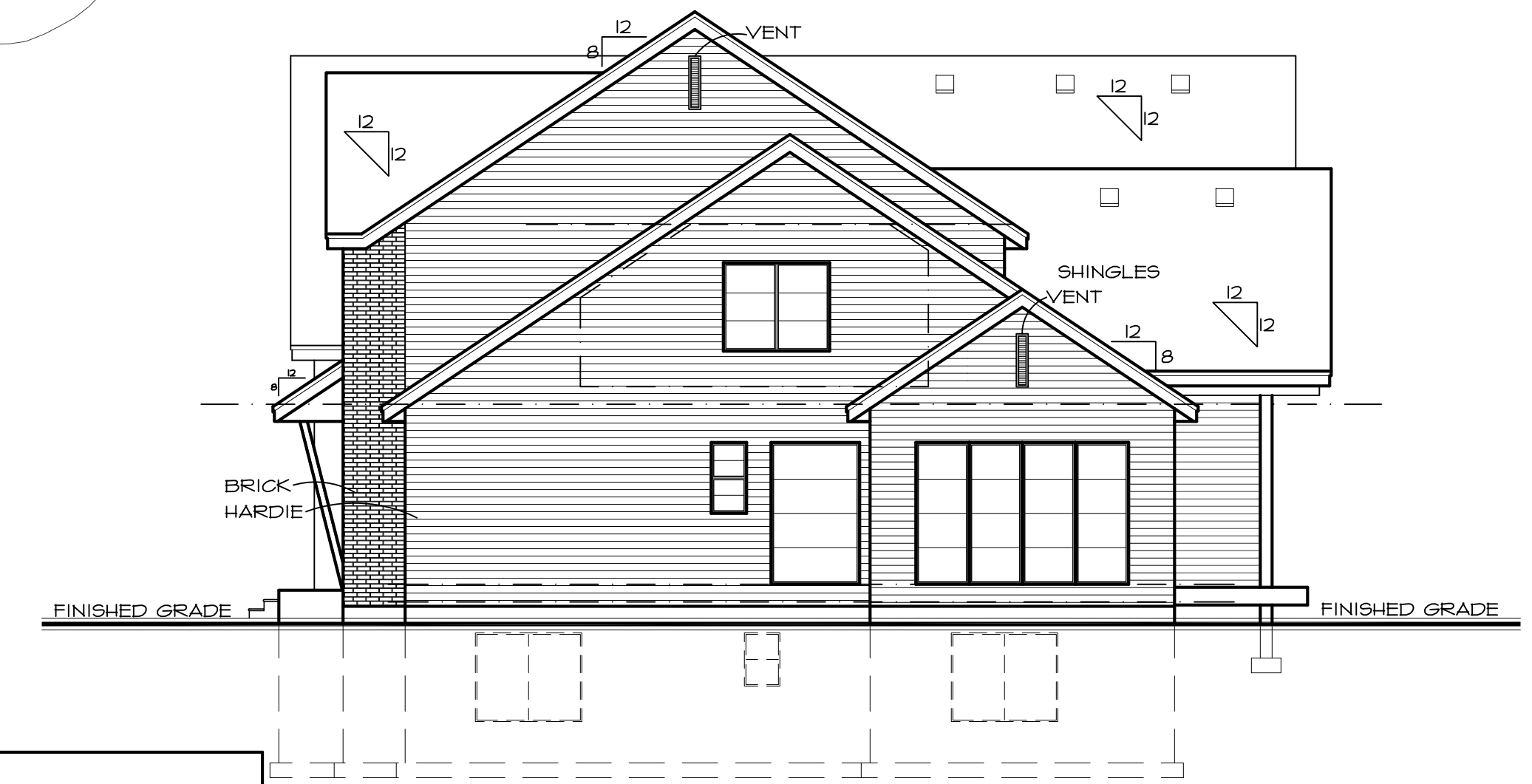
WINDOWS NOTES:
 Bedroom windows to have a finished clear opening height MAXIMUM of 44" from floor.
 Windows to have 20" MINIMUM clear width and 24" MINIMUM clear height.
 Bedroom windows to be a MINIMUM of 5.7 sq. ft. clear opening for egress.
 Windows to be sized at 1/10th of the sq. ft. for glass size lighting requirements and 1/20th of the sq. ft. for ventilation requirements.
 Windows within 18" of the floor to be tempered glass.



REAR ELEVATION
 SCALE 1/8"



LEFT ELEVATION
 SCALE 1/8"



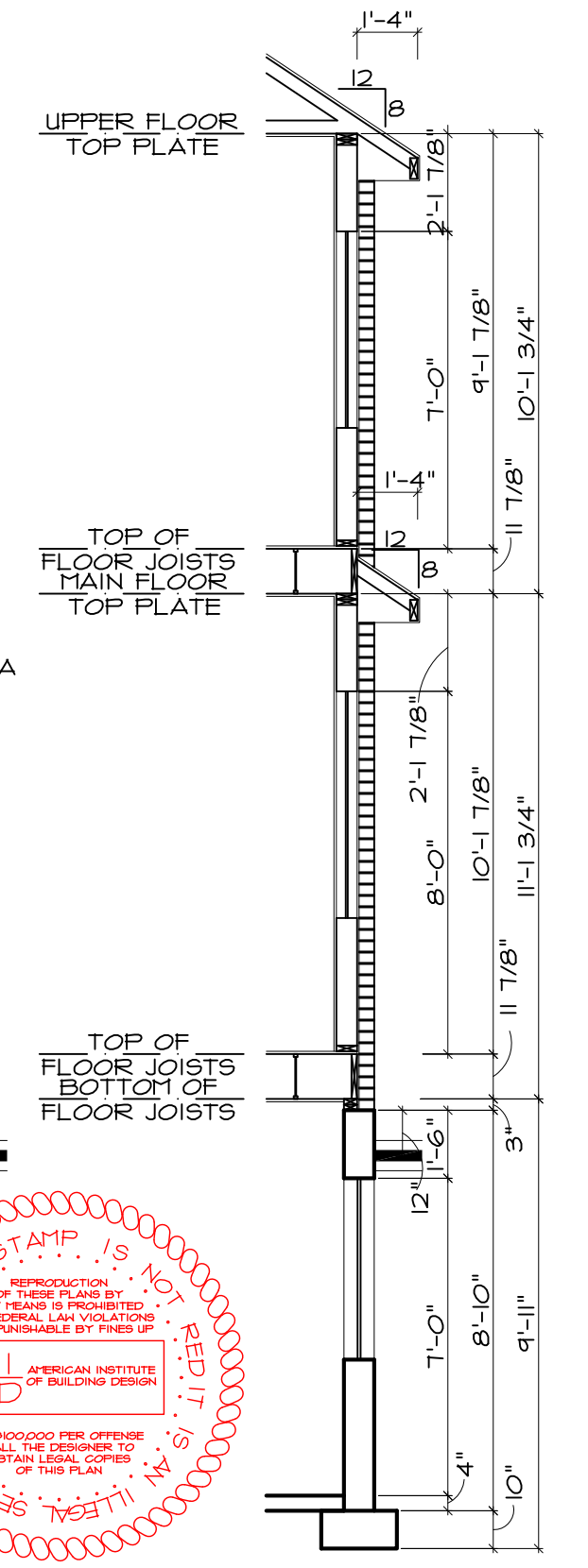
RIGHT ELEVATION
 SCALE 1/8"

NOTE:
 BEAMS ON ELEVATIONS WERE DESIGNED BEFORE ENGINEERING AND ARE SHOWN @ 12" IN SIZE.

SEE FRAMING PAGES FOR ENGINEERING CALL OUTS FOR ACTUAL BEAM SIZES



FRONT ELEVATION
 SCALE 1/4"



RECOMMENDATION: THIS STAMP IS NOT VALID UNLESS SET BY AN AMERICAN ARCHITECTURE LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. TO AVOID THIS OFFENSE, CHECK THE LICENSE NO. OF THIS PLAN.

CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM

PLANNED FOR: BAUMAN HOME
 LOT# 106, JARVIE ESTATES
 DRAPER, UTAH

Ammon, Idaho 83406
 South Jordan, Utah 84091
 Clearfield, Utah 84015

84091.525.6700
 801.525.9555
 801.525.6700

plans@creationswest.com

DATE: SEP. 20 24
 SHEET: 1

PLAN NUMBER: 1H-3863-24UE

EXHIBIT I
FLOOR PLANS

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ELEC. PLAN GENERAL NOTES:
 6. Over ground.
 7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
 All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.
TEMPERATURE LIMITATIONS:
 Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation, the conductors must be derated as required by IRC E3105.4.4.

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)
 4-pole fault circuit interrupters are required on all branch circuits that supply 120-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).
 All outlets will be tamper resistant in accordance with IRC E4002.14.

CARBON MONOXIDE ALARMS:
 Carbon Monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720.
 When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM:
 RST1. Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars. When more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the activation will activate all alarms in the individual unit.

RECESSED LIGHTING:
 Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. IRC N102.4.5

SMALL APPLIANCE RECEPTACLES:
 In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3103.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3904.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3901.3)

SUPPLY/RETURN INSULATION:
 Supply and return air ducts shall be insulated to a min. of R-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 409.2

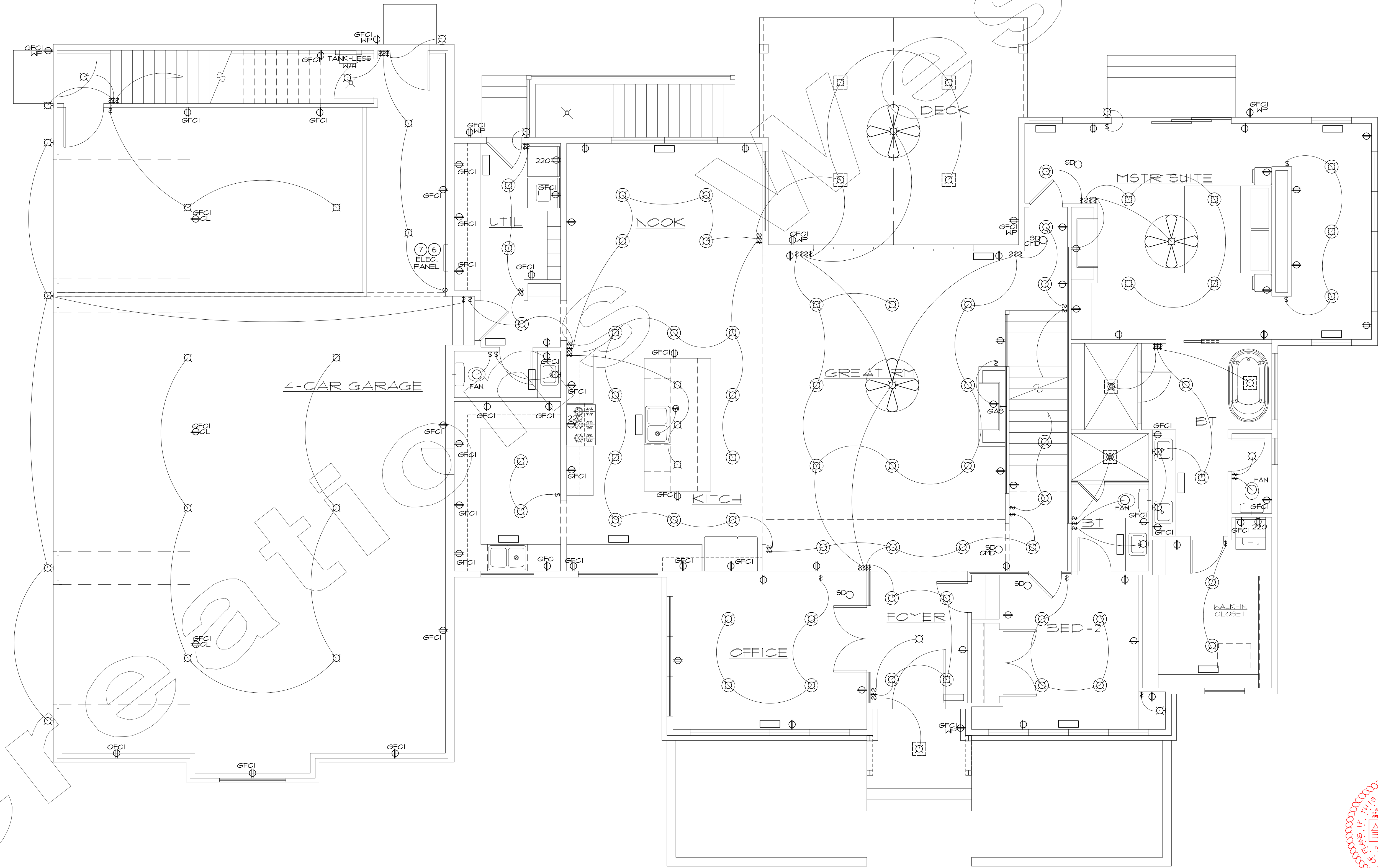
HVAC OUTLET:
 A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7.62m) max of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means. (E3901.2)

GAS PIPING:
 Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.3)

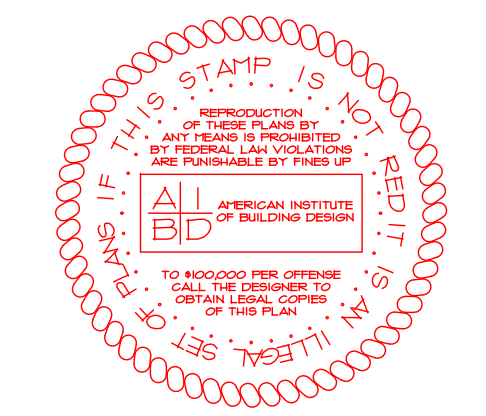
Gas piping shall not penetrate building foundation walls at any point below grade (IRC G2415.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions. (IRC G2406.2)

Gas piping installed underground beneath buildings is prohibited except where the piping is enclosed in a conduit. Such conduit shall extend not less than 4' outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)



NOTE:
 PLAN DENOTES POSSIBLE WIRING DIAGRAM, ACTUAL WIRING TO BE DETERMINED AT ELECTRICAL WALK THROUGH AND AT ELECTRICIANS DISCRETION.

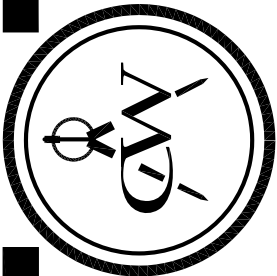


MAIN ELEC. / HVAC PLAN
 SCALE 1/4"

PLANNED FOR:
BAUMAN HOME
 LOT# 106, JARVIE ESTATES
 DRAPER, UTAH

Ammon, Idaho 83406
 South Jordan, Utah 84091
 Clearfield, Utah 84015
 801.525.6700 | 208.525.9555
 plans@creationswest.com

CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM



DATE: SEP. 20 24
 SHEET: 5

PLAN NUMBER
1H-3863-24UE

ELEC. PLAN GENERAL NOTES:
 6. Over ground.
 7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

TEMPERATURE LIMITATIONS:
 Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation, the conductors must be derated as required by IRC E3105.4.4.

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

40-amp fault circuit interrupters are required on all branch circuits that supply 120-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

CARBON MONOXIDE ALARMS:
 Carbon Monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720.
 When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM:
 (B311) Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars. When more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the activation will activate all alarms in the individual unit.

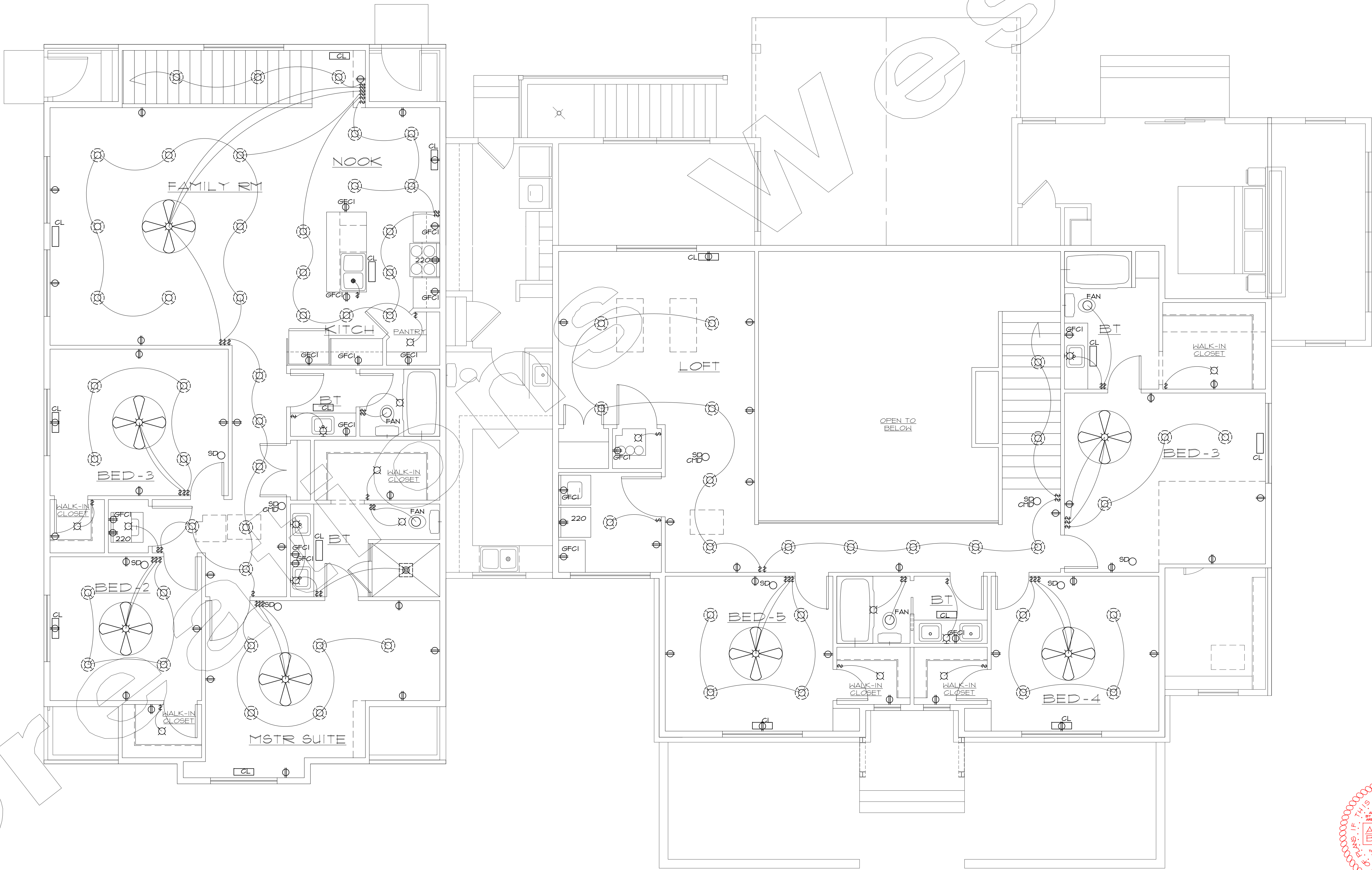
RECESSED LIGHTING:
 Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. IRC N102.4.5

SMALL APPLIANCE RECEPTACLES:
 In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3103.2, shall serve all wall and floor receptacle outlets covered by Sections E3902.2 and E3904.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3903)

SUPPLY/RETURN INSULATION:
 Supply and return air ducts shall be insulated to a min. of R-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 403.2

HVAC OUTLET:
 A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7.62m) max. of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means. (E3901.2)

GAS PIPING:
 Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.3)
 Gas piping shall not penetrate building foundation walls at any point below grade (IRC G2415.6)
 Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage rooms or a space that opens into such rooms. See exceptions. (IRC G2406.2)
 Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less than 4' outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)



NOTE:
 PLAN DENOTES POSSIBLE WIRING DIAGRAM, ACTUAL WIRING TO BE DETERMINED AT ELECTRICAL WALK THROUGH AND AT ELECTRICIANS DISCRETION.

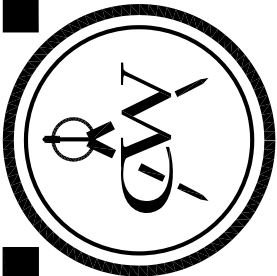
UPPER ELEC. / HVAC PLAN
 SCALE 1/4"



PLANNED FOR:
BAUMAN HOME
 LOT# 106, JARVIE ESTATES
 DRAPER, UTAH

Ammon
 Idaho 83406
 South Jordan
 Utah 84091
 Clearfield, Utah 84015
 801.525.6700
 801.525.6700
 plans@creationswest.com

CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM



DATE:
 SEP. 20 24
 SHEET:
6

PLAN NUMBER
1H-3863-24UE

EXHIBIT J
APPLICANT REQUEST LETTER

Deviation Letter for I-ADU regarding property at 13963 South Jarvie Ln

Below are all the requirements that have been met to allow for approval off this deviation.

- 1- This home to be built is on a .50 acre lot which meets the requirement for being over 6,000 square feet.
- 2- No D-ADU exists on this property.
- 3- The Proposed I-ADU meets all of the requirements off sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter.
- 4- At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU. (Ord. 1499, 9-21-2021, and Ord. 1626, 11-12-2024).

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-04-24

Re: Public Hearing: Academy Plaza Zoning Text Amendment (Legislative Item)

Comments:

This application is a request for approval of a Zoning Text Amendment to the CSD-DPMU zone to add two new districts, an office/warehouse/limited manufacturing district and a vertical mixed use district, and development standards related to the new districts. The CSD-DPMU zone includes the Academy Plaza site, which is approximately 7.7 acres in size, and is located at approximately 383 W 13490 S. The Academy Plaza site would be designated to allow the uses identified in the new districts.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance;
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;
4. The proposed amendment will not create a conflict with any other section or part of the zoning ordinance or the General Plan;
5. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment does not further the specific purpose statement of the Draper Pointe Mixed Use Commercial Special District;
3. The proposed amendment is not appropriate given the context of the request and

- there is not sufficient justification for a modification to the zoning ordinance;
4. The proposed amendment could create a conflict with another section or part of the zoning ordinance or the General Plan;
 5. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit; and
 6. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, and engineering practices.

ATTACHMENTS:

[Academy Plaza TA Staff Report_Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 10, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

Prepared By: Todd Taylor, Planner III
Planning Division
Community Development Department
801-576-6510, todd.taylor@draperutah.gov

Re: Academy Plaza – Zoning Text Amendment Request

Application No.: 2024-0025-TA

Applicant: Joe Johnsen of J Development, representing Dumar, LLC

Project Location: 383 W 13490 S

Current Zoning: Draper Pointe Mixed Use Commercial Special District (CSD-DPMU) Zone

Acreage: 7.7 Acres (Approximately 335,412 ft²)

Request: Request for approval of a Zoning Text Amendment to the CSD-DPMU zone to add two new districts, an office/warehouse/limited manufacturing district and a vertical mixed use district.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Text Amendment to the CSD-DPMU zone to add two new districts, an office/warehouse/limited manufacturing district and a vertical mixed use district, and development standards related to the new districts. The CSD-DPMU zone includes the Academy Plaza site, which is approximately 7.7 acres in size, and is located at approximately 383 W 13490 S (Exhibits B & C). The Academy Plaza site would be designated to allow the uses identified in the new districts.

The CSD-DPMU zone, as it exists today, was adopted through an iterative process. First, the Draper Point Office Park CSD was adopted by the City on April 15, 2014 for 29.63 acres, and allowed office uses, as well as retail and other commercial uses. An amendment adopted on April 21, 2015, renamed the Draper Point Office Park CSD to the current name, added an



additional 21.5 acres of property, and allowed residential, commercial and hotel uses. An amendment adopted on May 26, 2015 added an additional 25.51 acres of property, including the subject property. An amendment adopted on March 15, 2016 modified the retail and residential development standards. An amendment adopted on August 29, 2017 amended the signage standards. Finally, an amendment adopted on October 17, 2017 added private street standards.

ANALYSIS

The Commercial Special District land use designation is characterized as follows:

Commercial Special District

| LAND USE DESCRIPTION | |
|--------------------------|---|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas |
| LAND USE MIX | <ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone |
| LOCATION | <ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic |



According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the CSD zone is to, *“permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.”*

Text Amendment.

Below is a summary of the proposed changes to the CSD-DPMU zone. The full text of the changes can be found in Exhibit D of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

DCMC Section 9-18H-010: Purpose: The proposed modifications to this section introduce personal and business services, and warehousing and limited manufacturing uses to the purpose of the CSD.

DCMC Section 9-18H-020: Permitted Uses: The proposed modifications to this section would add the following uses to the list of permitted uses: Business equipment rental and supplies; Cashing services; Grooming service; Manufacturing, limited; Medical or dental laboratory; Office, warehouse; Printing, general; Repair service; Research service; Secondhand or thrift store, small; Tattoo establishment; Trade/vocational school; Veterinary service; Wholesale and warehousing, limited.

DCMC Section 9-18H-030: Development Standards: The proposed modifications to this section add development standards related to the new office/warehouse/limited manufacturing district and the vertical mixed use district. Unique standards for the office/warehouse/limited manufacturing district, not found in the other CSD-DPMU districts, include the requirements for uses to be entirely within an enclosed building, roll-up doors to include transparent glass panel inserts, and walls to screen the truck docks. Unique standards for the vertical mixed use district, not found in the other CSD-DPMU districts, include the requirements for having office on the second floor over retail, service commercial, restaurant space, personal services or business services on the first floor. Additionally, the buildings would face 13490 South, have wider walkways, and provide shaded seating and gathering areas.

DCMC Section 9-18H-040: Landscape Standards: The proposed modifications to this section indicate that the new office/warehouse/limited manufacturing district and the vertical mixed use district would comply with DCMC Chapter 9-23, Landscaping and Screening. However, a twenty-five foot (25') wide buffer would be required between the office/warehouse/limited manufacturing district and residential areas with alternating shrub and tree plantings every ten feet (10') and twenty feet (20'), respectively.

DCMC Section 9-18H-050: Parking Standards: The proposed modifications to this section indicate that the new office/warehouse/limited manufacturing district and the vertical mixed use district would comply with the parking requirements Chapter 9-25, Parking.

DCMC Section 9-18H-060: Lighting Standards: The proposed modifications to this section indicate that the new office/warehouse/limited manufacturing district and the vertical mixed use district would comply with the same parking lot lighting standards set forth for commercial in the CSD-DPMU, with a minimum of 0.5 foot-candles, a maximum of 4.0 foot-candles, and utilize full cutoff type fixtures.

DCMC Section 9-18H-100: Exhibits: The proposed modifications to this section replaces Exhibit A with a new project area map, adds a new site plan to Exhibit B, replaces Exhibit C with a new land use master plan, adds a new Exhibit H with renderings of the sample office/warehouse/limited manufacturing district and the vertical mixed use district buildings, and re-letters the subsequent exhibits.

Staff Analysis.

The existing purpose statement of the CSD-DPMU discusses a beneficial mix of uses in the zone and states that the “Residential District will provide needed support for the retail and office in the surrounding areas and the hotel will in turn support the office/business uses”. With a few of the proposed uses, staff has concerns that they depart significantly from the intent and purpose of the existing CSD, are not appropriate for the area, and would negatively impact other existing uses in the CSD. The proposed uses that staff is most concerned with are: Limited Manufacturing, General Printing, and Limited Wholesale and Warehousing.

The uses of Limited Manufacturing and Limited Wholesale and Warehousing require a large amount of space with a low number of employees, as evidenced by their low parking requirements in DCMC Table 9-25-1. General Printing likewise is more industrial in nature and requires large amounts of space with similarly lower numbers of employees. Conversely, the proposed use of Office, warehouse requires that at least twenty-five percent (25%) of each building or unit is dedicated to office or showroom space, which would increase the number of employees per square foot, providing additional employment opportunities for those living in the vicinity and supporting the surrounding businesses.

In addition to the lower employment per square foot, which would reduce the number of employees to support the surrounding businesses, the proposed uses would likely also introduce significant truck traffic to the site, immediately adjacent to the existing Parc West apartments and to streets within the boundaries of the nearby Transit Station District zone and the existing Draper FrontRunner Station Area Plan (also known as Vista Station).

An additional staff concern is that the City is currently in the process of drafting an update to the Draper FrontRunner Station Area Plan which will include some, if not all of the CSD-DPMU. The State has required that Station Area Plans must increase the availability and affordability of housing, including moderate income housing; promote sustainable environmental conditions; enhance access to opportunities; and increase transportation choices and connections. The State has also required that after Station Area Plans are adopted that that zoning of the areas within the Station Area Plan be brought in-line with the goals and objectives of that plan.

While staff has worked with the applicant to include proposed mitigations in the site development standards such as landscaped buffers adjacent to the residential uses, screening of the truck bays, and ensuring that the uses remain enclosed within the buildings, staff does not feel that the potential mitigations are able to go far enough to make the identified proposed uses part of a beneficial mix to the overall CSD. While a final decision regarding the appropriateness of the proposed uses is ultimately a policy decision of the City Council, staff is recommending that the Planning Commission recommend to the City Council that these specific uses not be included as allowed uses in the CSD-DPMU zone. This is reflected in the suggested motion for a modified positive recommendation included in this staff report.

Criteria For Approval.

A Text 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)(2) of the DCMC:

2. Text Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;*
- c. Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;*
- d. The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*
- e. Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and*
- f. The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices*

REVIEWS

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

Engineering Department Review. The Draper City Engineering Department has completed their review of the Zoning Text Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Zoning Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Zoning Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Zoning Text Amendment submission. 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

Based on the analysis above, staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council based on the findings listed below and the criteria for approval, as listed within the staff report.

MODEL MOTIONS AND FINDINGS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Text Amendment, as requested by Joe Johnsen of J Development, representing Dumar, LLC, Application No. 2024-0025-TA, based on the findings for approval listed in the Staff Report dated April 10, 2024.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance;

3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;
4. The proposed amendment will not create a conflict with any other section or part of the zoning ordinance or the General Plan;
5. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Text Amendment, as requested by Joe Johnsen of J Development, representing Dumar, LLC, Application No. 2024-0025-TA, based on the findings for approval listed in the Staff Report dated April 10, 2024, with the following modifications to the proposed text and the following additional finding(s):

Modifications to the proposed text:

1. That the following proposed uses be removed from the permitted uses: Limited Manufacturing, General Printing, and Limited Wholesale and Warehousing uses.
2. That the proposed text and exhibits be modified to not include “limited manufacturing” in the name of the new district.

Additional Finding(s):

1. The Limited Manufacturing, General Printing, and Limited Wholesale and Warehousing uses are not appropriate uses for the zoning district and would not be consistent with the goals, objectives, and policies of the City General Plan and included Station Area plans.
2. (List any additional findings...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Text Amendment, as requested by Joe Johnsen of J Development, representing Dumar, LLC, Application No. 2024-0025-TA, based on the findings for denial listed in the Staff Report dated April 10, 2024.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment does not further the specific purpose statement of the Draper Pointe Mixed Use Commercial Special District;

3. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance;
4. The proposed amendment could create a conflict with another section or part of the zoning ordinance or the General Plan;
5. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit; and
6. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, and engineering practices.

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: 2025.04.17 08:25:34 -06'00'

Draper City Public Works Department

Todd A. Draper

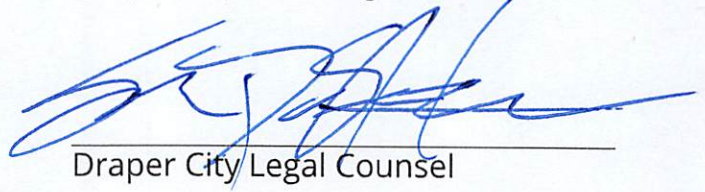
Digitally signed by Todd A. Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.04.16
20:46:22-06'00'

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: 2025.04.16 14:28:28 -06'00'

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: 2025.04.16 13:01:54 -06'00'

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. The majority of the proposed uses are not appropriate for the area.

Engineering Department Review.

1. 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, storm water drainage systems, water supplies, and waste water and refuse collection;

Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.

- a. The change in uses within the zone represents a potential increase in traffic based on the permitted or conditional uses within the zone. In particular, there may be a significant increase in truck traffic from the warehouse component of the use modification. The existing traffic in the area is outside the normal truck traffic areas, typically confined to Lone Peak Parkway in this general area. The proposed zone use modification has a variety of uses that generate different traffic volumes so it is impossible to identify a future impact other than to note the potential of an increase in traffic from its current zone to the proposed zone. Any increase in the number of trips or the traffic intensity would be limited to 13490 South due to the location of the subject property. It is unlikely that any potential increase in traffic would disperse into residential areas or other areas of the city based on its location west of Interstate 15. However, the size of the parcels and the proposed uses may not necessarily trigger an automatic traffic impact study because it does not exceed the number of peak hour trips that typically would necessitate offsite mitigation measures. Any increase in traffic would be limited to 13490 South, an arterial street planned for significant commercial and residential traffic. There are frontage improvements existing on the subject site.
- b. Connectivity with the subject parcel to a public right-of-way is on 13490 South, an arterial street intended to accommodate significant commercial and residential traffic. Access locations are existing and any modification to those accesses will be required to meet Draper City standards as outlined in

our Master Transportation Plan and will be evaluated at the time of a site plan or subdivision application. The subject parcel currently has two accesses to 13490 South as well cross access to adjacent parcel(s).

- c. There are existing storm drainage facilities at the site. It is expected that the site will need to be brought into compliance with current requirements with the proposed change of use. The existing site is connected to existing storm drainage pipeline in 1390 South. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities will be provided by South Valley Sewer District. Any subdivision or site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
- e. Drinking water is provided by the city to the subject parcel. Any subdivision or site plan application will require a commitment to serve from the city that facilities are adequate to provide service for the proposed uses.

Building Division Review.

- 1. No additional comment.

Fire Division Review.

- 1. No additional comment.

Legal Division Review.

- 1. No additional comment.

EXHIBIT B
VICINITY MAP

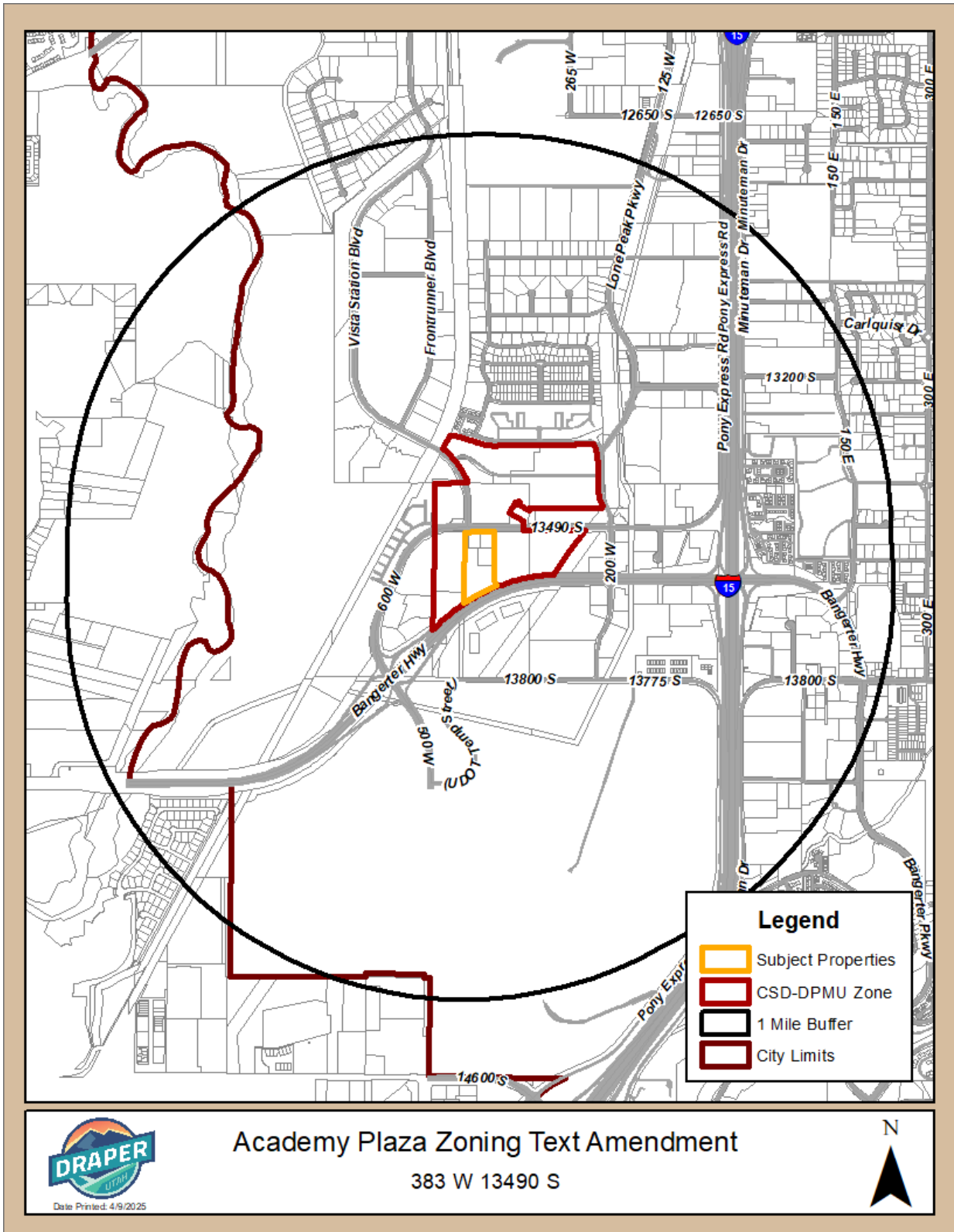
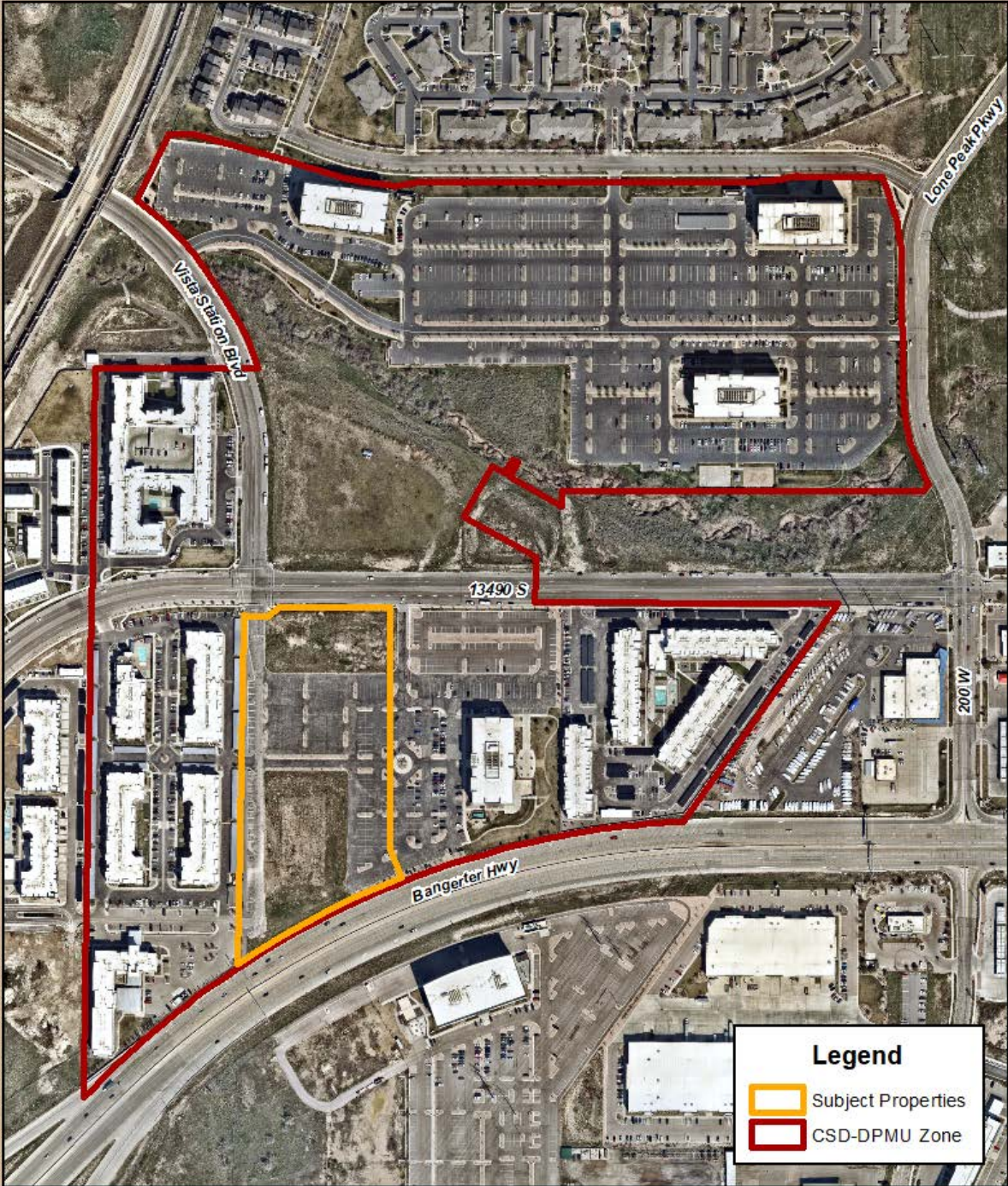


EXHIBIT C
AERIAL MAP



Date Printed: 4/9/2025

Academy Plaza Zoning Text Amendment

383 W 13490 S



EXHIBIT D
LEGISLATIVE DRAFT

CHAPTER 18
COMMERCIAL SPECIAL DISTRICTS (CSD)

...

ARTICLE H. DRAPER POINTE MIXED USE COMMERCIAL
SPECIAL DISTRICT

...

9-18H-010: PURPOSE:

The Draper Pointe Mixed Use Commercial Special District contains approximately 76.71 acres, as seen in section 9-18H-100, exhibit A of this article. It is bordered by 200 West on the east, Galena Park Boulevard on the north and Bangerter Highway on the south. The 13490 South Street runs through the project. The size of the property allows for a master planned, mixed use project, with land uses such as office, residential, ~~and~~ general commercial, including retail shops, and a hotel, [personal and business services, and warehousing and limited manufacturing](#). The Draper City general plan's goals and objectives are reflected in the overall design of the project, by incorporating a mix of land uses, quality architecture, efficient site design and abundant landscaping. The Commercial District of the master plan aims to broaden the commercial tax base of the City while providing amenities to the City residents, such as an improved Galena Park Boulevard, 13490 South and Vista Station Boulevard, and pedestrian access to Utah Transit Authority FrontRunner Station. The Residential District will provide needed support for the retail and office in the surrounding areas and the hotel will in turn support the office/business uses.

9-18H-020: PERMITTED USES:

Bank or financial institution with drive-through.

Bar establishment.

[Business equipment rental and supplies.](#)

Business service.

[Cashing services.](#)

Church or place of worship.

Convenience store.

Cultural service.

Daycare, general.

Department store.

Dwelling, multiple-family.

Franchise Municipal use.

Gasoline service station.

[Grooming service.](#)

Government service.
Health and fitness facility.
Higher education facility, private.
Higher education facility, public.
Hotel.
Laundry or dry cleaning, limited.
Laundry services.
[Manufacturing, limited.](#)
Media services.
Medical cannabis pharmacy.
[Medical or dental laboratory.](#)
Medical services.
Office, general.
[Office, warehouse.](#)
Personal care service.
Personal instruction service.
Post Office.
Preschool.
Printing and photocopying, limited.
[Printing, general.](#)
Recreation and entertainment, indoor.
[Repair service.](#)
[Research service.](#)
Restaurant, fast food.
Restaurant, general.
Retail, general.
[Secondhand or thrift store, small.](#)
[Tattoo establishment.](#)
[Trade/vocational school.](#)
[Veterinary service.](#)
[Wholesale and warehousing, limited.](#)
Wireless telecommunications facilities.

9-18H-030: DEVELOPMENT STANDARDS:

The development standards of the Draper Pointe Mixed Use Commercial Special District will guide the design of the buildings, landscaping, parking, access and private streets, and signage located within the district boundaries. The Master Plan provides for office, ~~retail~~, residential, general commercial, including retail shops, and hotel, personal and business services, and warehousing and limited manufacturing development in designated areas in accordance with the development standards set forth in this article.

- A. Development District: Based on land use, each building shall comply with the following development standards for each corresponding district:

...

5. Office/Warehouse/Limited Manufacturing

- a. All uses shall be entirely within an enclosed building.
- b. Architectural design shall be the primary method for establishing a distinct identity and sense of place within the Office/Warehouse/Limited Manufacturing District. Buildings must be articulated with use-appropriate scale, form, materials, and colors.
- c. Front and side building facades must share a consistent character, utilizing complementary materials, colors, features, forms, and design elements appropriate to the building's size and depth.
- d. Rear building facades, which face truck drive aisles for access to roll-up doors, must be finished with material complementary to the other sides as approved by Draper City staff. The roll-up doors shall include transparent glass panel inserts.
- e. Primary building materials shall consist of granite, metal, composite metal panels, brick, stone, Exterior Insulation and Finish Systems (EIFS), concrete, Glass Fiber Reinforced Concrete (GFRC), tile, or similar material approved by Draper City staff.
- f. Front, side and rear facades must incorporate more than one of the abovementioned materials.
- g. Corner towers, which are wider and taller projections, shall be used to accentuate building corners and add visual interest to the front and sides.
- h. Optional individualized design features may also be included to accentuate a user's identity, logo and color scheme.
- i. Prominent entry features are required and must include at least one of the following:
 - (1) An arch or canopy over entry doors;
 - (2) Complementary colors or materials that accentuate the entry; and

- b. All lots, structures, and uses shall be in accordance with the following standards.
 - (1) No minimum or maximum lot width.
 - (2) Minimum front yard setback is ten feet (10').
 - (3) No building shall exceed two (2) stories, excluding the mechanical penthouse.
 - (4) Minimum distance between buildings is twenty (20) feet.
- c. Mixed-Use Design Required: Buildings must include retail, service commercial, restaurant space, personal services and business services or similar uses listed in Section 9-18H-020: Permitted Uses on the first floor and office space or similar uses listed in Section 9-18H-020: Permitted Uses on the second floor.
- d. Site Design
 - (1) Position buildings to face 13490 South.
 - (2) Ensure cross-access for vehicles and pedestrians between adjacent properties.
 - (3) Enclose dumpsters within decorative masonry, split face CMU, or honed CMU structures.
- e. Main entrances must feature at least three of the following:
 - (1) Entry doors and lobby that extend beyond or are recessed behind the building's exterior footprint.
 - (2) Unique architectural features;
 - (3) Individualized design features that accentuate a user's identity, logo and color scheme.
 - (4) Distinct but complementary building materials or colors;
 - (5) Increased use of windows or glass;
 - (6) Pedestrian amenities such as patios, porches, special paving treatments, seating areas, or awnings; or
 - (7) Increased landscaping.
- f. Facade Articulation. All buildings must include horizontal and vertical façade articulation. Flat facades, single wall heights, and monotone color schemes are not permitted.
- g. Façade Variations. Implement horizontal or vertical facade variations at least every thirty feet (30') using a minimum of two of the following:
 - (1) Surface plane variations, such as pop-outs, bays, or recesses;
 - (2) Surface pattern variations, such as arches, banding, or paneling;
 - (3) Distinctive treatment of windows, doors, and eaves with molding or framing or

- (4) Distinctive changes in building materials and colors.
- h. Height and Roofline. Varied roofline and parapet heights are required to avoid continuous, single-height roofline expanses. Buildings must:
 - (1) Limit rooflines and parapets to no longer than fifty feet (50') without height variations.
 - (2) Use similar materials and colors on visible backs of false fronts, parapets, or cornices for consistency.
 - (3) Screen roof-mounted mechanical equipment and similar systems. Any portion of this equipment that is not fully shielded must be painted the color of the roofing or parapet materials.
- i. Screen roof-mounted mechanical equipment and similar systems. Any unshielded portions must match the color of the roofing or parapet materials.
- j. Each elevation must include a minimum of three colors to enhance visual interest.
- k. Ensure that at least twenty percent (20%) of the building features high-efficiency glazing to improve energy efficiency and aesthetics.
- l. Pedestrian-Friendly Design. Enhance pedestrian activity and social interaction by:
 - (1) Designing principal walkways to be at least six feet (6') wide for side-by-side walking.
 - (2) Providing shaded seating and gathering areas.
 - (3) Separating pedestrian paths from vehicles by at least five feet (5') using low evergreen hedges, walls, or other approved pedestrian features.
- m. Buildings must have a clearly articulated pedestrian-scale base between four (4') and six feet (6') in height to enhance the pedestrian experience.

...

9-18H-040: LANDSCAPE STANDARDS:

Landscape design is a major component of the Draper Pointe Mixed Use Commercial Special District. The overall project shall be landscaped with sensitivity to its environment. A consistent palette of drought tolerant tree types, plant materials, and ground covers shall be incorporated throughout in relation to the architecture to create a strong and consistent sense of place and identity. The tree and plant palette shall be submitted in conjunction with specific site plan approval application for each phase. The landscape design shall comply with the following standards:

...

- L. Plan Submitted: All multi-family, office/warehouse/limited manufacturing and vertical mixed use projects shall submit a landscaping plan in accordance with chapter 23, "Landscaping And Screening", of this title.

1. Landscaping shall be used as a land use buffer where appropriate.
2. To minimize the noise impacts of truck traffic on the nearby residential units, a landscaped buffer of twenty-five feet (25') in width shall be planted along the shared boundary of the office/warehouse/limited manufacturing and residential areas based on the following criteria:
 - a. Evergreen hedges such as Emerald Green Arborvitae and shrubs such as Wintergreen Boxwood or similar varieties approved by the Planning Division shall be planted at a four (4) foot minimum height and spaced at ten (10) feet on center along the length of the landscaped area.
 - b. Evergreen trees such as Norway Spruce, kindred spirit, or similar varieties approved by the Planning Division shall be planted at a minimum height of six (6) feet and spaced twenty (20) feet on center along the length of the landscaped area.
- ~~2.~~ 3. Detention basins shall be adequately landscaped and maintained.
- ~~3.~~ 4. Drought tolerant landscaping is highly encouraged.

9-18H-050: PARKING STANDARDS:

Each parking area will be configured to reduce the appearance of large asphalt areas and be designed in accordance with the following standards:

...

H. Office/Warehouse/Limited Manufacturing Parking Provisions.

1. The provisions for "Deviations From Strict Compliance For Parking," as outlined in Section 9-25-090, are applicable.
2. Parking requirements must adhere to the formulas specified in Table 9-2.5-1.

I. Vertical Mixed Use (Retail/Restaurant Under Office) Parking Provisions.

1. The provisions for "Deviations From Strict Compliance For Parking," as outlined in Section 9-25-090 shall apply.
2. The parking formulas found in Table 9-2.5-1 shall be used to determine the appropriate number of parking spaces required.
3. Developers are encouraged to implement "Shared Use Parking" strategies as permitted by Draper City Code Section 9-25-050 (C). This approach helps prevent over-parking by allowing different users to share parking facilities at different times, optimizing space usage and reducing unnecessary pavement.

9-18H-060: LIGHTING STANDARDS:

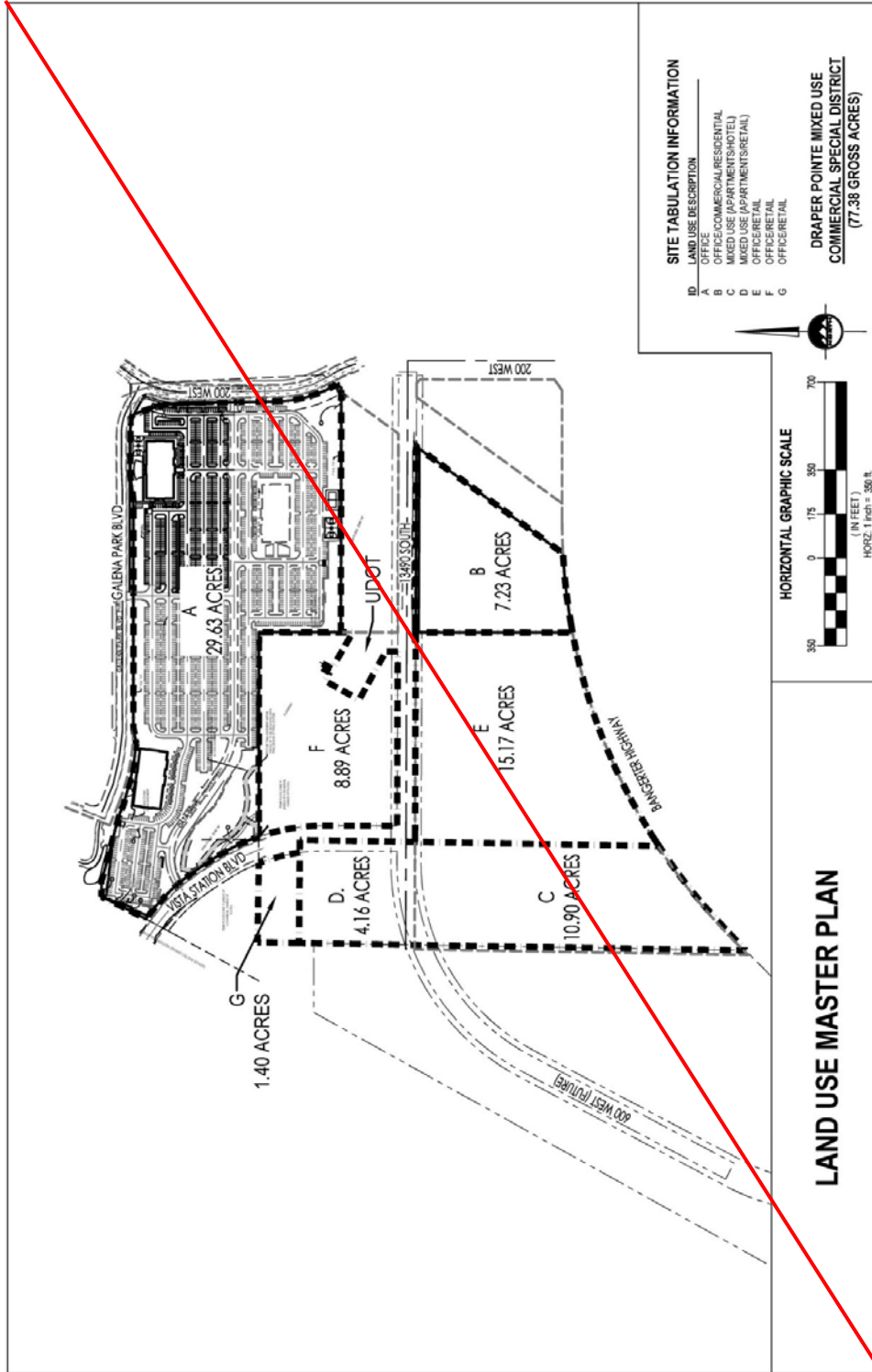
- A. Illumination: Parking lot lighting in commercial areas, including Office/Warehouse/Limited Manufacturing and Vertical Mixed Use (Retail/Restaurant

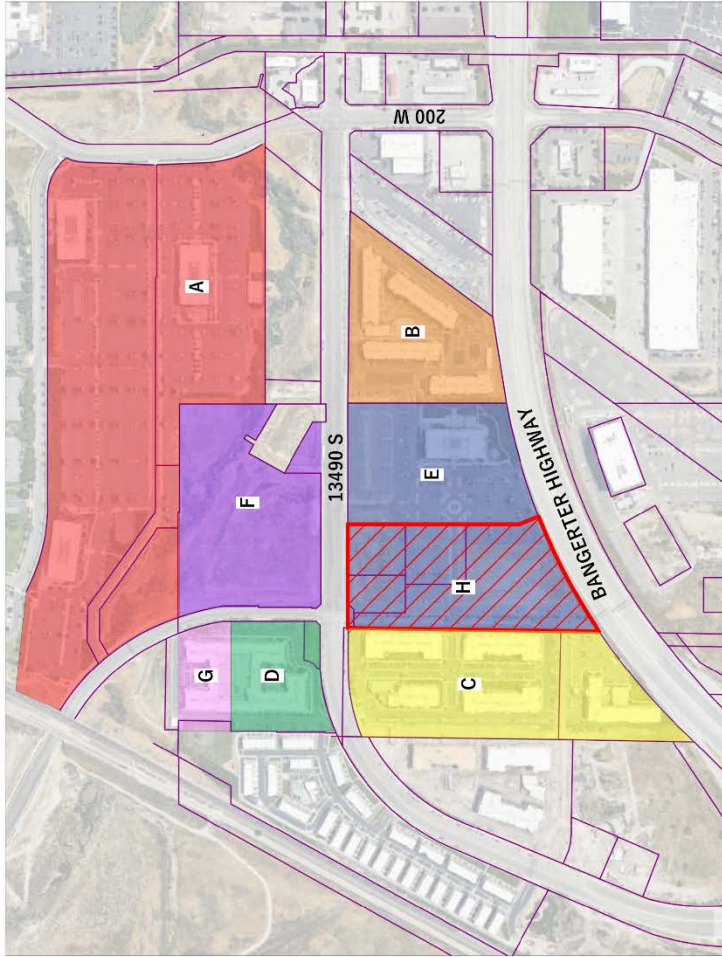
Under Office), shall provide adequate illumination at a minimum 0.5 foot-candle and maximum of four (4) foot-candles.

- B. Fixture Type: Parking lot lighting in commercial and office areas, including Office/Warehouse/Limited Manufacturing and Vertical Mixed Use (Retail/Restaurant Under Office), shall utilize cutoff type fixtures.

...

9-18H-100: EXHIBITS:
 EXHIBIT A - PROJECT AREA
 200 West





SITE INFORMATION TABLE

LAND USE DESCRIPTION

| ID | LAND USE DESCRIPTION |
|----|----------------------|
| A | 27.32 ACRES |
| B | 6.86 ACRES |
| C | 10.47 ACRES |
| D | 4.04 ACRES |
| E | 6.96 ACRES |
| F | 8.33 ACRES |
| G | 1.18 ACRES |
| H | 7.70 ACRES |

GRAPHIC SCALE

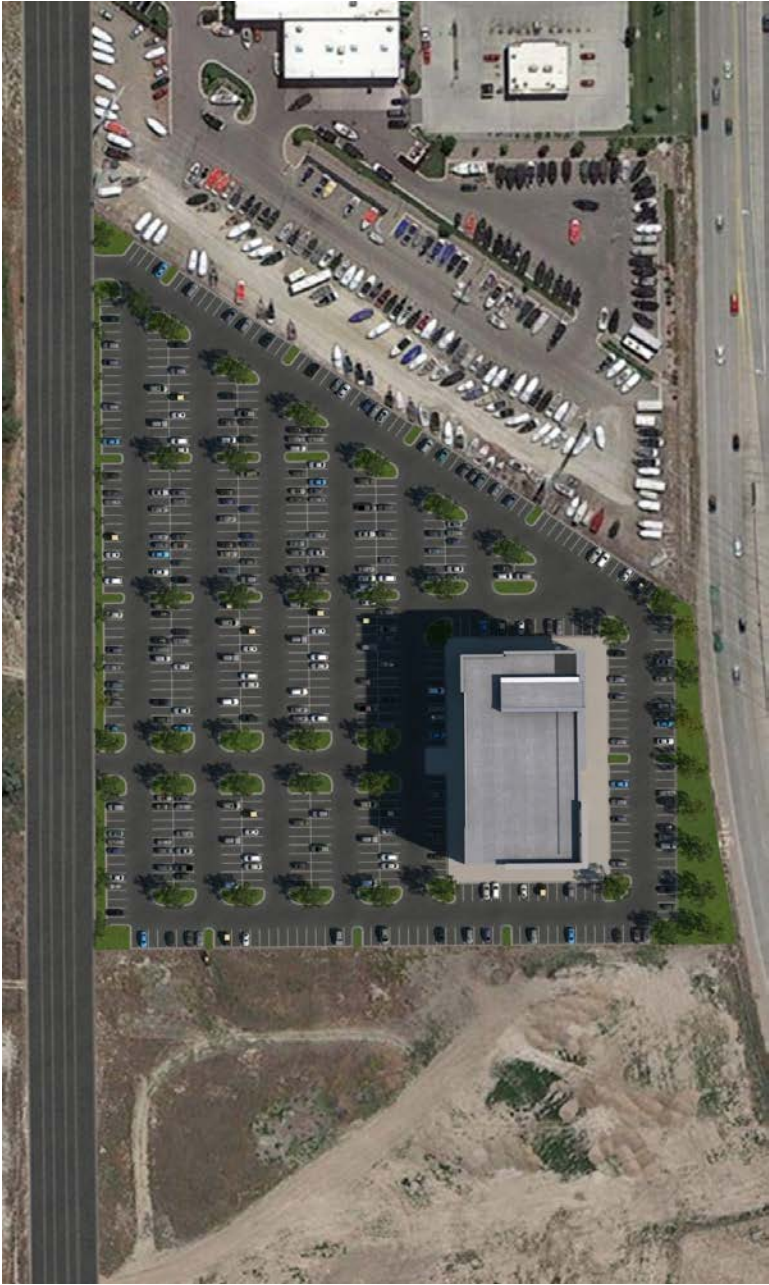


EXHIBIT B - SITE PLANS



GALENA PARK

Office/Commercial/Residential South



Site Plans

Residential, Retail And Hotel

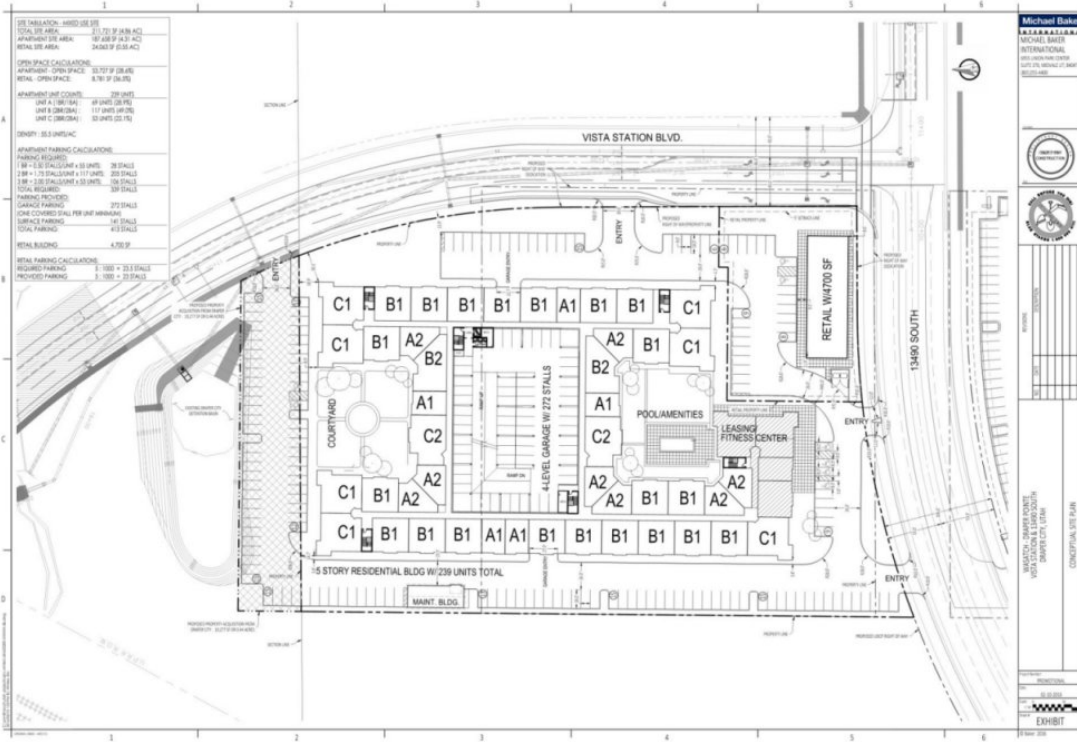
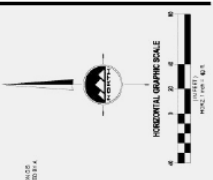
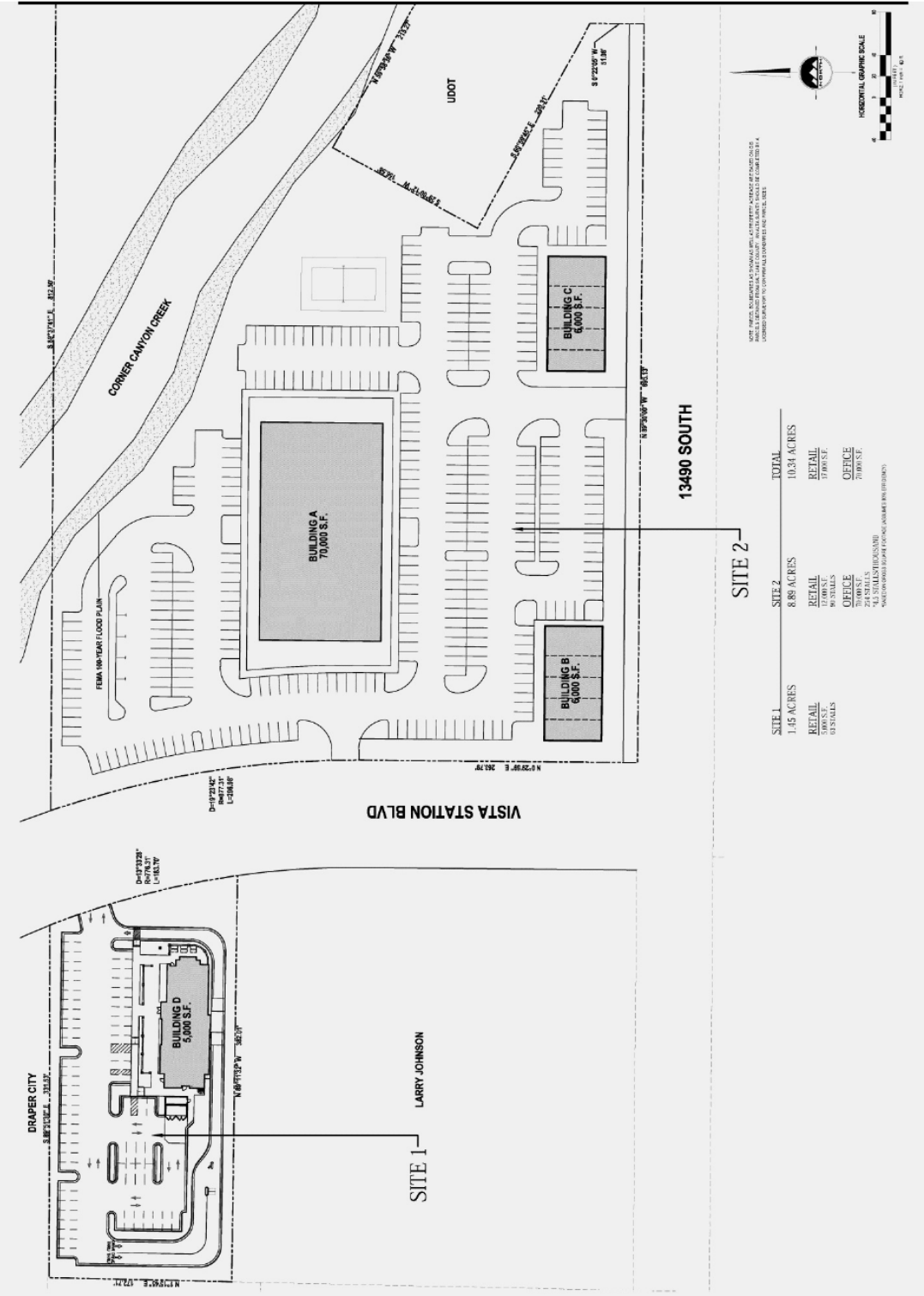


EXHIBIT B - SITE PLANS

Office/Commercial/Residential South





NOTE: THIS SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT AND DOES NOT CONSTITUTE A CONTRACT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AFFECTED AGENCIES.

SITE 2

| SITE 1 | SITE 2 | TOTAL |
|---------------------|-----------------------|-----------------------|
| 1.45 ACRES | 8.88 ACRES | 10.33 ACRES |
| RETAIL 1,000 ST. | RETAIL 17,000 ST. | RETAIL 18,000 ST. |
| 0 STALLS | 90 STALLS | 90 STALLS |
| | OFFICE 70,000 S.F. | OFFICE 70,000 S.F. |
| | 43,100 S.F. | 43,100 S.F. |
| | 43,100 S.F. | 43,100 S.F. |

SITE 1

LARRY JOHNSON

Office/Warehouse/Limited Manufacturing and Vertical Mixed Use (Retail/Restaurant Under Office)



1
A0.1

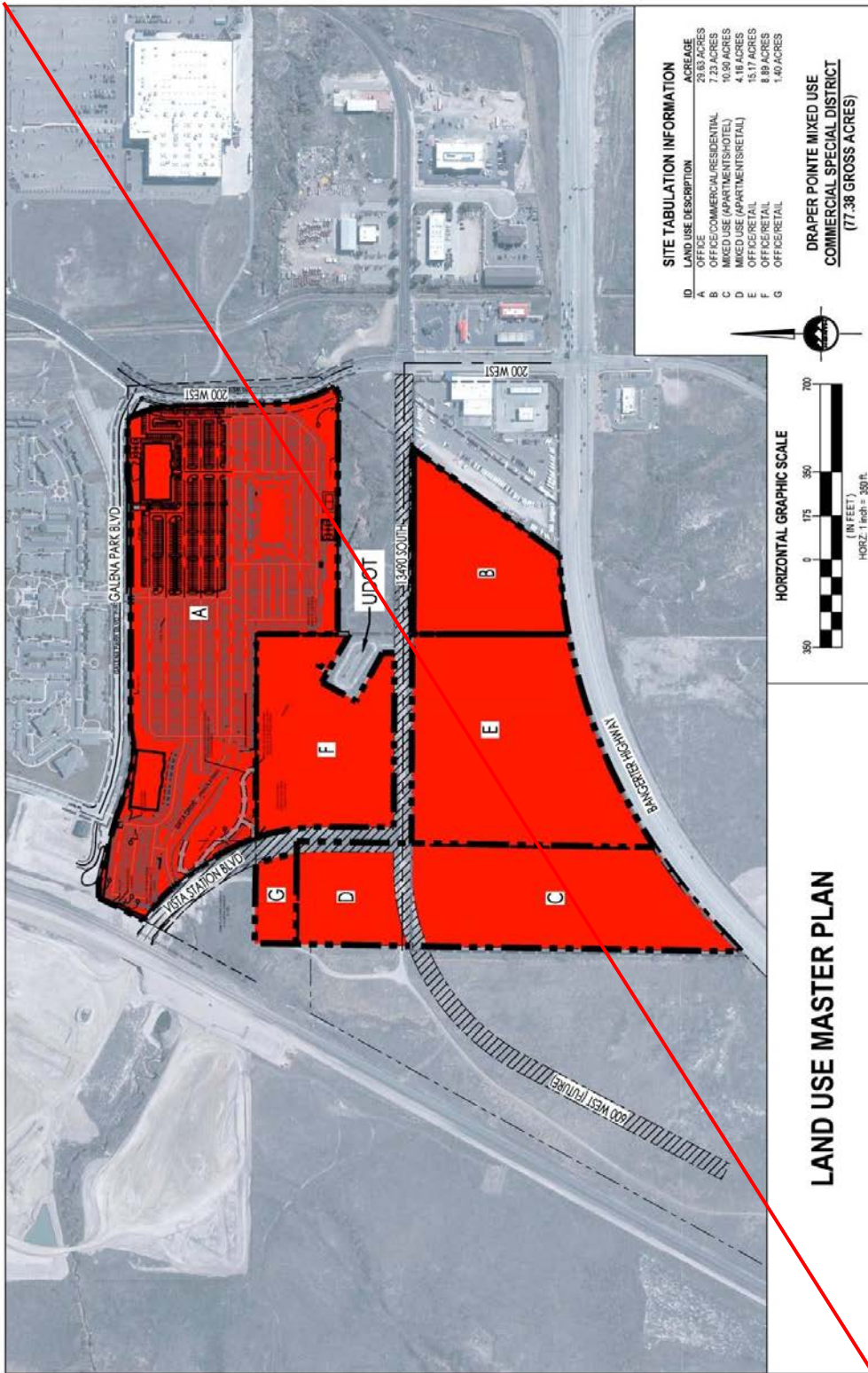
CONCEPTUAL SITE LAYOUT

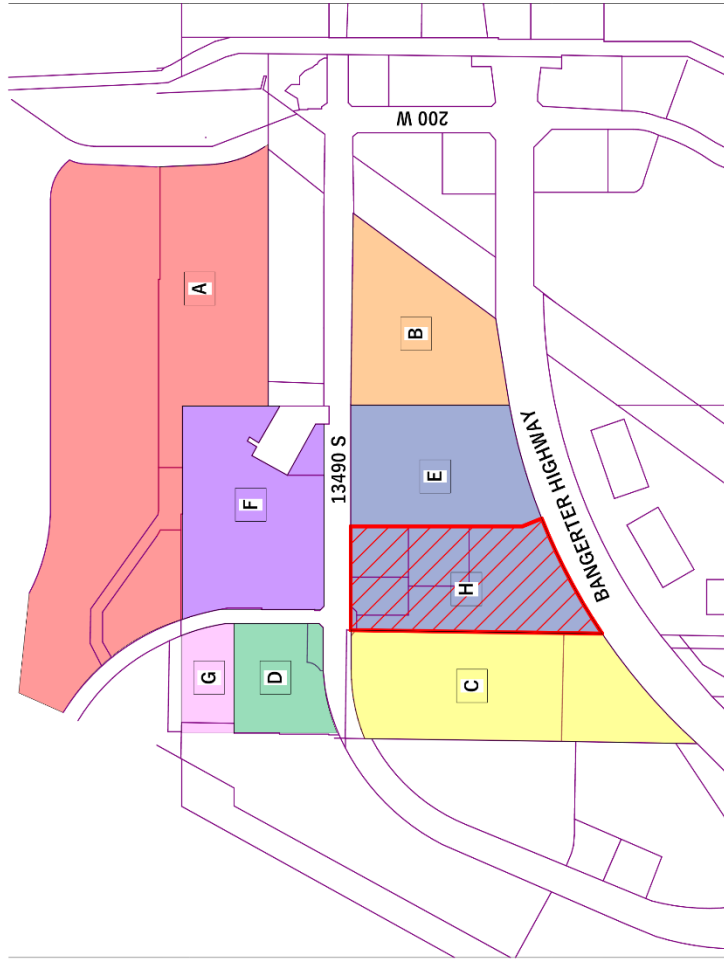
1" = 50'-0"



EXHIBIT C

Land Use Master Plan





| SITE INFORMATION TABLE | |
|------------------------|--|
| ID | LAND USE DESCRIPTION |
| A | OFFICE |
| B | OFFICE/COMMERCIAL/RESIDENTIAL |
| C | MIXED USE (APARTMENTS/HOTEL) |
| D | MIXED USE (APARTMENTS/RETAIL) |
| E | OFFICE/RETAIL |
| F | OFFICE/RETAIL |
| G | OFFICE/RETAIL |
| H | OFFICE/WAREHOUSE/LIMITED MANUFACTURING & VERTICAL MIXED-USE (RETAIL/RESTAURANT UNDER OFFICE) |

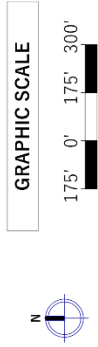
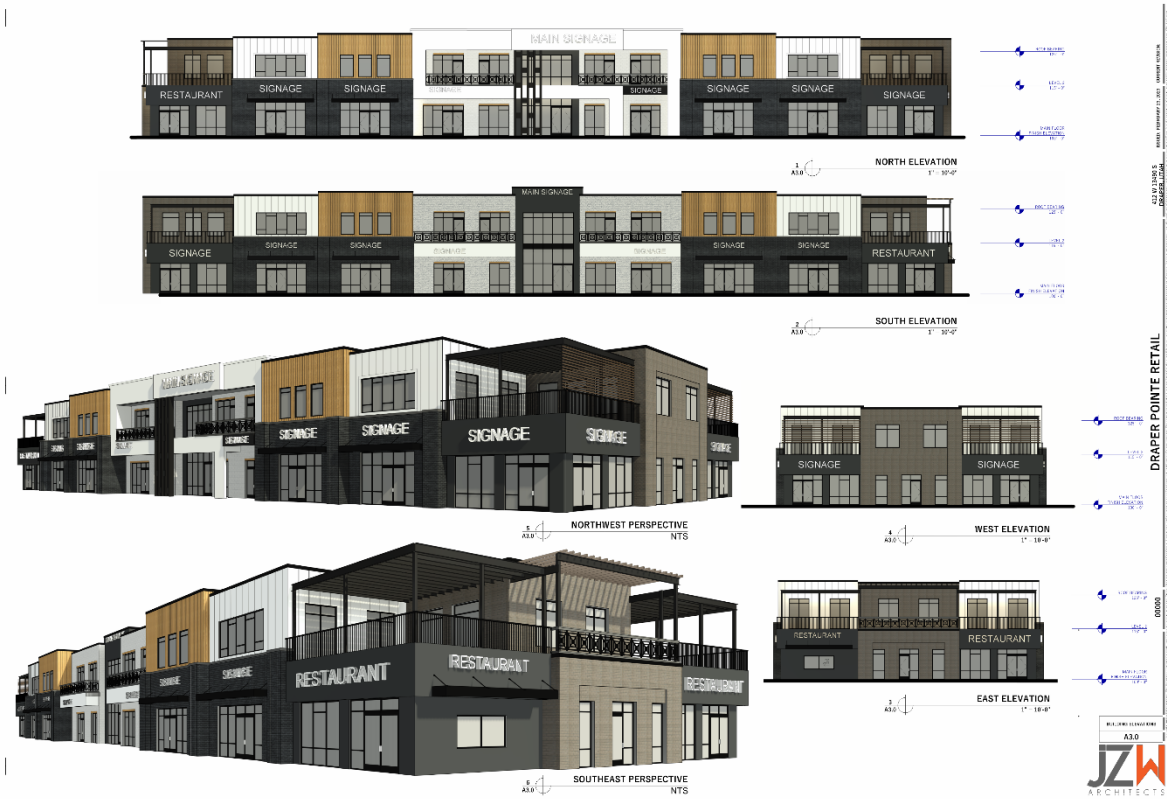


EXHIBIT H

SAMPLE OFFICE/WAREHOUSE/LIMITED MANUFACTURING & VERTICAL MIXED USE BUILDINGS



Office/Warehouse/Limited Manufacturing



Vertical Mixed Use

EXHIBIT ~~H~~ I
LANDSCAPING

...

EXHIBIT ~~I~~ J
SITE LIGHTING

...

EXHIBIT ~~J~~ K
SIGNAGE

...

EXHIBIT E
APPLICANT QUESTIONNAIRE

Text Amendment Questions:

II. HOW IS THE PROPOSED AMENDMENT CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY'S GENERAL PLAN?

The proposed amendment of allowing additional viable commercial uses to the existing Office/Retail zoning status will complement and support the commercial amenities that Academy Plaza project is promoting. Draper City aims to broaden the commercial tax base of the city while providing commercial amenities to the surrounding residents in the district.

J Development recognizes the City's goal in our request and understands this amendment closely aligns with the City's vision.

Also, this request adds value by incorporating the additional researched, data-driven, market researched uses, as suggested by J Development, provide commercial support and services to nearby patrons and residents.

III. HOW IS THE PROPOSED AMENDMENT APPROPRIATE GIVEN THE CONTEXT OF THE REQUEST AND WHAT IS THE JUSTIFICATION FOR THE MODIFICATION?

The proposed amendment provides support to the existing zoning which we know would otherwise not be as successful without this adjustment. Based on our professional market research findings, several data points indicate that the retail and commercial component, without these expanded commercial uses, would not provide sufficient customer demand and consumer interest within the current market base.

This text amendment will maintain not only Draper City's vision for commercial tax base and mix of land uses, but also provides the developer the confidence to build a viable community of commercial/retail tenants based on current market conditions and demand, versus historical, outdated masterplans.

IV. HOW MIGHT THE AMENDMENT IMPACT THE COMMUNITY?

Our proposed text amendment will impact the community in positive ways and align with the City's vision by providing the following:

1. The latest designs and quality architecture in commercial retail/office designs;
2. Add abundant landscaping and broader commercial vendors creating a greater sense of community for the Draper Pointe Mixed Use Commercial Special District;
3. Enhance greater pedestrian access to the overall area thru various retail, commercial, and offices uses;
4. Most importantly, provide the needed variety of commercial services, including food and eating establishments, and flexible small business components to the masterplan that has not yet been fulfilled in the area. What a great opportunity!

V. TEXT AMENDMENT EXHIBITS:

Please find attached proposed Land Use Masterplan Plan, Conceptual Site Layout, and Subzone Site Plan update for the proposed use and layout.

Note, this references the subject property specifics as it relates to its location within existing "Section E" of the Draper Pointe Mixed Use Commercial Master Plan. (Exhibits to be updated within 9-18H-100 of the Draper City Code)

VI. CONCLUSION

The J Development team looks forward to being a community partner in supporting Draper City and residents in their vision for the Draper Pointe Mixed Use Special District. Thank you for considering our application.

We can be contacted at:

J Development

801-382-8866

info@jdevutah.com

jdevutah.com

MEMO



To: Planning Commission

From: Nick Whittaker

Date: 2025-04-24

Re: Public Hearing: Janisch Home Occupation Conditional Use Permit Request
(Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.30 acres located on the North side of Sunset Crest Way, at approximately 584 W. Sunset Crest Way. The property is currently zoned R3 (Single-Family Residential). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office for an electrical contracting business that includes the use of a business vehicle that is stored at the property.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E).
2. Potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.
3. The limited information provided by the applicant regarding business operations leaves open the potential for unidentified additional negative impacts that have not been able to be addressed or mitigated.

ATTACHMENTS:

[Janisch HOCUP staff report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 11, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Janisch Electric – Home Occupation Conditional Use Permit Request

Application No.: 2024-0373-USE

Applicant: James Janisch

Project Location: 584 W. Sunset Crest Way

Current Zoning: R3 (Single-Family Residential, 13,000 ft² minimum lot size) Zone

Acreage: 0.30 Acres (Approximately 13,068 ft²)

Request: Request for approval of an Home Occupation Conditional Use Permit in the R3 zone to operate a Home Office for an electrical contractor including the use and storage of a business vehicle at the property.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.30 acres located on the North side of Sunset Crest Way, at approximately 584 W. Sunset Crest Way (Exhibit C & D). The property is currently zoned R3. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office for an electrical contracting business that includes the use of a business vehicle that is stored at the property.

The property is Lot 108 of the Sunset at Draper Ridge Subdivision, Phase 1. A detached single-family dwelling was built on the property in 2006. The Home Occupation utilizes an office located on the main floor of the dwelling and the business vehicle is stored on a concrete pad on the west side of the driveway when not in use (Exhibits F, G & H).



ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|--------------------------------------|-----------|
| Existing Land Use | Residential Medium Density | Exhibit D |
| Current Zoning | R3 | Exhibit E |
| Adjacent Zoning | | |
| East | R3 | |
| West | R3 | |
| North | R4 (Residential Single-Family) | |
| South | R3 | |

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

| LAND USE DESCRIPTION | | | |
|--|---|--|--|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants | | |
| LAND USE MIX | <table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> • Single-family detached homes </td> <td> Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space </td> </tr> </table> | Primary <ul style="list-style-type: none"> • Single-family detached homes | Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space |
| Primary <ul style="list-style-type: none"> • Single-family detached homes | Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space | | |
| DENSITY | <ul style="list-style-type: none"> • Density range: 2-4 dwelling units per acre | | |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC) | | |
| OTHER CRITERIA | <ul style="list-style-type: none"> • Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures | | |



According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to, "*permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan.*"

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and resides in the dwelling where the home occupation is located.
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
 - The applicant was in the process of renewing his business license with Draper City in July of 2024 when it was discovered that the business was not operating in compliance with the permitted use standards and that a Conditional Use Permit was required. The applicant initially submitted for the Conditional Use Permit in November 2024. Staff has been working with the applicant since that time to have the necessary changes, corrections, and additions to the submitted documentation that has been requested by staff. Contrary to the written applicant's statements in Exhibit H, they have not had a current business license since August 1st of 2024 as approval of the license is pending approval of this Conditional Use Permit.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The applicant is an electrical contractor and the only employee of the business (Exhibit H).
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable*

hours by city officials may occur as necessary to assure compliance with regulations.

- In response to this standard, the applicant indicated that they agree (Exhibit H).
- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
- The applicant stated they do not exceed 250 ft² of inventory or merchandise storage at the subject property (Exhibit H). The applicant provided no details as to where this storage is located or the exact square footage, other than to indicate that it isn't outside.
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*
- The applicant parks a business vehicle on a concrete pad on the west side of the driveway (Exhibits G & H)
- G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*
- In response to this standard, the applicant indicated that tools are loaded in the business vehicle as needed (Exhibit H). No indication was provided that the business will or will not comply with this criterion. Staff recommends that if approved, that compliance with this standard be included as a condition of approval.
- H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.*
- The home occupation occupies an area of approximately 394 ft² or about 9.4 % of the dwelling units total square footage (Exhibits G & H). The

applicant indicated that there will be no disruption to residential character.

- I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*
- According to the applicant there are no signs associated with the business at the home (Exhibit H).
- J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.*
- The applicant did not directly respond to this initial question but did indicate elsewhere in their submitted statements found in Exhibit H that no customers come to the home.
- K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*
- The applicant did not address this question directly in their response, however, the site plan found in Exhibit F the applicant indicates that they park a business vehicle on a concrete pad on the west side of the driveway.
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- The applicant parks a business vehicle on a concrete pad locate on the west side of the driveway (Exhibits F & H).
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- No customers come to the home (Exhibit H).
- N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*

- The applicant indicates that they won't cause a demand for public utilities. (Exhibit H).
- O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*
- The applicant indicates that they conduct business in an office located on the first floor of the dwelling unit that is approximately 144 ft² (Exhibits G & H).
- P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*
- The applicant's property is a single-family dwelling and an approval letter from an HOA or management company is not required.
- Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.*
- The home occupation does not involve child care or food production.

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:*

1. *A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
2. *Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
3. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. *The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. *The suitability of the specific property for the proposed use;*
 - c. *Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. *The economic impact of the proposed facility or use on the surrounding area;*
 - e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. *The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
5. *The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

Staff has reviewed the application and the submitted documentation from the applicant. The proposed Home Occupation is a home office which is located on the first floor of the applicant's residence. As a business vehicle is also part of the business and is stored at the property when not in use, a Conditional Use Permit is required for operation of the Home Occupation.

Staff notes that the business vehicle has no signage, and is stored on a concrete surface located on the property and not in the street which should sufficiently mitigate any detrimental impacts caused by having a business vehicle at the property.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Home Occupation Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Home Occupation Conditional Use Permit submission. 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 review the request based on the findings and criteria for approval, or denial 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.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That only one (1) business vehicle shall be allowed as part of the business and that

is must be parked on the property in the location shown on the approved site plan when at the subject property.

4. No customers are permitted to come to the home.
5. That employees shall be limited to those residing in the home on the property.
6. That all storage of inventory, supplies or merchandise shall be limited to an area of less than two-hundred and fifty square feet (250 ft²) and shall be located inside of the dwelling unit and not in the garage or other detached structures on the property.
7. That the business or business operations shall not create any of the nuisances listed in DCMC Section 9-34-040(G).

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by James Janisch, Application 2024-0373-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated April 11, 2025.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

I move that we approve the Home Occupation Conditional Use Permit, as requested by James Janisch, Application 2024-0373-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated April 11, 2025 and as modified by the following additional findings or conditions:

1. (List any additional findings...)
2. (List any additional conditions...)

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by James Janisch, Application 2024-0373-USE, based on the following findings for denial listed in the Staff Report dated April 11, 2025.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E).
2. Potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

3. The limited information provided by the applicant regarding business operations leaves open the potential for unidentified additional negative impacts that have not been able to be addressed or mitigated.



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: 2025.04.17 18:47:20-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.04.18
12:57:58-06'00'

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: 2025.04.17 15:18:14-06'00'

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: 2025.04.17 15:46:23-06'00'

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. Some details in the applicant's statements and responses lacked clarity, appear out of sequence and in some instances provided no useful details regarding the home occupation.
2. Staff was able to ascertain enough details to determine that the Conditional Use Permit requests made in this report are needed, however, if additional uses not evaluated or covered in this report should become present or otherwise evident in the operation of the applicants Home Occupation, the applicant may need to amend their Home Occupation Conditional Use Permit at that time.

Engineering and Public Works Divisions Review.

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
2. The number of trips generated by the home owner as the applicant and no employees at the residence will not have a detrimental impact to traffic in the area. The applicant indicated no customers will visit the site, where the request is to park a work vehicle and have minimal materials on-hand. All work is at an offsite work site. The capacity of the fronting public street is a local residential street that is designed for regular, low volume traffic. It has limited capacity to accommodate the traffic generation. Based on the description of the traffic generated by the business, the number of trips generated by the applicant is limited. Based on the statements of the applicant, no significant impact to traffic is anticipated with the proposed use.
3. The applicant indicated that all needed parking is available in the existing driveway and garage. The subject home is located on a local residential street

where on-street parking is currently permitted. All proposed parking should be within the garage or driveway. Applicant indicated that the vehicle is used for employees to get to the job site. Any employee parking is required to be in the driveway or garage. Based on the information from the applicant, no significant impact to parking is anticipated with the proposed use.

4. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B
VICINITY MAP

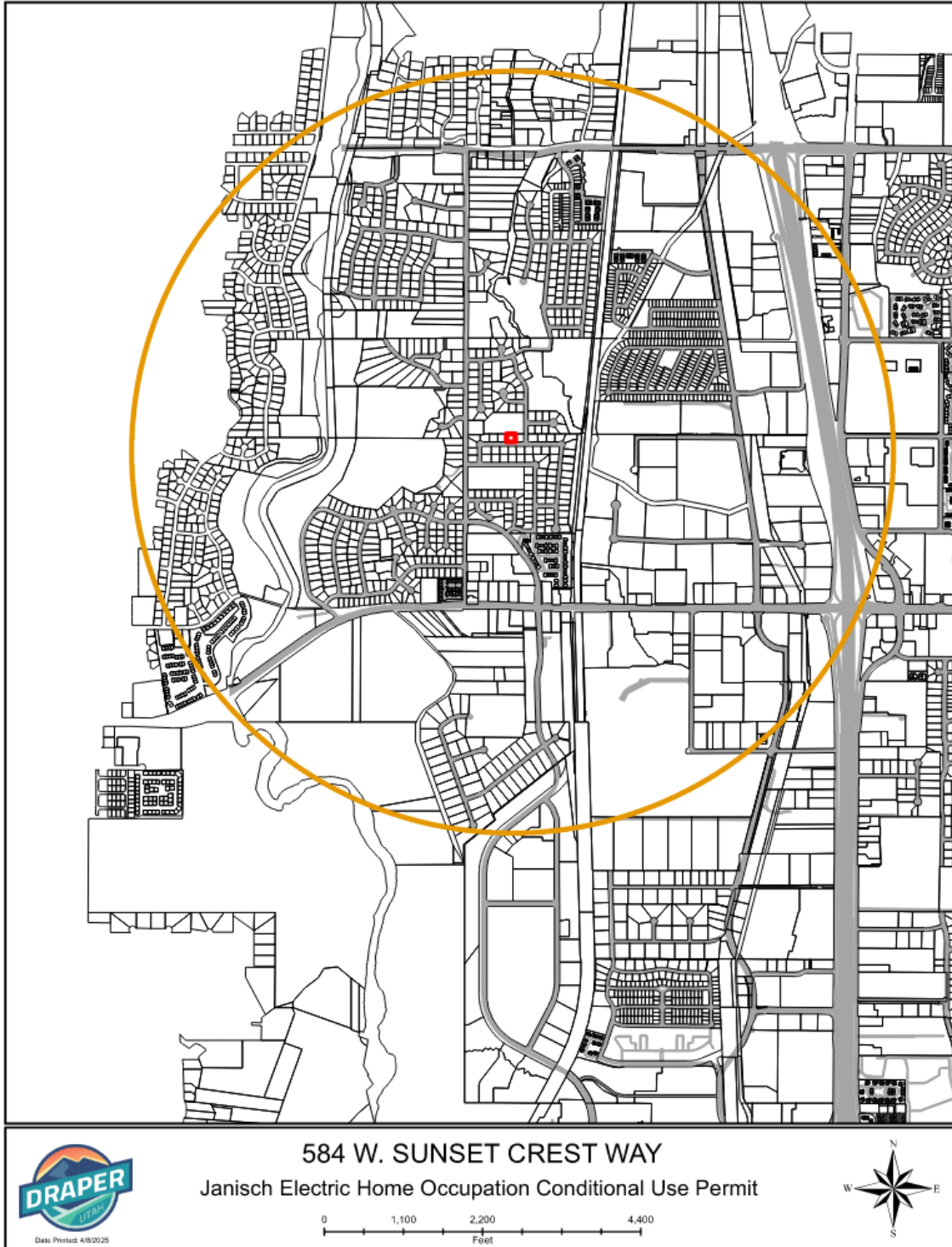


EXHIBIT C
AERIAL MAP

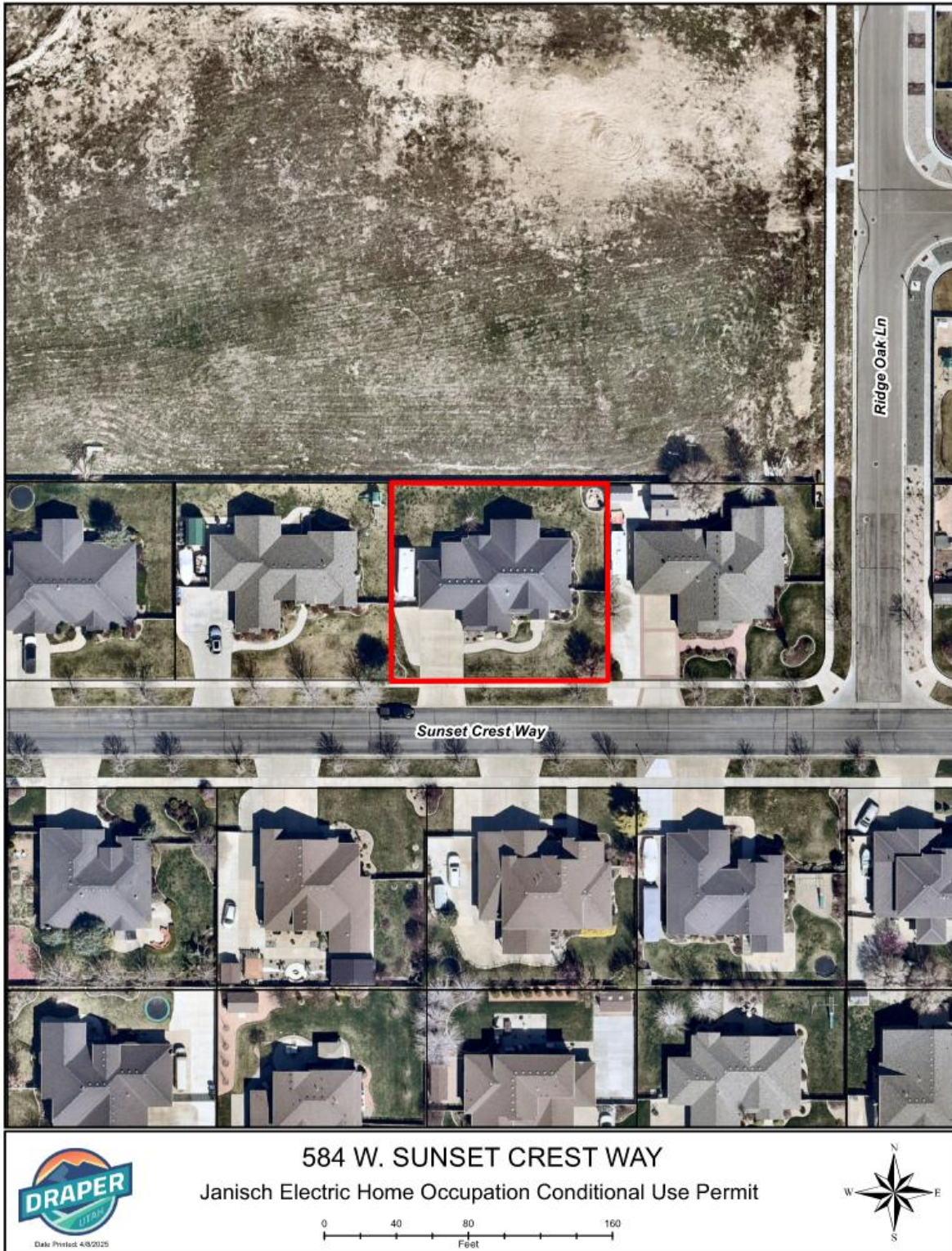
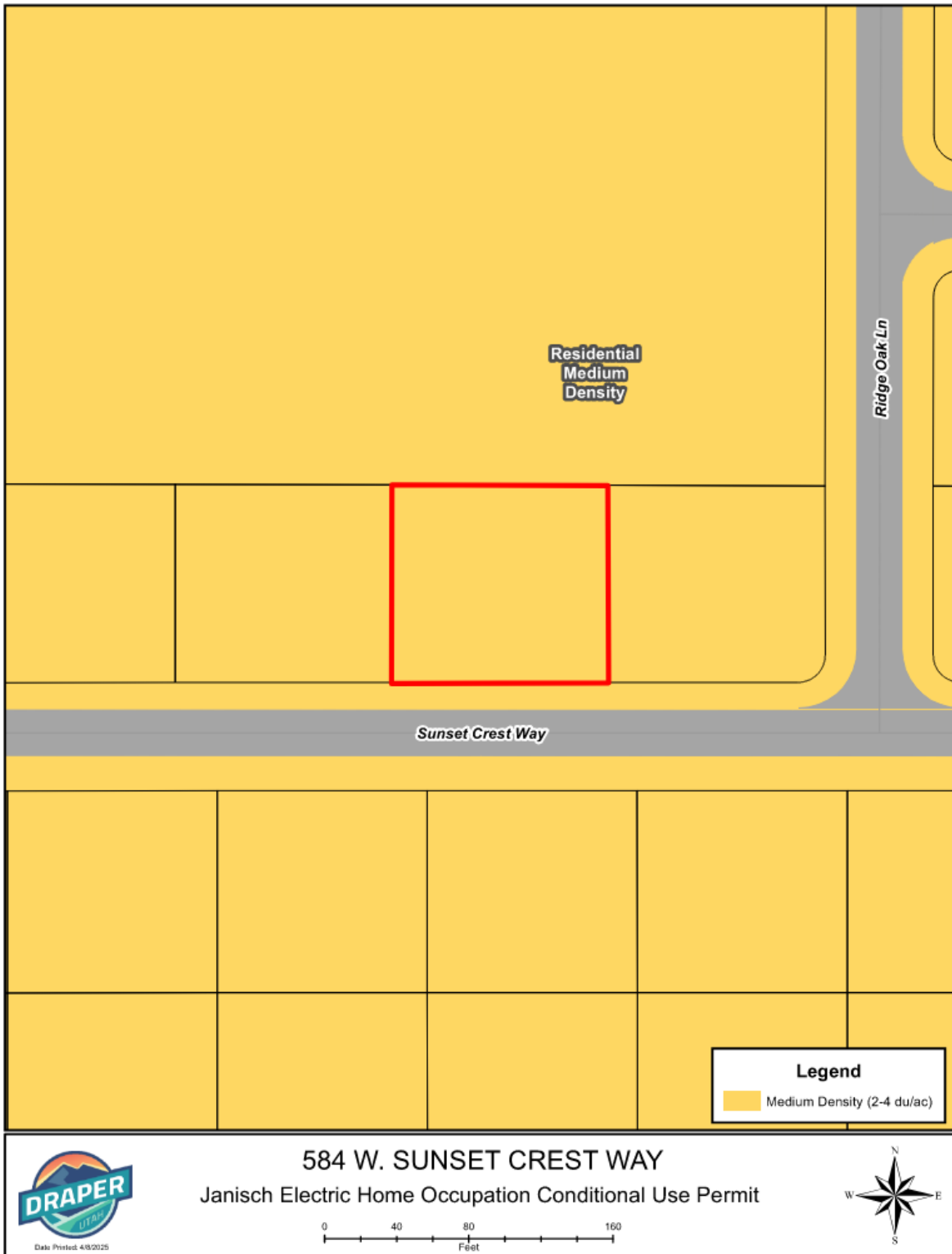


EXHIBIT D
LAND USE MAP



Date Printed: 4/8/2025

584 W. SUNSET CREST WAY
Janisch Electric Home Occupation Conditional Use Permit

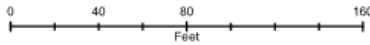
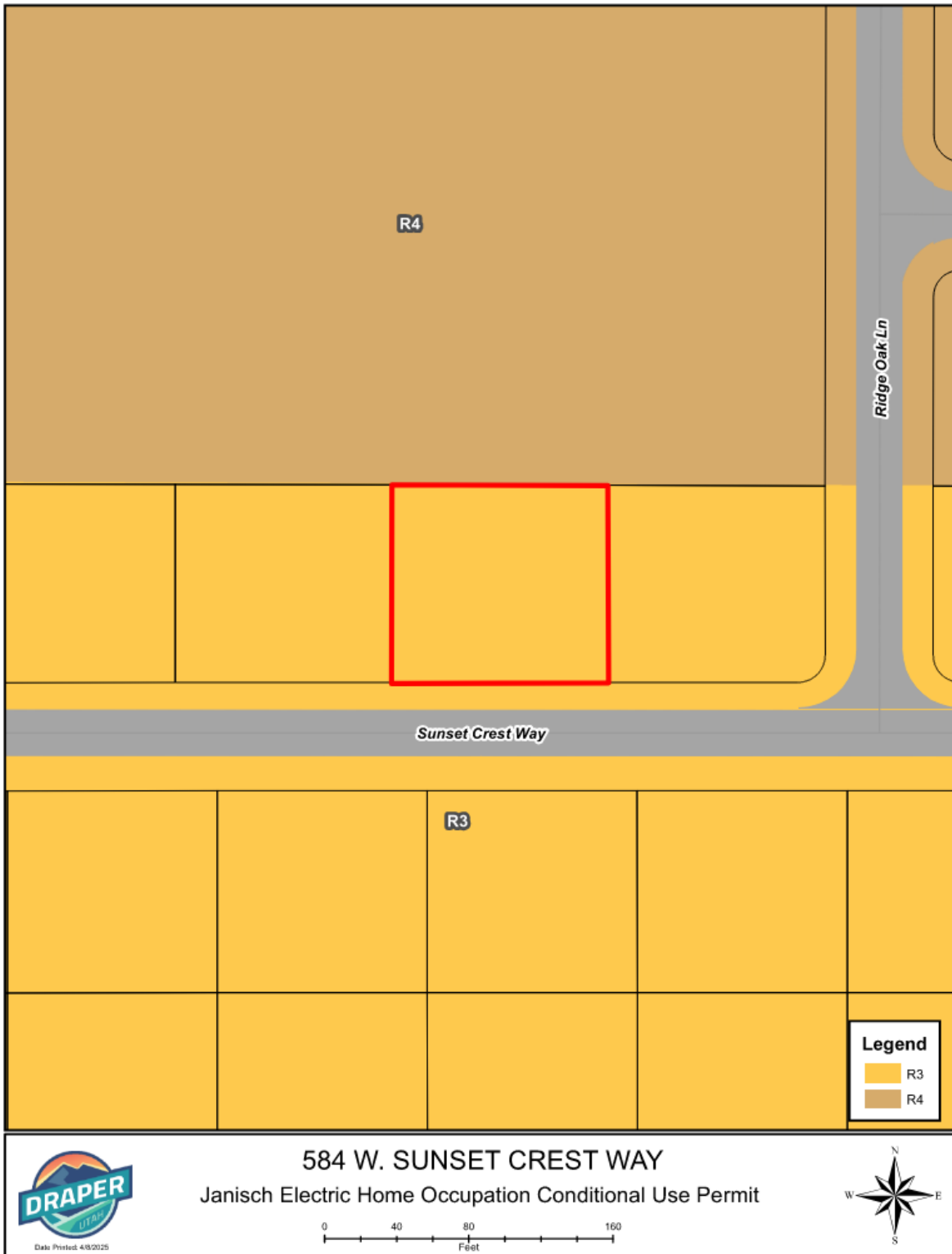


EXHIBIT E
ZONING MAP



**EXHIBIT F
SITE PLAN**



Van

Janisch Home Occupation Permit

August 1st 2024

North

EXHIBIT G
FLOOR PLAN

584 W Sunset Crest way
Draper, VT 84020

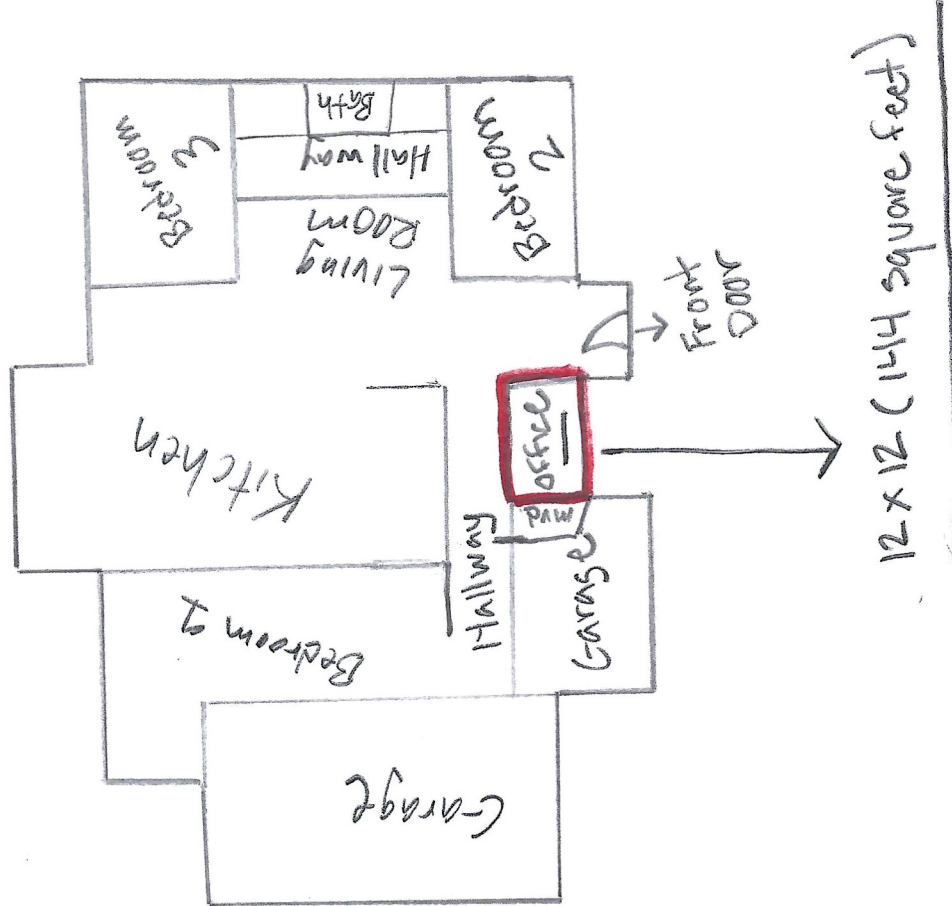


EXHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use

- Please provide a description of your proposed business and use including parking, hours of operation, expected patrons and or employees, and proposed site improvements if necessary. Include details of reasonably anticipated detrimental effects to adjacent properties and the neighborhood (such as traffic or noise) and any mitigation measures that can alleviate those effects.
 - The company van for Janisch Electric is parked at the owner's house during non-business hours (i.e. evenings/weekends). There will be no adverse effects from the van parked in the driveway. It appears just like a normal van. This van has routine maintenance to ensure it runs properly and doesn't impact the neighborhood.

Analysis of Home Occupation Standards Deviation

Please provide explanation how you meet the following standards or how your proposed business requires a deviation from one or more of these standards. If it doesn't apply mark N.A.

Home office is used for administrative duties only and is less than 25% of the home structure. There is one office room. The measurements are 12X12 (144 square feet).

- Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.
 - The owner of the business, van, and house are the same person James Janisch
- Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.
 - Owner has an active business license.
- Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.
 - Only owner.
- Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.
 - Agreed
- Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)
 - Inventory or merchandise doesn't exceed two hundred fifty square feet. No outside storage either
- Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home

occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- No modifications have been done for the van to park in the driveway.
- Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.
 - Tools are loaded in the van as needed
- Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.
 - Agreed. There will be no disruption of the residential character. Less than 25% of the dwelling is used in the house.
- Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.
 - No signage up at the home address
- Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.
 - Van parked in driveway doesn't block traffic, pedestrians, etc.
- Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.
 - No signage on other vehicles and only homeowners vehicles are here consistently.
- Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.
- Nothing is put in yard

- Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- No customers are coming to the house. Office is for administrative duties only.

- Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.
 - It wont. Just computer use from time to time.

- Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section [9-34-060](#) of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)

- Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)

MEMO



To: Planning Commission

From: Maryann Pickering, AICP

Date: 2025-04-24

Re: Public Hearing: Canyon Crest Medical Condos Plat Amendment Request
(Administrative Item).

Comments:

This application is a request for approval of an amended subdivision plat for approximately 2.7 acres located on the west side of State Street, at approximately 11762 S. State Street. The property is currently zoned CC (Community Commercial). The applicant is requesting an amended subdivision plat to create new condominium units from existing space. No exterior changes or enlargement of the building or footprint will occur.

Findings for approval:

1. Good cause exists for the subdivision plat amendment, and no public street, right-of-way, or easement has been vacated or amended.

Findings for denial:

1. Good cause does not exist to amend the subdivision plat.

ATTACHMENTS:

[04-15-2025 PC Report \(CC Medical\) Final.pdf](#)



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

April 15, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: Canyon Crest Medical Condo 2nd Amendment – Amended Subdivision Plat Request

Application No.: 2025-0021-SUB
Applicant: Cameron Duncan, representing Canyon Crest South, LLC, Canyon Crest 11800 LLC, SHW Associates Enterprises, LLC and Canyon Crest Medical Condominium Homeowners Association
Project Location: 11762 S. State Street
Current Zoning: CC (Community Commercial) Zone
Acreage: 2.7 acres (approximately 117,612 sq. ft.)
Request: Request to amend the existing condominium plat to create new condominium units from existing space.

SUMMARY AND BACKGROUND

This application is a request for approval of an amended subdivision plat for approximately 2.7 acres located on the west side of State Street, at approximately 11762 S. State Street (Exhibits B and C). The property is currently zoned CC. The applicant is requesting an amended subdivision plat to create new condominium units from existing space. No exterior changes or enlargement of the building or footprint will occur.

In 2011, the original condominium plat was approved administratively as a minor subdivision by the Zoning Administrator. The subdivision plat was amended in 2012 to



create two lots, one for each building. The second building is not part of this application request. This application request is to create new condominium units within the existing building space.

ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|---|----------------|
| Existing Land Use | Community Commercial | Exhibit D |
| Current Zoning | CC | Exhibit E |
| Proposed Use | Medical Office Building | |
| Adjacent Zoning | | |
| East | RM1 (Multiple Family Residential) | |
| West | CBP (Business/Manufacturing Park) | |
| North | CC | |
| South | CC | |

The Community Commercial land use designation is characterized as follows:

Community Commercial

| LAND USE DESCRIPTION | |
|-----------------------------|---|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas |
| LAND USE MIX | <ul style="list-style-type: none"> • Large-scale, master-planned commercial centers • Big-box stores and offices |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC) |
| LOCATION | <ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas |



According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to “provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.”

Subdivision Layout. The existing subdivision plat approved in 2012 (Exhibit F) included units arranged as follows:

| Floor | Convertible Spaces | Units | Square Footage |
|--------------|---------------------------|--------------|-----------------------|
| First | 2 | 2 | 22,761 |
| Second | 2 | 1 | 22,761 |
| Third | 1 | 0 | 22,761 |

The proposed subdivision plat (Exhibit G) proposes the following changes to the unit arrangement:

| Floor | Convertible Spaces | Units | Square Footage |
|--------------|---------------------------|--------------|-----------------------|
| First | 0 | 7 | 22,761 |
| Second | 0 | 4 | 22,761 |
| Third | 0 | 5 | 22,761 |

The proposal will reconfigure previously identified convertible space, units and common area within the existing building. No new exterior square footage is proposed and there will be no changes to the outside of the existing building. Some of the existing units will change in size or be divided into additional units, but there are no minimum standards for condominium space in commercial buildings. On the lower and upper floors the proposed layout adds some additional common area space for hallways. On the main floor some of the existing common area space, including the restrooms for that floor, will be incorporated into the individually owned adjacent units. As all owners within the building will be signing the amended plat the changes to the areas owned in common should not create any issues.

Circulation. The existing building will continue to have the same parking lot area, layout, access, easements, and circulation pattern. These areas are also tied in to the building and property located to the north. The building and property to the north was part of the original subdivision and that building has been on its own lot since the first amendment to the subdivision in 2012. This plat does not propose any changes to the existing easements between the two properties.

Shared Parking. Both of the existing buildings have shared parking between them. There is a note on both the existing and proposed plat that notes parking and access will continue

to be shared between the properties.

Criteria For Approval.

The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the amended subdivision plat submission. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the amended subdivision plat submission. Comments from this division, if any, can be found in Exhibit A

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the amended subdivision plat submission. Comments from this division, if any, can be found in Exhibit A

Fire Division Review. The Draper City Fire Marshal has completed his review of the amended subdivision plat submission. 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 review the request, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the amended subdivision plat, application 2025-0021-SUB, based on the findings and criteria for approval as listed in the staff report dated April 15, 2025.

Findings for approval:

1. Good cause exists for the subdivision plat amendment, and no public street, right-of-way, or easement has been vacated or amended.

Sample Motion for Modified Approval- I move that we approve the amended subdivision plat, application 2025-0021-SUB, based on the findings and criteria for approval listed in the staff report dated April 15, 2025 and as modified by the following additional findings:

1. (List any additional findings ...)

Sample Motion for Denial - I move that we deny the amended subdivision plat, application 2025-0021-SUB, based on the findings and criteria for denial as listed in the staff report dated April 15, 2025.

Findings for denial:

1. Good cause does not exist to amend the subdivision plat.

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

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DN: C=US,
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Draper City Public Works Department

Todd A. Draper

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Draper City Planning Division

Don Buckley

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DN: C=US, E=don.buckley@draper.ut.us,
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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: 2025.04.17 16:19:29-06'00'

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.

No additional comments.

Building Division Review.

No additional comments.

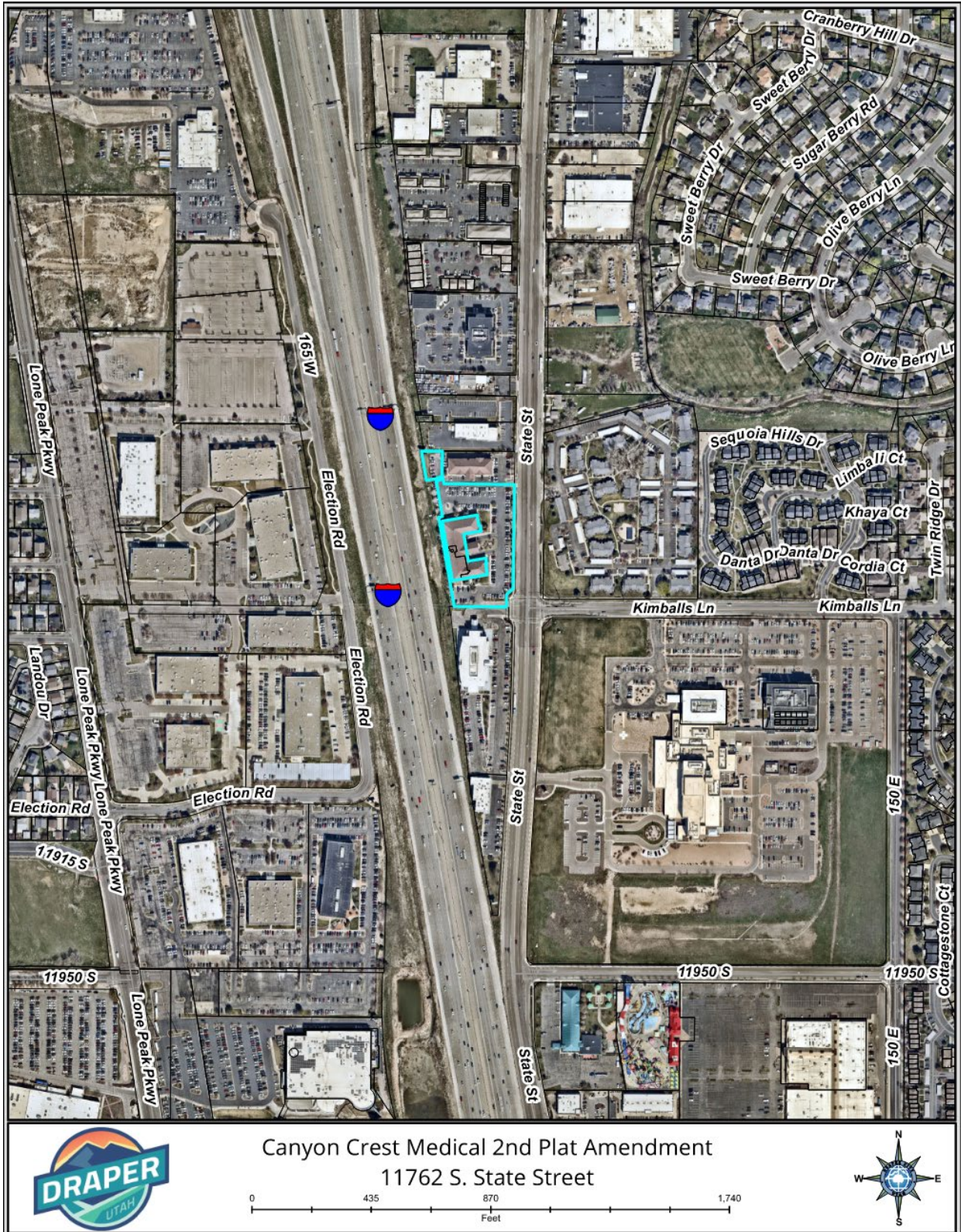
Engineering and Public Works Divisions Review.

No additional comments.

Fire Division Review.

No additional comments.

EXHIBIT B
VICINITY MAP



Canyon Crest Medical 2nd Plat Amendment
11762 S. State Street

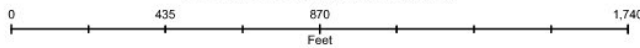
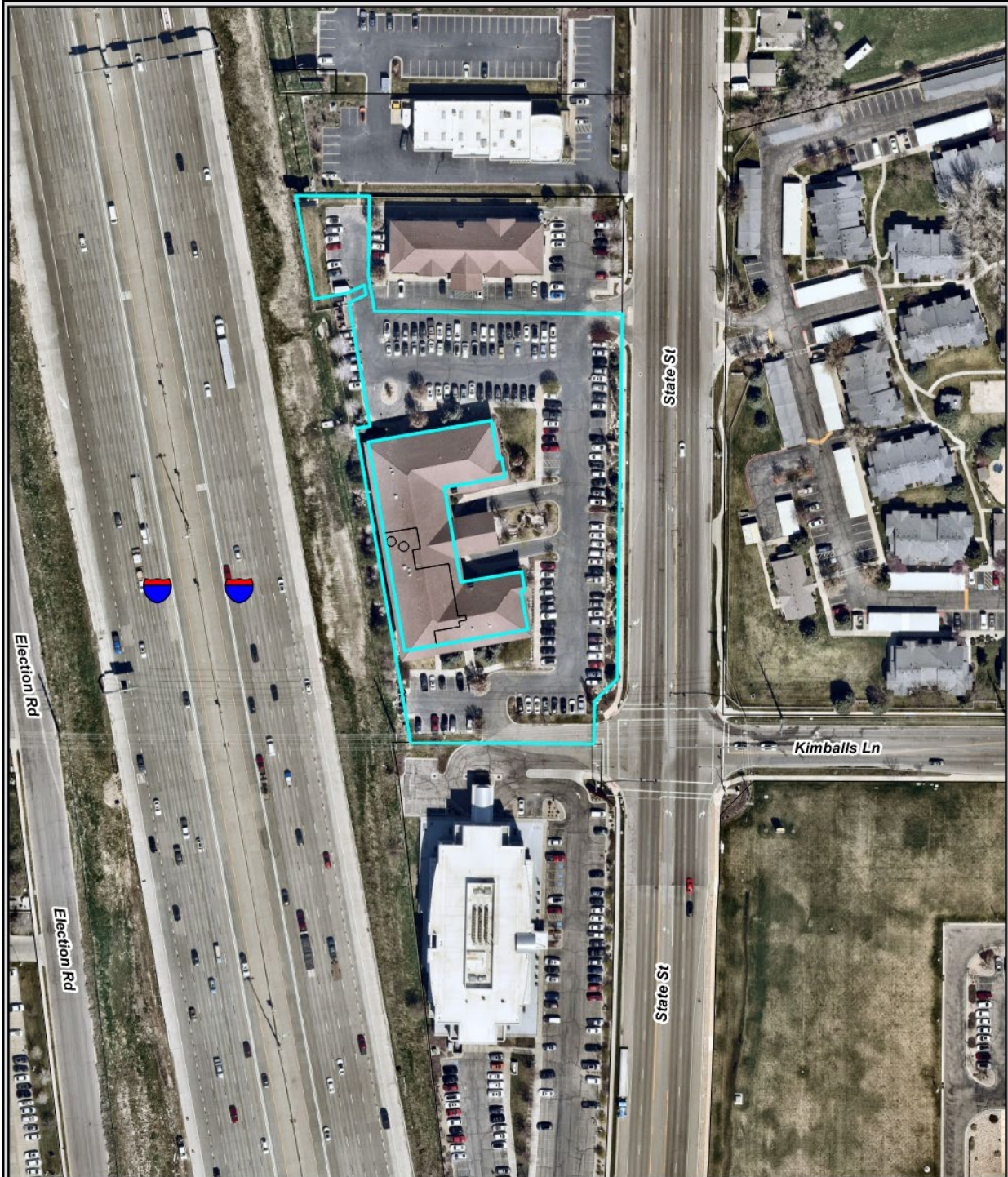


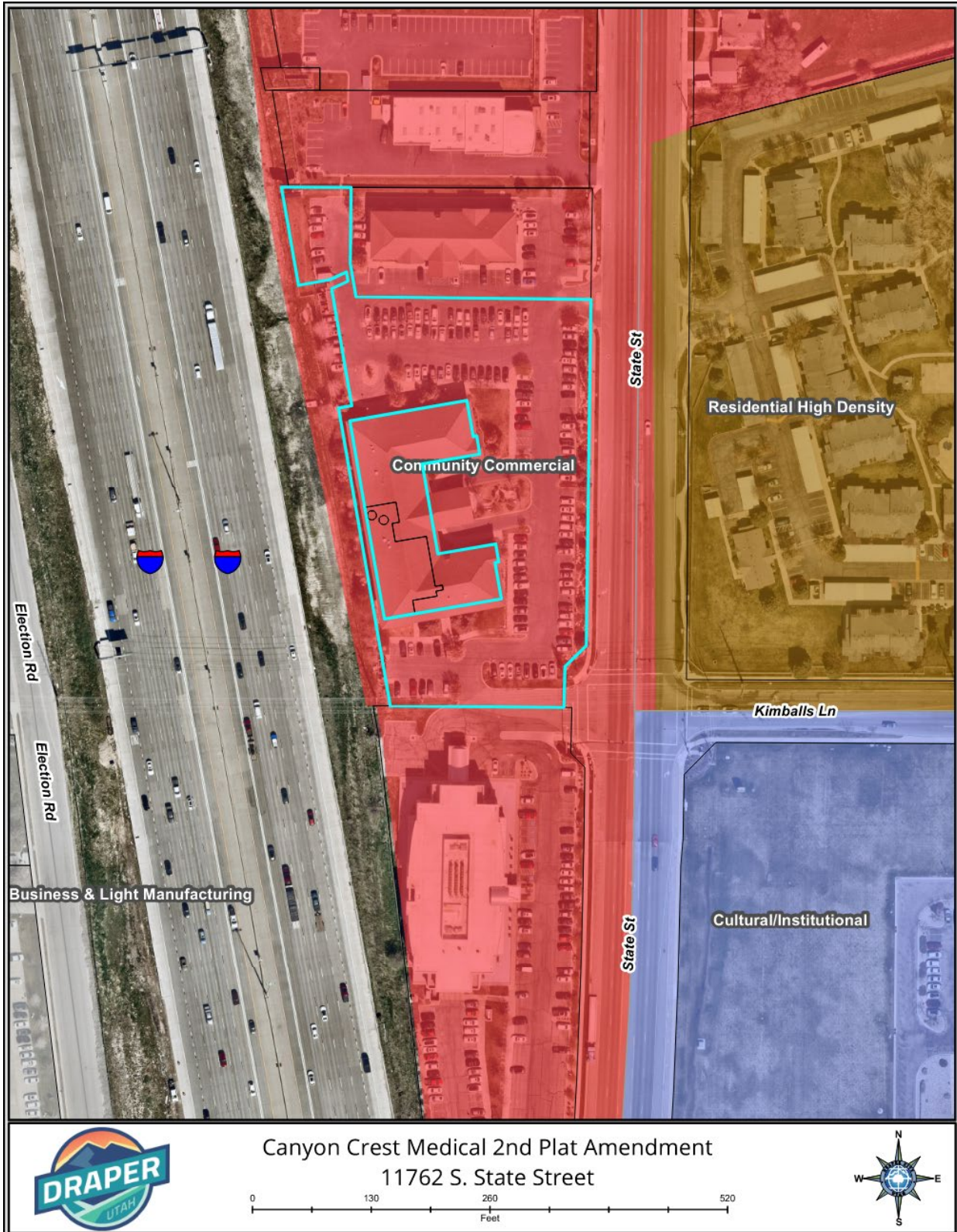
EXHIBIT C
AERIAL MAP



Canyon Crest Medical 2nd Plat Amendment
11762 S. State Street



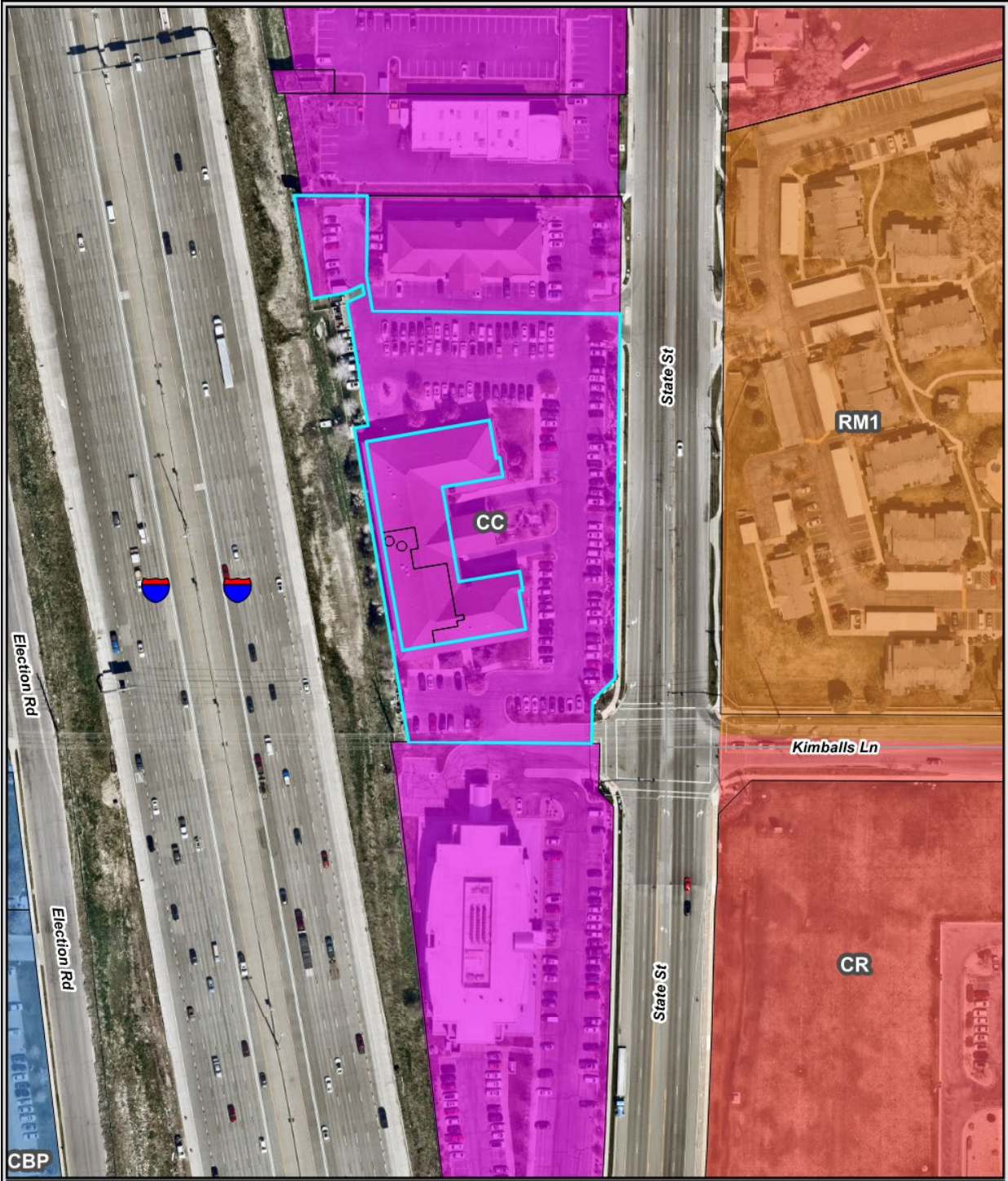
EXHIBIT D LAND USE MAP



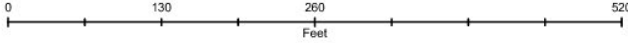
Canyon Crest Medical 2nd Plat Amendment
11762 S. State Street



EXHIBIT E
ZONING MAP



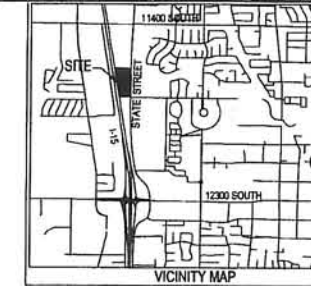
Canyon Crest Medical 2nd Plat Amendment
11762 S. State Street



**EXHIBIT F
EXISTING SUBDIVISION PLAT**

CANYON CREST MEDICAL CONDOMINIUM AMENDED

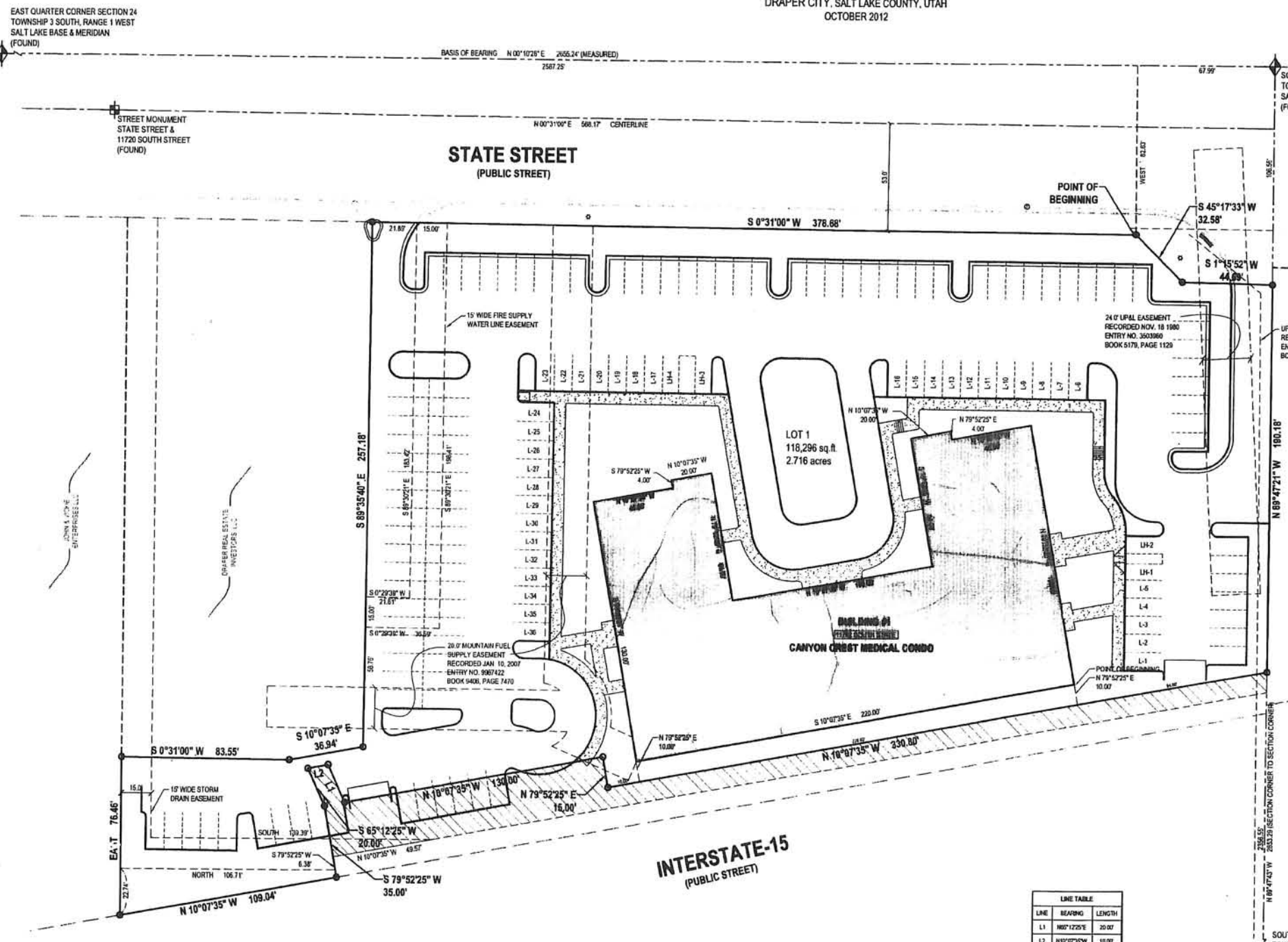
FINAL PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 OCTOBER 2012



SURVEYOR'S CERTIFICATE
 I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191328 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and that the description correctly describes the land surface for: CANYON CREST MEDICAL CONDOMINIUM AMENDED. I further certify that this record of survey map is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been correctly surveyed and staked on the ground as shown on this record of survey map, and that the building dimensions are shown on this plat.

BOUNDARY DESCRIPTION
 Beginning at a point on the west line of State Street said point being North 00°10'28" East 67.99 feet along the section line and West 82.63 feet from the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running:

| Unit/Convertible Space No. | Square Footage of Unit/Convertible Space | Percentage of Ownership of Common Areas and Facilities | Allocation of Votes | Assignment of Limited Common Area Parking Spaces |
|----------------------------|--|--|---------------------|--|
| C-1 | 46,915 | 80.48% | 80.48 | L-5 through L-10, L-14 through L-36, L-11 through L-13 |
| 101 | 3,640 | 6.24% | 6.24 | L-3 through L-4 |
| 102 | 1,863 | 3.20% | 3.20 | L-1 through L-2 |
| 220 | 5,879 | 10.08% | 10.08 | L-11 through L-13 and L-114 |
| TOTAL | 58,296 | 100.00000% | 100.00000 | |



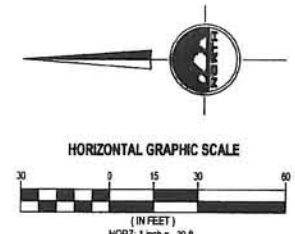
LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- EXIST REBAR AND CAP
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- AREA CONTAINED WITHIN A LEASE AGREEMENT BETWEEN UTAH DEPARTMENT OF TRANSPORTATION & CANYON CREST MEDICAL LLC DATED APRIL 30, 2006, RECORDED JUNE 5, 2009, ENTRY NO. 10721854, BOOK 9732, PAGE 2209
- PRIVATE AREA
- COMMON AREA

NOTE
 1. LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT.
 2. LOTS WITHIN THIS SUBDIVISION HAVE SHARED ACCESS AND PARKING RECORDED CONCURRENTLY WITH THIS PLAT.
 3. SITE IMPROVEMENTS SHOWN ON THIS PLAT ARE PER THE ORIGINAL SITE PLAN APPROVED THROUGH DRAPER CITY.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | N 10°07'35" W | 20.00' |
| L2 | N 10°07'35" W | 18.00' |



NOTE
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DEDICATION OF COMMON AREA AND UTILITY EASEMENTS:
 owner of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right of way over, under, across, and through those areas designated on this plat as public easements, common areas and limited common areas (including private driveways, alleys or lanes) or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public utility or the owner, the costs and expenses incurred thereby will be borne the owner of the utility requiring or requesting the same.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CONTACT
 CANYON CREST MEDICAL, LLC
 11762 S. STATE STREET SUITE 100
 DRAPER CITY, UTAH 84020

Contains 118,296 Square Feet or 2.716 Acres, and 1 Lot

Oct 22, 2012
 KAREN F. WHITE
 P.L.S. 191328

CONSENT TO RECORD
 Know all men by these presents that I, we, the undersigned owner(s) of the above described tract of land hereinafter known as the **CANYON CREST MEDICAL CONDOMINIUM AMENDED** a Utah Condominium Project located on said tract of land has caused a survey to be made and this record of survey map consisting of six (6) sheets to be prepared, and do hereby consent to the recording of this record of survey map and submit this property to the Utah Condominium Ownership Act. The terms and conditions of said declaration are set forth in the Declaration of Covenants, Conditions and Restrictions recorded hereon.

In witness whereof I have hereunto set out my hand (s) this 15 day of Nov A.D. 2012

By: [Signature] President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake
 On the 15 day of Nov A.D. 2012 John Bindrup personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the President of Canyon Crest Medical LLC a Limited Liability Company and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES 5-16-2013
Cathy Amelac RESIDING IN SI COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake
 On the 15 day of Nov A.D. 2012 Steve Warnock personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the President of State Associated Enterprises LLC a Limited Liability Company and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES 5-16-2013
Cathy Amelac RESIDING IN SI COUNTY.

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake
 On the 15 day of Nov A.D. 2012 personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the President of State Associated Enterprises LLC a Corporation and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC RESIDING IN _____ COUNTY.

SHEET 1 OF 5
 PROJECT NUMBER: 34898
 MANAGER: PMH
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 10/19/12

DRAPER WATER DEPARTMENT
 APPROVED THIS 24 DAY OF DECEMBER, 2012
 BY THE DRAPER WATER DEPARTMENT.

SOUTH VALLEY SEWER DISTRICT
 APPROVED THIS 31 DAY OF OCTOBER, 2012
 BY THE SOUTH VALLEY SEWER DISTRICT.

PLANNING COMMISSION APPROVAL
 APPROVED THIS 23 DAY OF JANUARY, 2013
 BY THE DRAPER CITY PLANNING COMMISSION.

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS 2 DAY OF NOVEMBER, 2012
 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

CITY ENGINEER APPROVAL
 APPROVED THIS 24 DAY OF DECEMBER, 2012
 BY THE DRAPER CITY ENGINEER.

CITY ATTORNEY'S APPROVAL
 APPROVED AS TO FORM THIS 16 DAY OF NOVEMBER, 2012, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CANYON CREST MEDICAL CONDOMINIUM AMENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11359548

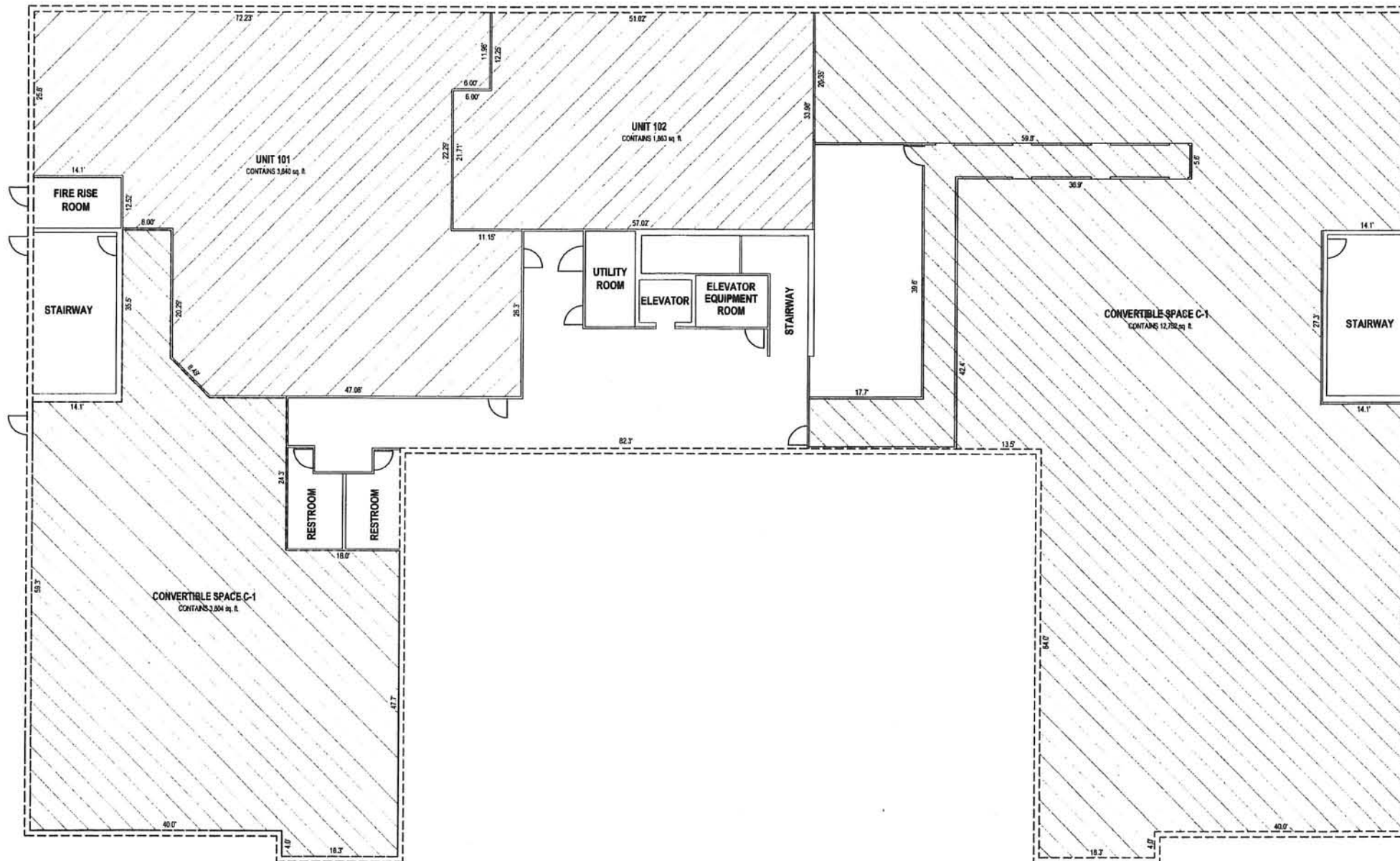
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DRAPER CITY
 DATE: 11/18/2013 TIME: 2:25 PM BOOK 2013P PAGE 10
 \$155.00
[Signature] DEPUTY SALT LAKE COUNTY RECORDER

CANYON CREST MEDICAL CONDOMINIUM AMENDED

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

34.0

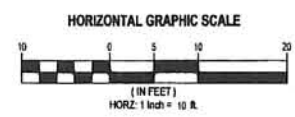


BUILDING #1 LOWER LEVEL



LEGEND

- PRIVATE OWNERSHIP
- CONVERTIBLE SPACE
- COMMON AREA



CONTACT
CANYON CREST MEDICAL, LLC
11762 S. STATE STREET SUITE 100
DRAPER CITY, UTAH 84020

**CANYON CREST MEDICAL
CONDOMINIUM AMENDED**
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.6529
Fax: 801.255.4449
WWW.ENGINER.UH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.043.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

SHEET 2 OF 5

PROJECT NUMBER: 348W
MANAGER: FMH
DRAWN BY: KFW
CHECKED BY: FMH
DATE: 10/10/12

RECORDED # 11559548

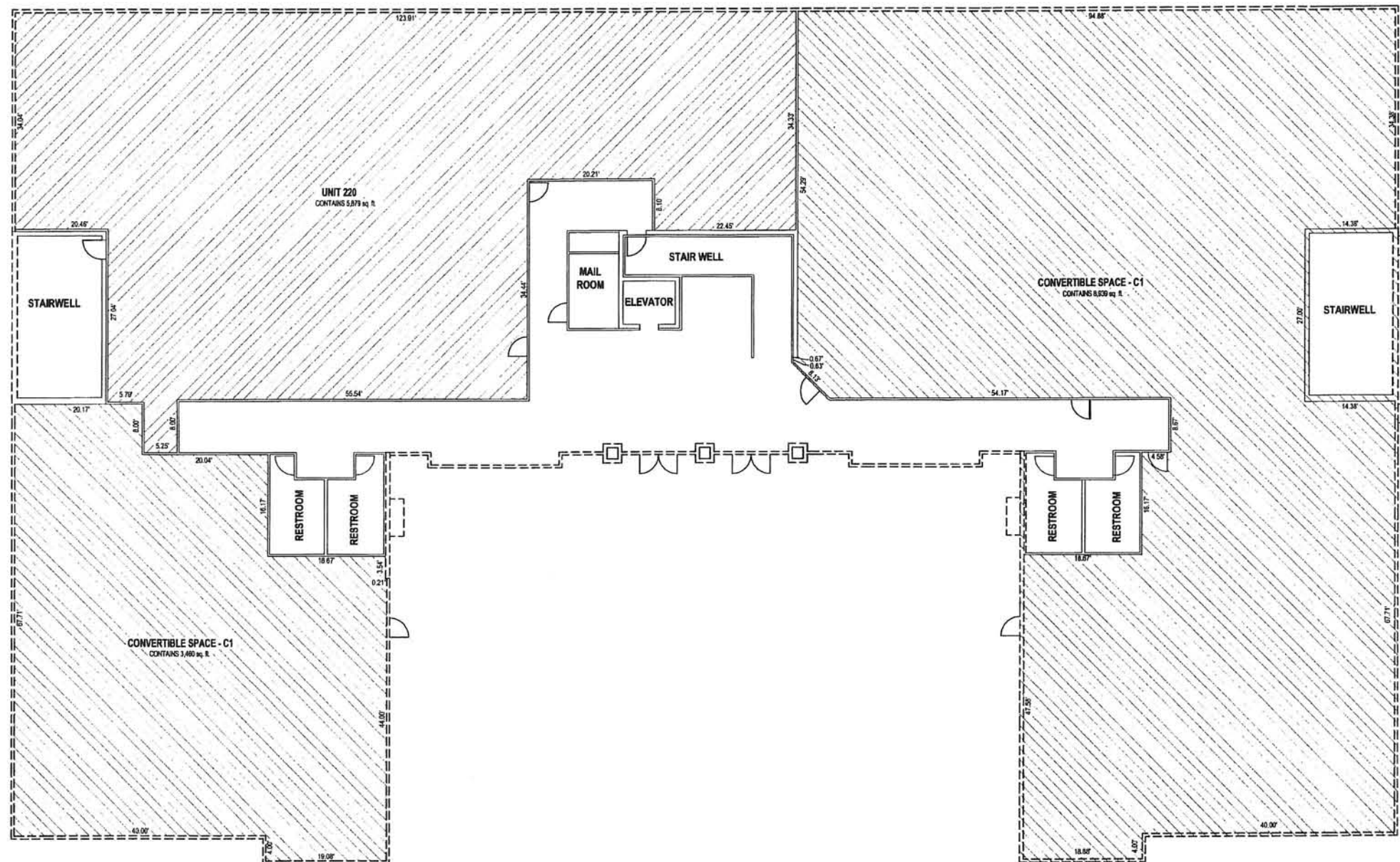
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Draper City

DATE: 1/18/2013 TIME: 2:25 PM BOOK: 2013P PAGE: 10
FEE: \$155.00
Karen F. White
DEPUTY SALT LAKE COUNTY RECORDER

CANYON CREST MEDICAL CONDOMINIUM AMENDED

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

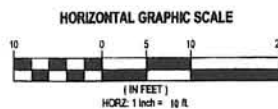


BUILDING #1 MAIN LEVEL



LEGEND

- PRIVATE OWNERSHIP
- CONVERTIBLE SPACE
- COMMON AREA



CONTACT
CANYON CREST MEDICAL, L.L.C.
11762 S. STATE STREET SUITE 100
DRAPER CITY, UTAH 84020

**CANYON CREST MEDICAL
CONDOMINIUM AMENDED**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SHEET 3 OF 5

RECORDED # 11559548

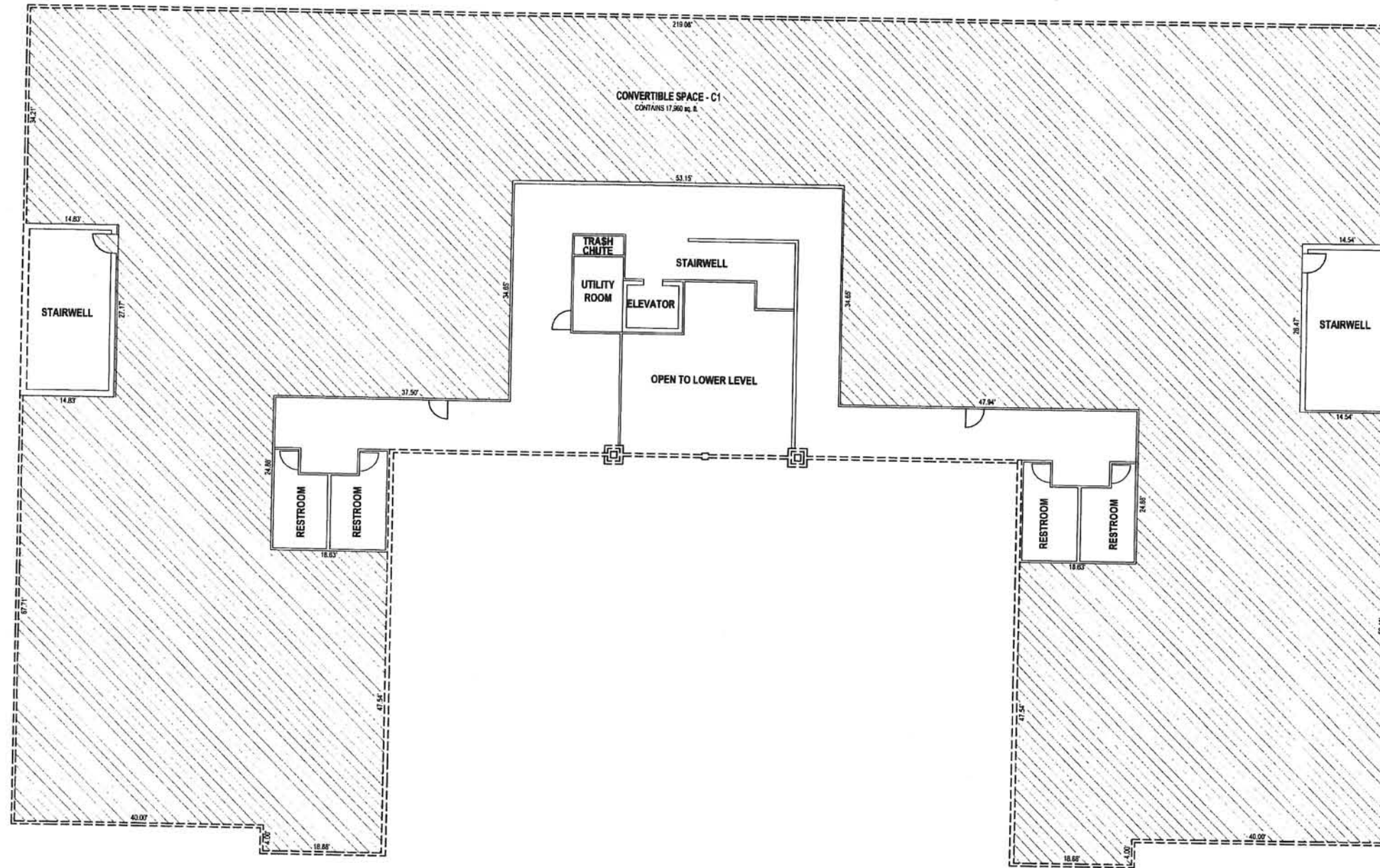
| | | |
|---|--|--|
| <p>SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0629 Fax: 801.255.4449 www.digipart.com</p> | <p>LAYTON Phone: 801.547.1100</p> | <p>PROJECT NUMBER: 3488W</p> |
| | <p>TOOLE Phone: 435.843.3590</p> | <p>MANAGER: PMH</p> |
| | <p>CEDAR CITY Phone: 435.865.1453</p> | <p>DRAWN BY: KFW</p> |
| | <p>RICHFIELD Phone: 435.590.0107</p> | <p>CHECKED BY: PMH DATE: 01/12</p> |

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: DRAPER CITY
DATE: 1/18/2013 TIME: 2:25 PM BOOK: 2013P PAGE: 10
FEE: \$155.00
Karen F. White
DEPUTY SALT LAKE COUNTY RECORDER

CANYON CREST MEDICAL CONDOMINIUM AMENDED

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



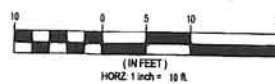
BUILDING #1 UPPER LEVEL



LEGEND

- PRIVATE OWNERSHIP
- CONVERTIBLE SPACE
- COMMON AREA

HORIZONTAL GRAPHIC SCALE



CONTACT
CANYON CREST MEDICAL, LLC
11762 S. STATE STREET SUITE 100
DRAPER CITY, UTAH 84020

CANYON CREST MEDICAL CONDOMINIUM AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11559548

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: DRAPER CITY
DATE: 1/16/2015 TIME: 2:25PM BOOK: 2013P PAGE: 10
FEE: \$155.00
DEPUTY SALT LAKE COUNTY RECORDER

SHEET 4 OF 5

PROJECT NUMBER: 3488N
MANAGER: PMH
DRAWN BY: KPW
CHECKED BY: PMH
DATE: 8/11/12

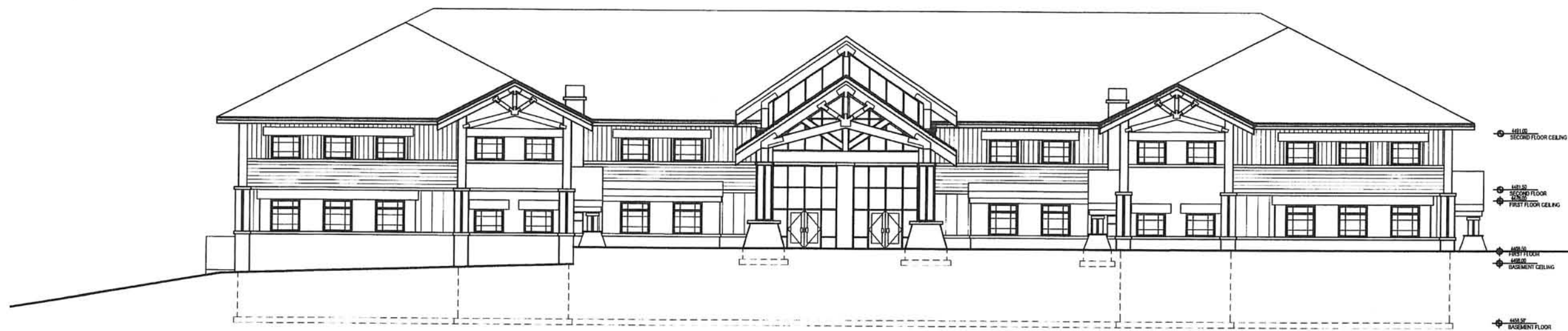
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.EDGECITY.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

CANYON CREST MEDICAL CONDOMINIUM AMENDED

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



BUILDING #1 ELEVATION

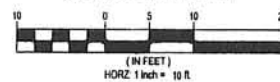


LEGEND

- PRIVATE OWNERSHIP
- CONVERTIBLE SPACE
- COMMON AREA



HORIZONTAL GRAPHIC SCALE



CONTACT
CANYON CREST MEDICAL, LLC
11762 S. STATE STREET SUITE 100
DRAPER CITY, UTAH 84020

SHEET 5 OF 5

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.DIGITALPLAT.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.043.3590
CEBAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

PROJECT NUMBER: 3480V
MANAGER: FMH
DRAWN BY: KJW
CHECKED BY: FMH
DATE: 01/12

CANYON CREST MEDICAL CONDOMINIUM AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 11559548

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: DRAPER CITY
DATE: 11/8/2013 TIME: 2:25 PM BOOK: 2013P PAGE: 10
FEE: \$155.00
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

**EXHIBIT G
PROPOSED SUBDIVISION PLAT**

CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED

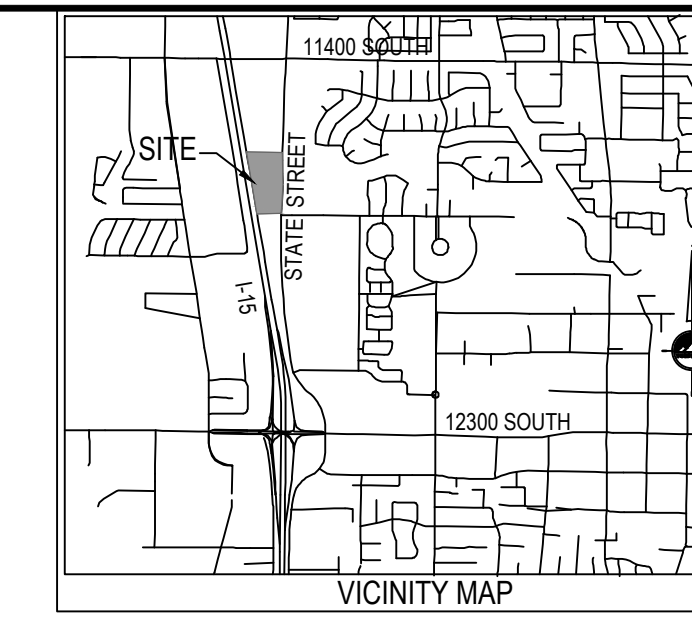
VACATING THE CANYON CREST MEDICAL CONDOMINIUM AMENDED PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MARCH 2025
FINAL PLAT

EAST QUARTER CORNER SECTION 24
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND MAG NAIL)

BASIS OF BEARING 2655.24' (MEASURED)
2587.25'

SOUTHEAST CORNER SECTION 24
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND 2.5" BRASS CAP)



SURVEYOR'S CERTIFICATE

I, **KAREN F. WHITE**, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. **191326** as prescribed under laws of the State of Utah. I further certify that I have verified the record survey recorded as **S2005-10-00742** in the Office of the Salt Lake County Surveyor and the record condominium plat known as **CANYON CREST MEDICAL CONDOMINIUM AMENDED**, and that the following description correctly describes the land surface upon which has been or will be constructed, hereinafter to be known as **CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of State Street said point being North 00°10'28" East 67.99 feet along the section line and West 82.63 feet from the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running:

thence South 45°17'33" West 32.58 feet along the west line of said State Street;

thence South 1°15'52" West 44.69 feet along the west line of said State Street to the section line;

thence North 89°47'21" West 190.18 feet along said section line to the east line of Interstate 15 as found within that Final Order of Condominium, recorded October 11, 1968 as Entry No. 2263104 in Book 2698 at Page 357;

thence North 10°07'35" West 330.80 feet along the east line of said Interstate 15;

thence North 79°52'25" East 15.00 feet along the east line of said Interstate 15;

thence North 10°07'35" West 130.00 feet along the east line of said Interstate 15;

thence North 65°12'25" East 20.00 feet along the east line of said Interstate 15;

thence North 10°07'35" West 10.00 feet along the east line of said Interstate 15;

thence South 65°12'25" West 20.00 feet along the east line of said Interstate 15;

thence South 79°52'25" West 35.00 feet along the east line of said Interstate 15;

thence North 10°07'35" West 109.04 feet along the east line of said Interstate 15;

thence East 76.46 feet;

thence South 00°31'00" West 378.68 feet;

thence South 10°07'35" East 36.94 feet;

thence South 89°35'40" East 257.18 feet to the west line of State Street;

thence South 00°31'00" West 378.68 feet along the west line of said State Street to the point of beginning.

Contains 118,296 Square Feet or 2.716 Acres, and 1 Lot



DATE _____ KAREN F. WHITE
P.L.S. 191326

CONSENT TO RECORD

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land hereafter known as the

CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED

a Utah Condominium Project located on said tract of land has caused a survey to be made and this record of survey map consisting of five (5) sheets to be prepared, and do hereby consent to the recording of this record of survey map and submits this property to the Utah Condominium Ownership Act. The terms and conditions of said dedication are set forth in the Declaration of Covenants, Conditions and Restrictions recorded herewith.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

CANYON CREST SOUTH, LLC CANYON CREST 11800, LLC
By: _____ By: _____
Its: _____ Its: _____

SHW ASSOCIATES ENTERPRISES, LLC CANYON CREST MEDICAL CONDO HOMEOWNERS ASSOCIATION
By: _____ By: _____
Its: _____ Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____ I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- EXIST REBAR AND CAP
- ENSIGN ENG. LAND SURV.
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- AREA CONTAINED WITHIN A LEASE AGREEMENT BETWEEN UTAH DEPARTMENT OF TRANSPORTATION & CANYON CREST MEDICAL LLC DATED APRIL 30, 2006, RECORDED JUNE 5, 2009 ENTRY NO. 10721854, BOOK 9732, PAGE 2209
- PRIVATE AREA
- COMMON AREA

- NOTES:
- LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THE PLAT.
 - LOTS WITHIN THIS SUBDIVISION HAVE SHARED ACCESS AND PARKING RECORDED CONCURRENTLY WITH THE PLAT.
 - SITE IMPROVEMENTS SHOWN ON THIS PLAT ARE PER THE ORIGINAL SITE PLAN APPROVED THROUGH DRAPER CITY.

DEDICATION OF COMMON AREA AND UTILITY EASEMENTS:
The owners of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right-of-way over, under, across, and through those areas designated on this plat as public roadways, common areas and limited common areas (including private driveways, streets or lanes) or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public utility or the owner, the costs and expenses incurred thereby will be borne the owner or the entity requiring or requesting the same.

| LINE | BEARING | LENGTH |
|------|--------------|--------|
| L1 | N65°12'25" E | 20.00' |
| L2 | N10°07'35" W | 10.00' |

- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

CONTACT
CANYON CREST MEDICAL, LLC
11762 S. STATE STREET SUITE 100
DRAPER CITY, UTAH 84020

DRAPER CITY WATER

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY WATER.

DRAPER CITY WATER

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.561.1433
RICHFIELD
Phone: 435.886.2983

SHEET 1 OF 5

PROJECT NUMBER: 3488

MANAGER: CD

DRAWN BY: KFW

CHECKED BY: PMH

DATE: 2025-03-12

EASEMENT APPROVAL

CENTURYLINK DATE _____

ROCKY MOUNTAIN POWER DATE _____

ENBRIDGE GAS UTAH DATE _____

COMCAST DATE _____

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE JORDAN BASIN IMPROVEMENT DISTRICT.

JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

SALT LAKE COUNTY RECORDER

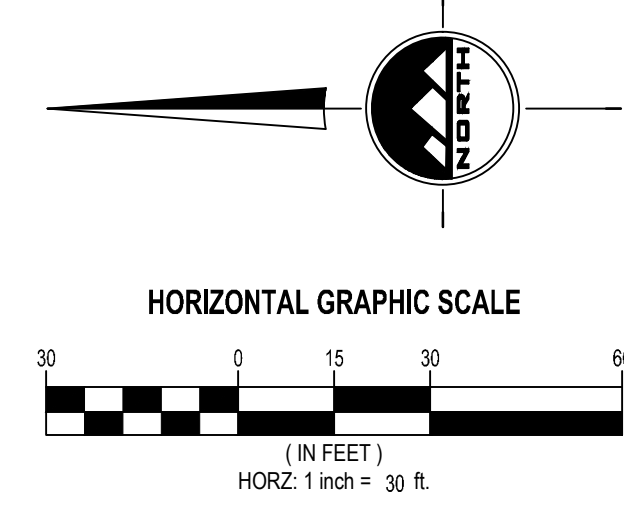
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: _____

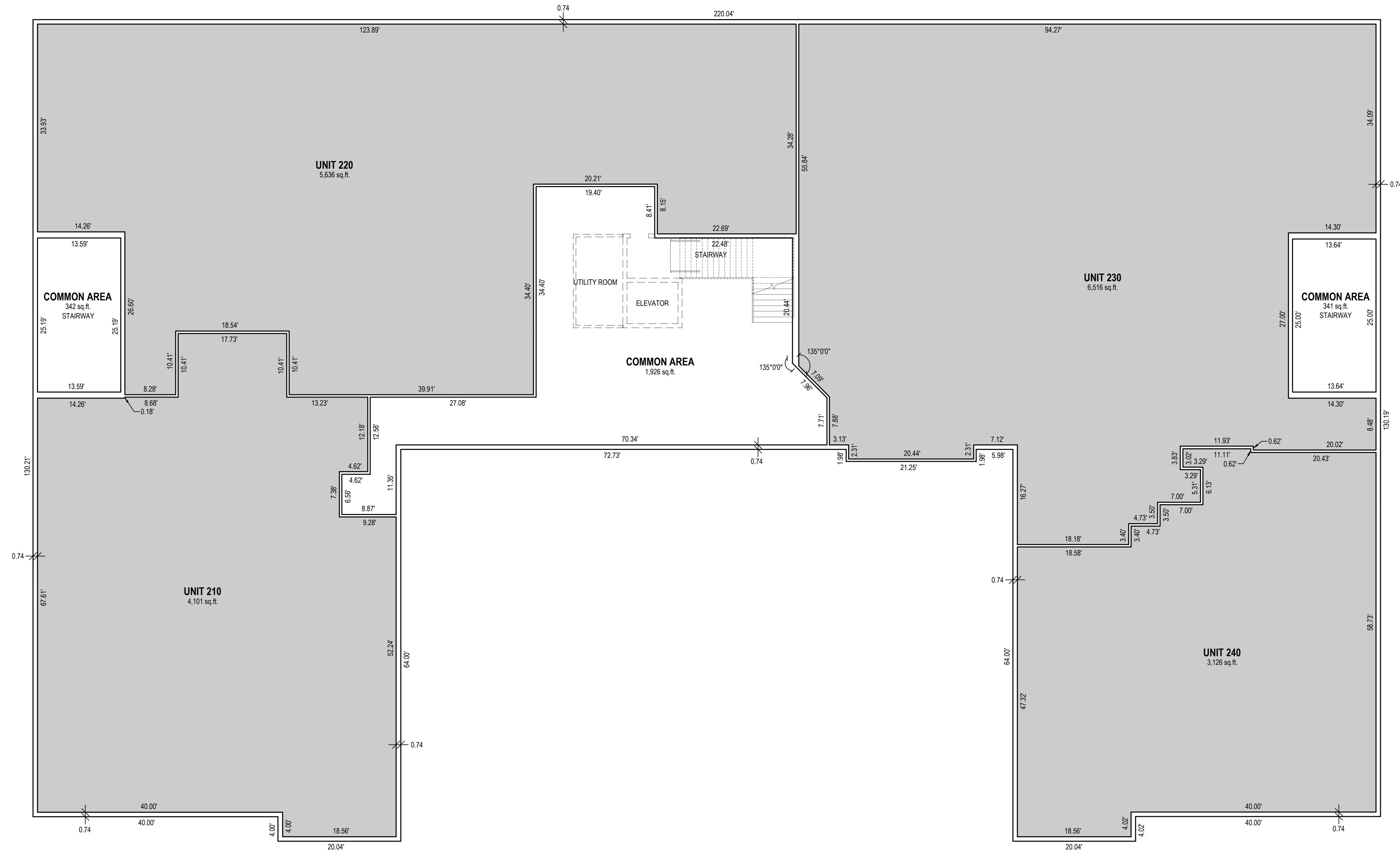
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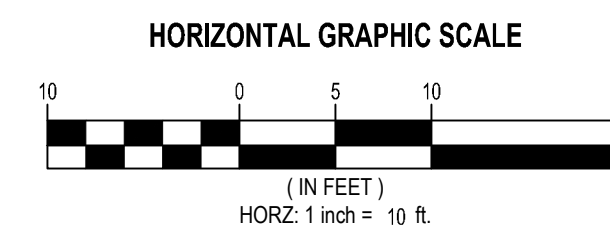
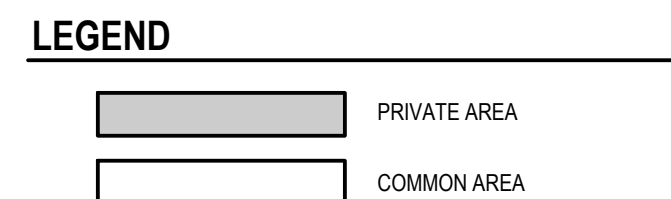


CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED

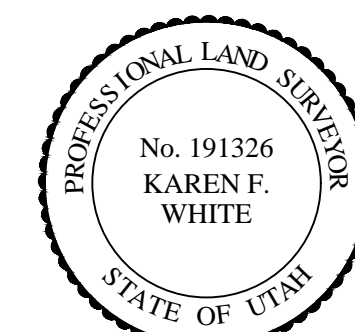
VACATING THE CANYON CREST MEDICAL CONDOMINIUM AMENDED PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 MARCH 2025
FINAL PLAT



BUILDING #1 MAIN LEVEL



CONTACT
 CANYON CREST MEDICAL, LLC
 11762 S. STATE STREET SUITE 100
 DRAPER CITY, UTAH 84020



ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
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 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.855.1453

RICHFIELD
 Phone: 435.856.2963

SHEET 3 OF 5

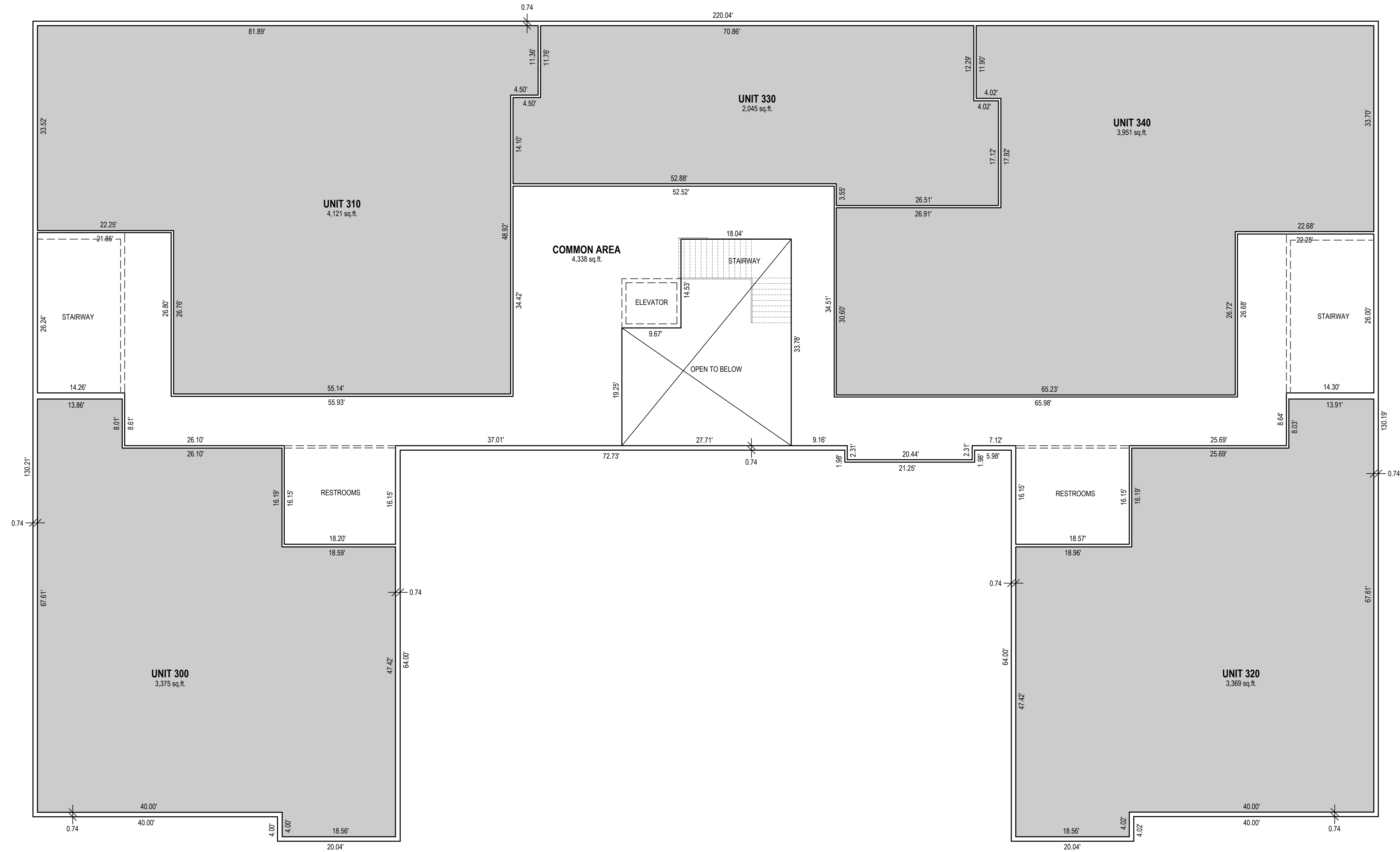
PROJECT NUMBER : 3488
 MANAGER : CD
 DRAWN BY : KFW
 CHECKED BY : PMH
 DATE : 2025-02-26

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 VACATING THE CANYON CREST MEDICAL CONDOMINIUM AMENDED PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH

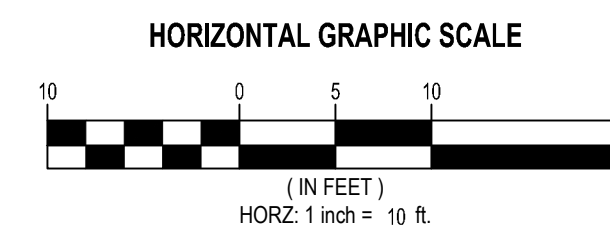
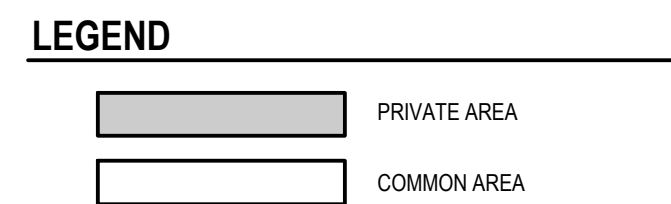
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| STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE | |
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CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED

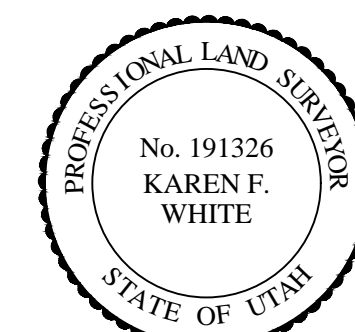
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 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 MARCH 2025
FINAL PLAT



BUILDING #1 UPPER LEVEL



CONTACT
 CANYON CREST MEDICAL, LLC
 11762 S. STATE STREET SUITE 100
 DRAPER CITY, UTAH 84020



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 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEAR CITY
 Phone: 435.855.1453

RICFIELD
 Phone: 435.856.2963

SHEET 4 OF 5

PROJECT NUMBER : 3488
 MANAGER : CD
 DRAWN BY : KFW
 CHECKED BY : PMH
 DATE : 2025-02-26

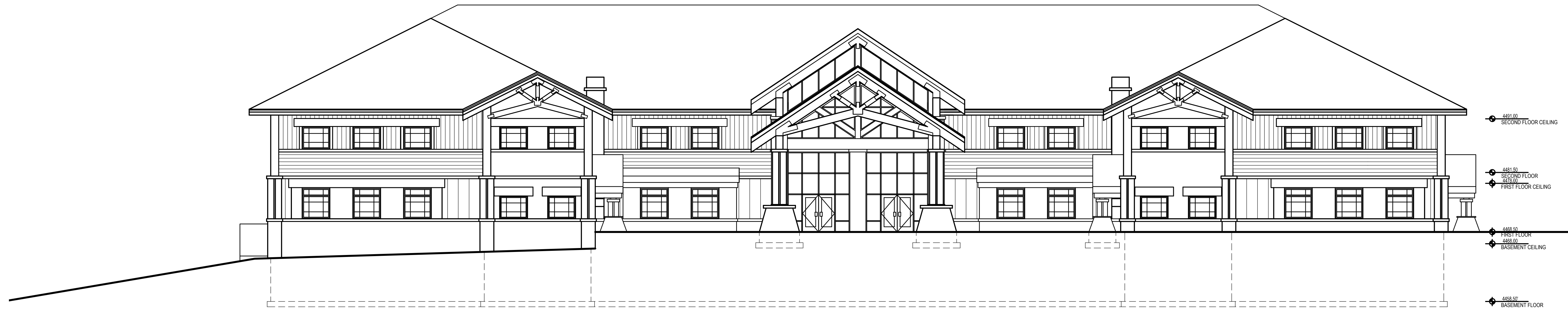
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 DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF : _____
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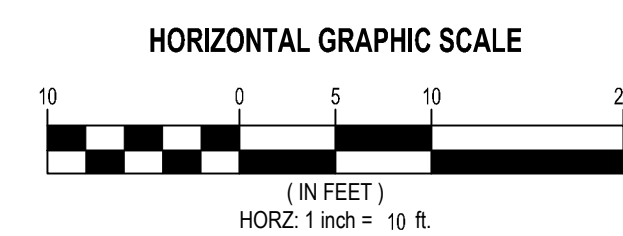
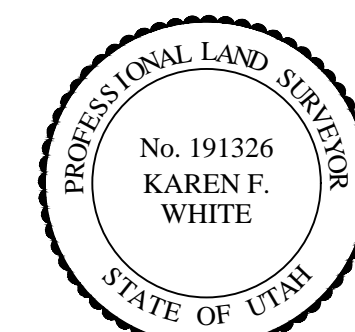
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VACATING THE CANYON CREST MEDICAL CONDOMINIUM AMENDED PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 DRAPER CITY, SALT LAKE COUNTY, UTAH
 MARCH 2025
 FINAL PLAT



BUILDING #1 ELEVATION

CONTACT
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 11762 S. STATE STREET SUITE 100
 DRAPER CITY, UTAH 84020



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CEDAR CITY
 Phone: 435.855.1453

RICFIELD
 Phone: 435.856.2963

SHEET 5 OF 5

PROJECT NUMBER : 3488
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CANYON CREST MEDICAL CONDOMINIUM 2ND AMENDED
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 DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF : _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

MEMO



To: Planning Commission

From: Nick Whittaker

Date: 2025-04-24

Re: Public Hearing: Alpine Trails Studio, LLC Home Occupation Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 1.61 acres located on the South side of 13800 S. at approximately 1094 E. 13800 S. The property is currently zoned RA1 (Residential Agricultural). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business which creates small crafted items which are sold on line.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

ATTACHMENTS:

[Staff Report Alpine Trails Studio HOCUP.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 11, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Alpine Trails Studio, LLC. – Home Occupation Conditional Use Permit Request

Application No.: 2025-0035-USE

Applicant: Jackson Jared, representing Alpine Trails Studio, LLC.

Project Location: 1094 E. 13800 S.

Current Zoning: RA1 (Residential Agricultural 40,000 ft² minimum lot size) Zone

Acreage: 1.61 Acres (Approximately 70,131 ft²)

Request: Request for approval of an Home Occupation Conditional Use Permit in the RA1 zone regarding a request to operate a Cottage Business Home Occupation.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 1.61 acres located on the South side of 13800 S. at approximately 1094 E. 13800 S. (Exhibit C & D). The property is currently zoned RA1. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business which creates small crafted items which are sold on line.

The property is Lot 2 of the Southfork Subdivision. The detached single-family dwelling was built in 1992. A shed is located in the rear yard and was built in 1994. The proposed Home Occupation utilizes an office located on the main floor of the dwelling as an office space for business administration and a portion of the shed to manufacture and assemble small craft templates and tool accessory items and store inventory (Exhibits C, F, G & H).



ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|--|----------------|
| Existing Land Use | Residential Low/Medium Density | Exhibit D |
| Current Zoning | RA1 | Exhibit E |
| Adjacent Zoning | | |
| East | RA1 | |
| West | RA1 | |
| North | RA2 (Residential Agricultural, 20,000 ft ² lot minimum) | |
| South | OS (Open Space) | |

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

| LAND USE DESCRIPTION | | | | | |
|--|---|---------|-----------|--|--|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper’s rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas | | | | |
| LAND USE MIX | <table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Single-family detached homes </td> <td> <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools </td> </tr> </table> | Primary | Secondary | <ul style="list-style-type: none"> • Single-family detached homes | <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools |
| Primary | Secondary | | | | |
| <ul style="list-style-type: none"> • Single-family detached homes | <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools | | | | |
| DENSITY | <ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas | | | | |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) | | | | |
| OTHER CRITERIA | <ul style="list-style-type: none"> • Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques | | | | |

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1



zone is to "foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and owns and resides at the dwelling.
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
 - The applicant has submitted a business license application to the city.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The applicant is the only employee of the business.
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
 - The applicant has agreed to comply with necessary inspections (Exhibit H).
- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*

- The applicant indicated in their responses found in Exhibit H that storage of inventory takes up approximately 15 ft² within the shed. The applicant did not indicate that there would be any outdoor storage in yard areas.
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*
- No business activity will be conducted in yard areas. Customers do not come to the home and additional parking is not needed for the home occupation.
- G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*
- According to the applicant the operation of the home occupation does not use tools or equipment or engage in activities that would create any of these listed nuisances (Exhibit H). The applicant uses a residential style laser cutter which should not produce any nuisance.
- H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.*
- The home occupation utilizes approximately 110 ft² for the home office and 50 ft² in the shed which combined is an area equivalent to approximately 3.5% of the gross square footage of the dwelling unit (Exhibits G & H).
- I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*
- The home occupation will not have any signage on the property (Exhibit H).
- J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the*

zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.

- No customers come to the home. All customer interactions and sales are conducted on line.

K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*

- There are no business vehicles used in the operation of the home occupation (Exhibit H).

L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*

- The applicant is seeking a deviation from this standard to use approximately 50 ft² located in a shed (accessory building) in conjunction with the home occupation.

M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*

- No customers come to the home. All Customer activity is online (Exhibit H).

N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*

- The applicant indicates that there will be no use of utilities in excess of that which is customary for residential use that would be needed to operate the home occupation (Exhibit H).

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*

- The applicant is seeking a deviation from this standard to use approximately 50 ft² located in a shed (accessory building) in conjunction with the home occupation. The majority of the area use in the home occupation will be in a 110 ft² office located in the main dwelling.

P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*

- The property contains a single-family dwelling and an approval letter from a HOA or management company is not required (Exhibit H).

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.*

- The home occupation does not involve child care or food production.

Criteria for Approval.

The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
- 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
- 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to*

- achieve compliance with applicable standards, the conditional use may be denied.*
4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. *The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. *The suitability of the specific property for the proposed use;*
 - c. *Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. *The economic impact of the proposed facility or use on the surrounding area;*
 - e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. *The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
 5. *The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

Staff has reviewed the application and the additionally submitted documentation and responses from the applicant. The proposed Home Occupation is a Cottage Business which requires approval through a Conditional Use Permit per DCMC 9-34-050. Staff also notes that the Home Occupation also utilizes a detached structure in addition to utilizing the primary residential dwelling which also requires Conditional Use Approval as it does not comply with the applicable permitted use standards found in DCMC 9-34-040. Alteration of the development standards is permissible under Section 9-34-060 of the DCMC.

A cottage business is defined in the DCMC 9-3-040 as, "A business where products are created in the home. The products are unique in nature, such as handicraft, art, and jewelry. Limited food production can also be considered. Anything that uses a material, a mixture of materials or a quantity of materials that could be classified by the fire marshal or building official as dangerous or hazardous will not be allowed."

The requirements and standards for approval of a Conditional Use Permit are found in 9-5-080(E) of the DCMC. The reasonably anticipated detrimental effects related to operating a

cottage business are typically the potential for loud noises or odors discernable from outside of the property, and traffic generated by customers. In regards to this particular home occupation these detrimental effects are mitigated by the small size of the overall operation and the fact that all business operations are conducted entirely inside enclosed buildings. Additionally, there are no additional impacts to neighborhood traffic as no customers come to the home, and there are no business vehicles.

Staff concurs with the applicant's statements that there will be no detrimental impact to the health, safety, or general welfare of persons residing or working in the vicinity, or be injurious to property or improvements in the vicinity.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Home Occupation Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Home Occupation Conditional Use Permit submission. 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 review the request based on the findings and the criteria for approval, or denial 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.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That all production and assembly of the crafted items shall be confined to the 50 ft² area located within the shed as indicated in this report and as shown on the approved site plans.
4. That no customers shall come to the home.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Jackson Jared, representing Alpine Trails Studio, LLC. Application 2025-0035-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated April 11, 2025.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

I move that we approve the Home Occupation Conditional Use Permit, as requested by Jackson Jared, representing Alpine Trails Studio, LLC. Application 2025-0035-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated April 11, 2025 and as modified by the following additional findings or conditions:

1. (List any additional findings...)
2. (List any additional conditions...)

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Jackson Jared, representing Alpine Trails Studio, LLC. Application 2025-0035-USE, based on the following findings for denial listed in the Staff Report dated April 11, 2025.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

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: 2025.04.17 09:58:32-06'00'

Draper City Public Works Department

Todd A. Draper

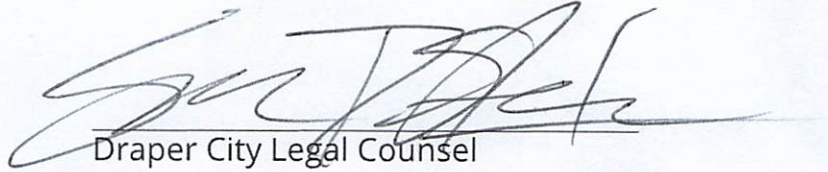
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.04.18
12:56:53-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
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City Fire Department, OU=Fire Marshal, CN=Don
Buckley
Date: 2025.04.17 15:20:39-06'00'

Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

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E=matt.symes@draperutah.gov, O=Draper
City Corp., CN=Matthew Symes
Date: 2025.04.17 10:13:21-06'00'

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

Engineering and Public Works Divisions Review.

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
2. The number of trips generated by the home owner as the applicant and no employees with no customers visiting the residence will not have a detrimental impact to traffic in the area. The applicant indicated that customers will not visit the site and all products will be shipped. Based on the applicant's statements, the potential for issues with traffic would be minimal unless the applicant were to receive frequent deliveries or pick-ups where the delivery vehicle blocked 13800 South. The capacity of the fronting public street, 13800 South which is a major collector street, is designed for significant traffic. Based on the description of the traffic generated by the business, the number of trips generated by the associated occupation is limited. Based on the statements of the applicant about no customers, no significant impact to traffic is anticipated with the proposed use.
3. The applicant indicated that all needed parking is available in the existing driveway. The subject home is located on a public major collector street. All proposed parking should be within the garage or driveway. Based on the information from the applicant, no significant impact to parking is anticipated with the proposed use.
4. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity

Building Division Review.

1. No Additional Comments

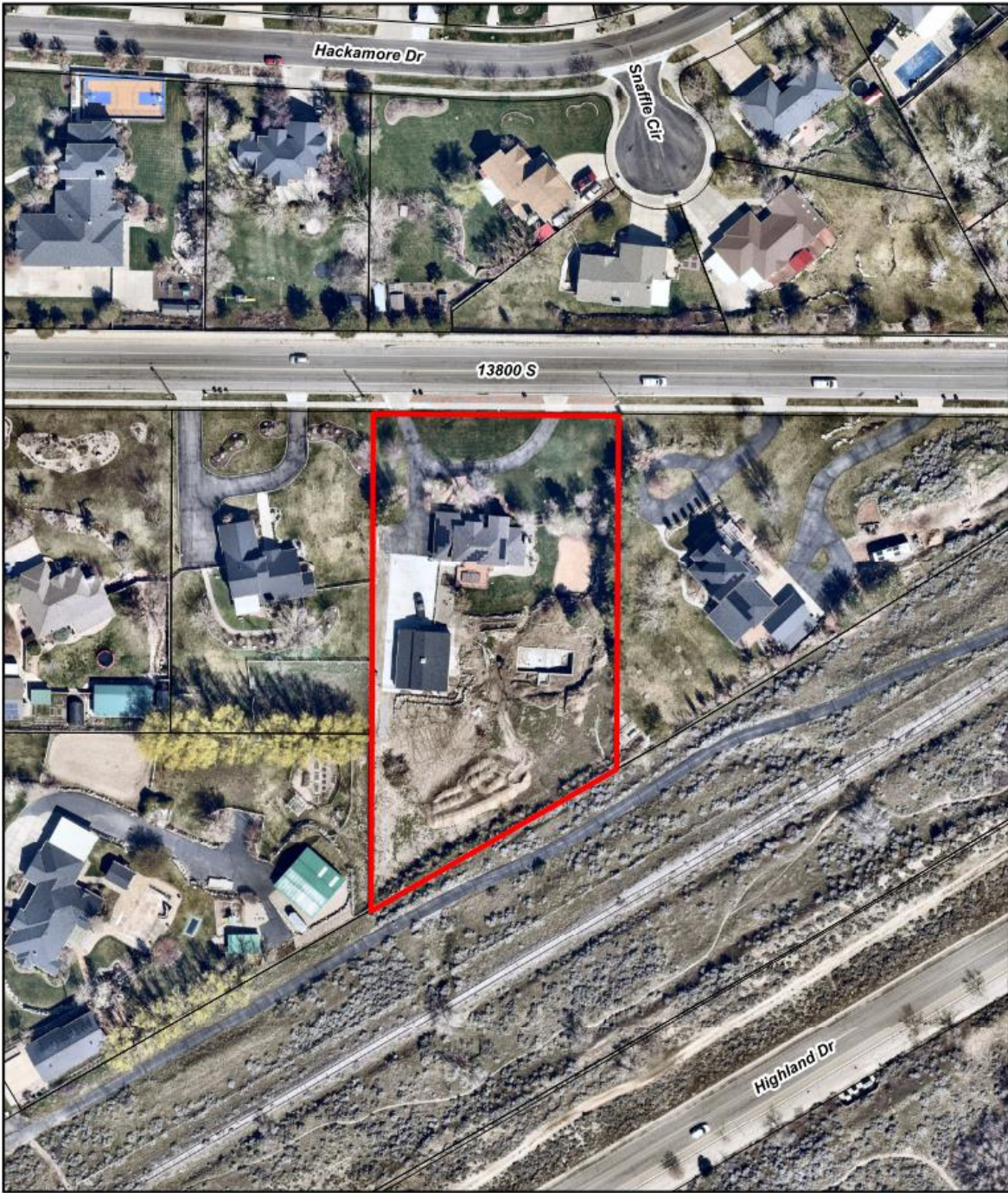
Fire Division Review.

1. No Additional Comments


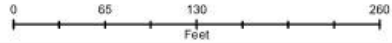

EXHIBIT B
VICINITY MAP



EXHIBIT C
AERIAL MAP

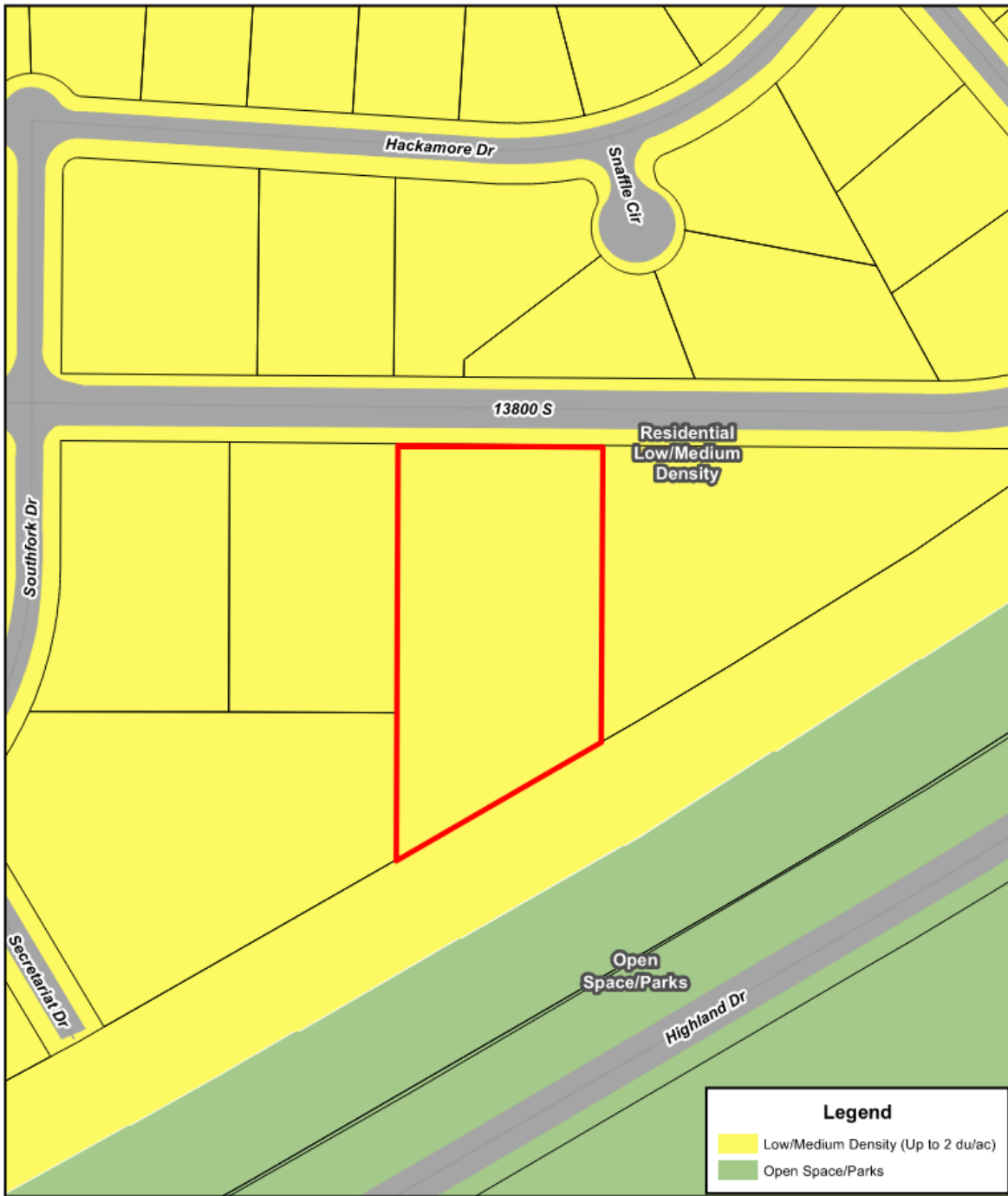



1094 E. 13800 S.
Alpine Trails Studio, LLC. Home Occupation Conditional Use Permit




Date Printed: 4/8/2025

EXHIBIT D
LAND USE MAP



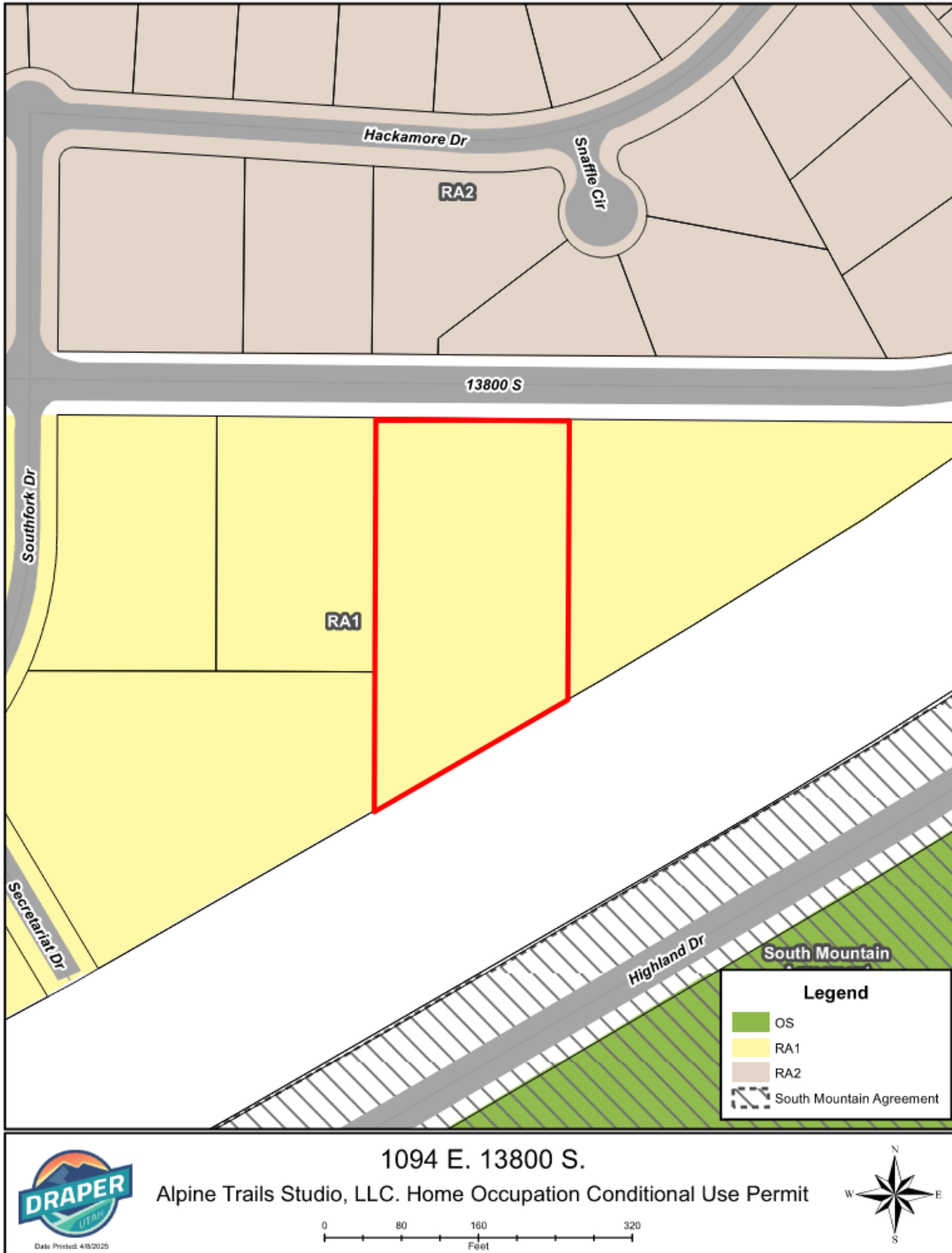
 **1094 E. 13800 S.**
Alpine Trails Studio, LLC. Home Occupation Conditional Use Permit

0 80 160 320
Feet



Date Printed: 4/8/2025

EXHIBIT E
ZONING MAP



**EXHIBIT F
SITE PLAN**

EXIST. SSMH
RIM=4593.86
FL(8" EAST)=4576.10

CURB AND GUTTER

EXIST. WATER MH
RIM=4594.30
EXIST. WATER MH
RIM=4594.31

BASIS OF BEARING
S 89°44'08" E 2648.01'(R)

3)

S 00°15'42" W
33.00" (R)

13800 SOUTH STREET

CURB AND GUTTER

EXIST. SDCO
RIM=4593.76
EXIST. WATER VALVE
EXIST. ELEC POLE
EXIST. COMMS BOX
EXIST. FIRE HYDRANT
EXIST. TELEPHONE BOX
EXIST. TELEPHONE MH
RIM=4594.00

EXIST. WATER METER
EXIST. MAIL BOX
S 00°44'06" E 200.00'

SIDEWALK

EXIST. ELEC POLE d 10" d
EXIST. TELEPHONE BOX
EXIST. TELEPHONE BOX

FCB
SET BAR
AND CAP

EXIST. IRR VALVE

SET BAR
AND CAP

FENCE CORNER IS
0.7 WEST OF
PROPERTY LINE

KAREN SEARSONS

PROPOSED LOT
40,659 SQ. FT.
0.93 ACRES

EXISTING HOUSE

EDGE OF ASPHALT

BUILDING OVERHANG

GRAVEL

EXIST. IRR VALVE

EXIST. GARDEN
BOX

EXIST. DECK

ROCKWALL

ROCKWALL

STAIRS

STAIRS

RETAINING WALL

EXISTING SHED

NORTH 407.91'

SOUTH 291.44'

MONT & PATRICIA
BUCKLES

VINYL FENCE

WOOD FENCE

PROPOSED LOT
29,275 SQ. FT.
0.67 ACRES

FENCE CORNER IS
0.2' WEST OF
PROPERTY CORNER

DAVID & JUDY
DESER

CHAINLINK FENCE
S 59°58'52" W 230.98'

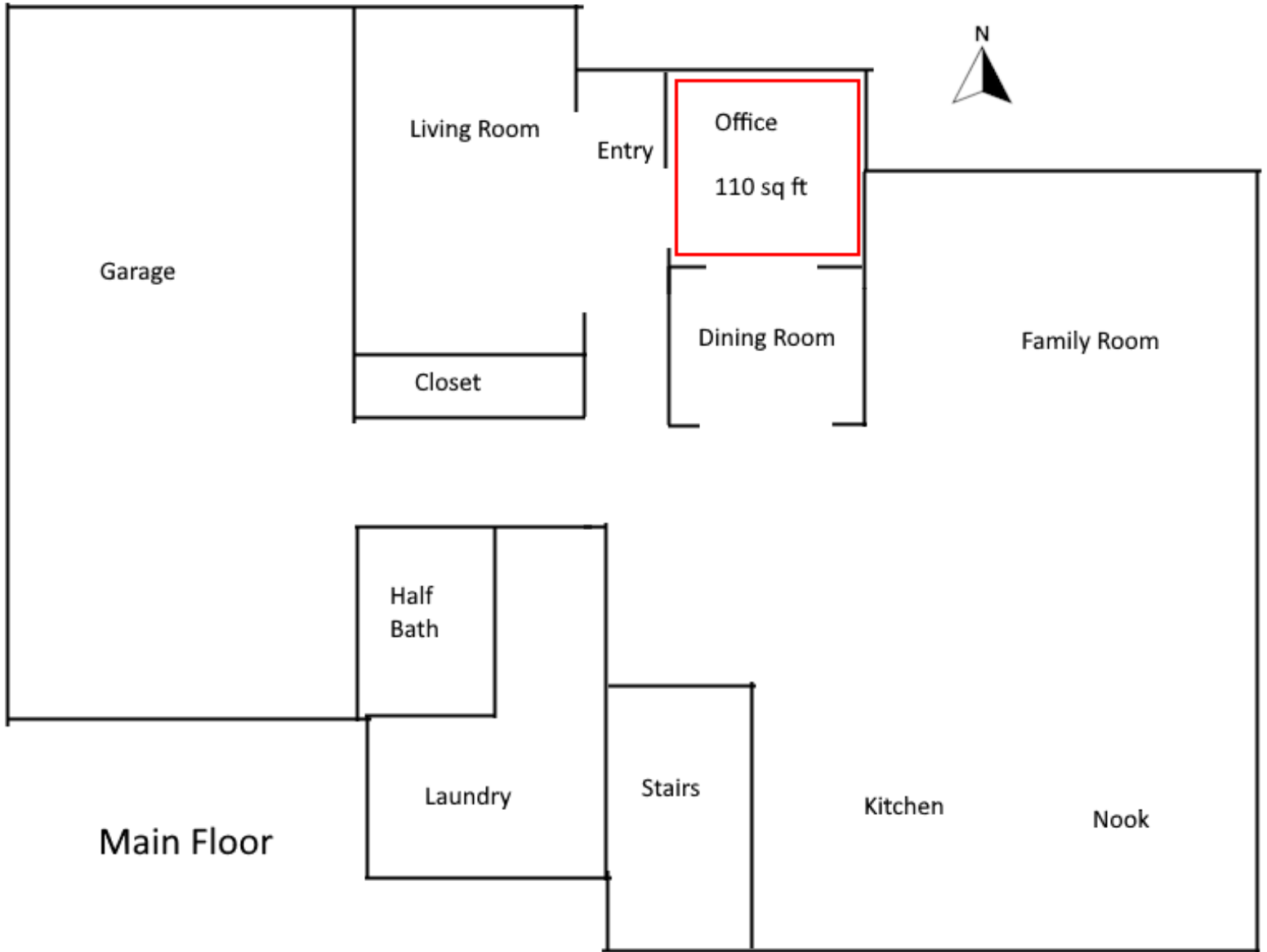
UTAH TRANSIT
AUTHORITY

SET BAR
AND CAP

FENCE IS 1.25'
NORTH OF
PROPERTY CORNER

EXIST. SD FL 12" RCP
FL=4626.71

EXHIBIT G
FLOOR PLANS



Shed Footprint: 40' x 20'



Area used for activity in the application.

EXHIBIT H
APPLICANT STATEMENTS

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response).

9-5-080(E:4) CONDITIONAL USE PERMITS

The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:

- a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
 - The proposed use will have no impact on the city's general plan.
- b. The suitability of the specific property for the proposed use;
 - The property is the business owner's home. The activity takes place in a small portion of that home. The activity is appropriate for a small indoor space.
- c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - The proposed use will have no impact on the development of the area and will likely be completely unnoticed to anyone in the vicinity.
- d. The economic impact of the proposed facility or use on the surrounding area;
 - No economic impact is expected to the surrounding area.
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - There will be no visual change to the surrounding area.
- f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - No utility demand or traffic will occur as a result of this activity. The existing utilities for the residence are sufficient.
- g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - The activity produces no noise. No glare or other pollutants will impact anyone in the vicinity.
- h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.
 - There will be no impact on anyone owning or leasing property in the area.

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response). If you do not meet the standard, identify that and explain how you intend to mitigate the impact.

9-34-040: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

A. Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.

- Jared Jackson is both the owner of the business and of the residence. He does all of the business activity described in the application.

B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.

- This application is being undertaken specifically to get the business license described here. It is a precursor requirement for the license.

C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.

- There are currently no employees other than the owner.

D. Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.

- All buildings on the property were built with the appropriate permits and were inspected by the city. Inspections by the city are fine as long as the family isn't traveling at the time.

E. Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)

- Current inventory storage is in the shed building and takes up about 15 square feet.

F. Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or

incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- The activity doesn't require parking other than usual for the homeowners. No activity will take place outdoors.

G. Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.

- Nothing noticeable or offensive is produced by the activity.

H. Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

- As shown in the provided floorplans, the activity uses far less than 25% of the building.

I. Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.

- There are no signs for this activity.

J. Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.

- The activity produces no traffic.

K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.

- There are no vehicles associated with the business.

L. Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.

- No activity or storage occurs outside.

M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- All customers of this business are online purchasers. None visit the residence.

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- The business activity does not generate any noticeable utility usage. The electricity used is comparable to turning on one light bulb. No water or gas is used.

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- As shown in the application, the home office is the primary source of business activity.

P. Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section [9-34-060](#) of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)

- This is a single-family home.

Q. Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)

- The activity does not include childcare.

Overview of Proposed Use

Applicant: Jared Jackson

Site: 1094 E 13800 S, Draper, UT

Date: Feb 10, 2025

Alpine Trails Studio, LLC is recently formed business entity owned by Jared Jackson and operating out of his residence. The primary activity of the business is to craft templates and tool accessories from 3mm or 6mm acrylic sheets cut using a laser cutting device, and to sell these products through an online store (currently only Etsy.com).

This activity requires a space no larger than 5 foot by 10 foot, both for the residential style laser cutter and the storage of materials.

No customers interact with the physical location of the building, as all sales happen online and products are shipped directly to the customer.

This activity is not the primary source of income for Jared or his family, and the laser operations currently average approximately one hour of use per day.

The activity is currently conducted in the existing shed building behind the house, and is easily relocated as required.

No change to the lot or buildings is requested as a part of this application. There is no appreciable impact to the neighborhood.

MEMO



To: Planning Commission
From: Todd A. Draper, AICP
Date: 2025-04-24

Re: Public Hearing: Granite Construction Zoning Map Amendment Request (Legislative Item)

Comments:

This application is a request for approval of a Zoning Map Amendment for approximately 0.85 acres located on the north side of 13800 S. and south of the Bangerter Highway, at approximately 13488 S. 200 W. The property is currently zoned CBP (Business/Manufacturing Park). The applicant is requesting a zone change to the M1(Light Manufacturing) zone be approved to allow for the currently vacant property to be developed with two other adjacent parcels into a construction sales and service yard.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate 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.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate 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.

ATTACHMENTS:

[2025-0046-MA Staff Report - Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 16, 2025

To: Draper City Planning Commission
Business Date: April 24, 2025

From: Development Review Committee

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

Re: Granite Construction – Zoning Map Amendment Request

Application No.: 2025-0046-MA

Applicant: Tina Mudd, representing Granite Construction Company and Stack Bangerter LLC.

Project Location: 13488 S. 200 W.

Current Zoning: CBP (Business/Manufacturing Park) Zone

Acreage: Approximately 0.85 Acres (Approximately 37,026 ft²)

Request: Request for approval of a Zoning Map Amendment from the CBP zone to the M1(Light Manufacturing) zone regarding future development of a construction sales and service yard.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 0.85 acres located on the north side of 13800 S. and south of Bangerter Highway, at approximately 13488 S. 200 W. (Exhibit C & D). The property is currently zoned CBP. The applicant is requesting a zone change to the M1 zone be approved to allow for the currently vacant property to be developed with two other adjacent parcels into a construction sales and service yard.

ANALYSIS

General Plan and Zoning.



| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|---|----------------|
| Existing Land Use | Business and Light Manufacturing | Exhibit E |
| Current Zoning | CBP | Exhibit F |
| Proposed Use | | |
| Adjacent Zoning | | |
| East | CSD-IOP (Irvine Commercial Special District) | |
| West | M1 | |
| North | CBP, DC (Destination Commercial), Bangerter Highway | |
| South | M1 (State of Utah, The Point Development) | |

The Business and Light Manufacturing land use designation is characterized as follows:

Business and Light Manufacturing

| LAND USE DESCRIPTION | | |
|--------------------------|--|--|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Allows for a mixture of employment uses and services for these employees • Park or campus-like atmosphere • Low traffic generation • Buildings should not exceed three stories • Major entry points and features • Well landscaped perimeter and public places • Limited traffic access to major streets • Uniform design standards and aesthetics • Common off-street traffic circulation and parking areas • Pedestrian-friendly design | |
| LAND USE MIX | Primary <ul style="list-style-type: none"> • Office • Light manufacturing | Secondary <ul style="list-style-type: none"> • Retail • Service Uses |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Light Manufacturing (M1) • Business Manufacturing Park (CBP) | |
| LOCATION | <ul style="list-style-type: none"> • Along collector and arterial streets | |

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CBP zone is to *“provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.”*

The purpose of the M1 zone is to, *“provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.”*

Zoning Map Amendment

The proposed M1 zone is identified as a compatible zoning designation in the Business and Light Manufacturing land use category and no change to the Land Use Map is needed with this application. The zone change would bring the property into alignment with the zoning of the other two parcels to the west under the same ownership as the subject parcel. The zone change would allow for all three parcels to be developed together as a construction sales and service yard under a future Site Plan Application. A comparison chart between the proposed M1 zone and existing CBP zone is included in this report as Exhibit H. Many of the same uses are allowed in either zone and are highlighted in green within the comparison chart. Uses that are allowed in the M1 zone, but not the CBP zone are highlighted in orange within the comparison chart, however staff notes that these uses are already allowed uses on the other two parcels that make up the intended development site.

Criteria For Approval.

A Text and 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.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Zoning Map Amendment submission. 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 Zoning Map Amendment submission. 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 Zoning Map Amendment submission. 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 review the request based on the findings and criteria for approval, or denial as listed within the staff report and make a recommendation to the City Council. 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 a Positive Recommendation - I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Tina Mudd, representing Granite Construction Company and Stack Bangerter LLC. for application 2025-0046-MA, based on the findings for approval as listed in the Staff Report dated April 16, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate 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.

Sample Motion for Modified Positive Recommendation– I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Tina Mudd, representing Granite Construction Company and Stack Bangerter LLC. for application 2025-0046-MA, based on the findings for approval as listed in the Staff Report dated April 16, 2025 including the following additional findings:

1. (List any additional findings...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Tina Mudd, representing Granite Construction Company and Stack Bangerter LLC. for application 2025-0046-MA, based on the findings for denial as listed in the Staff Report dated April 16, 2025.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate 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.

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: 2025.04.17 08:25:09-06'00'

Draper City Public Works Department

Todd A. Draper

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Draper City Planning Division

Don Buckley

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OU=Fire Marshal, CN=Don Buckley
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Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

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O=Draper City Corp., CN=Matthew Symes
Date: 2025.04.17 07:12:03-06'00'

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. Per the GIS review the deed description for the property doesn't fully match up with the actual property. A corrected outer boundary description will be required to be submitted prior to the application being scheduled before the City Council so that, if approved, the ordinance will include the correct description of the area to be rezoned.

Engineering and Public Works Divisions Review.

1. We have reviewed the subject zone map amendment application, proposing 0.85 acres to be zoned from Commercial Business Park (CBP) to Manufacturing (M1) in accordance with the provisions of Section 9-5-060(E)(1)(e) of the Draper City Municipal Code (DCMC). We speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:
 - a. 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, storm water drainage systems, water supplies, and waste water and refuse collection; Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.
 - i. The change in zone from Commercial Business Park (CBP) to manufacturing (M1) changes the potential uses but does not necessarily represent an increase in traffic based on the permitted or conditional uses within the proposed zone. The proposed zone permits many different uses with different densities and traffic generation. Based on the size of the parcel, any potential use within the proposed zone would not have a detrimental effect on the surrounding streets. That being said, the fronting street, 13800 South, is a minor arterial with the highest traffic capacity of the rated streets, although it has not been widened to its street classification at this time and functions more as a collector street. The size of the subject parcel and the potential number of trips generated from a parcel of

this size typically would not require mitigation measures, where mitigation is typically contemplated around 100 peak hour trips. Any site plan or subdivision application will be required to determine the traffic generation of the site and mitigate any impacts to the fronting public street. There are public frontage no improvements existing on the subject site, but exist on the next parcel to the east.

- ii. Connectivity with the subject parcel to a public right-of-way is to 13800 South, a minor arterial street. Access onto 13800 South is limited and controlled due to its classification. Accesses are be required to meet Draper City standards as outlined in our Master Transportation Plan. Any development will need to evaluate access due to the reduced spacing from an existing access along 13800 South, where the parcel frontage cannot meet current access spacing requirements. Any future development will be required to meet city standards. Access is evaluated at the time of a site plan or subdivision application.
- iii. There are no existing storm drainage facilities fronting the subject parcel that are feasible to connect to from the existing site. Any future site drainage will be required to be addressed with any subdivision or site plan application, be required to be retained onsite, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- iv. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
- v. Drinking water is provided by the city to the subject parcel. There are no city waterlines fronting the parcel. The ability of the city to serve this parcel will be dependent on the developer connecting to the existing system that exists to the east of this parcel and extend the city's system, as outlined in Draper City Municipal Code 16-1. Any subdivision or site plan application will require a commitment to serve from the city that facilities are adequate to provide service for the proposed uses.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments

GIS Division Review.

1. This boundary does not close and gives a misclose distance of 1.12 ft. Also, the Point of beginning is off by 15 ft. Please review the survey for discrepancies.

Legal Division Review.

1. No additional comments

EXHIBIT B
MEETS AND BOUNDS DESCRIPTION (TO BE UPDATED)

Beginning at a point South $89^{\circ}37'14''$ West 936.25 feet and South $00^{\circ}32'04''$ West 1795.12 feet and South $00^{\circ}32'04''$ West 69.56 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South $00^{\circ}32'04''$ West 720.12 feet more or less to the North line of 13800 South Street; thence North $89^{\circ}54'50''$ West 50 feet more or less; thence North $00^{\circ}32'04''$ East 679.87 feet more or Less; thence Northeasterly along a 2166.59 foot radius curve to the Right 65.56 feet (Chord Bears North $51^{\circ}21'43''$ East 65.55 feet) to the point of beginning.

EXHIBIT C VICINITY MAP

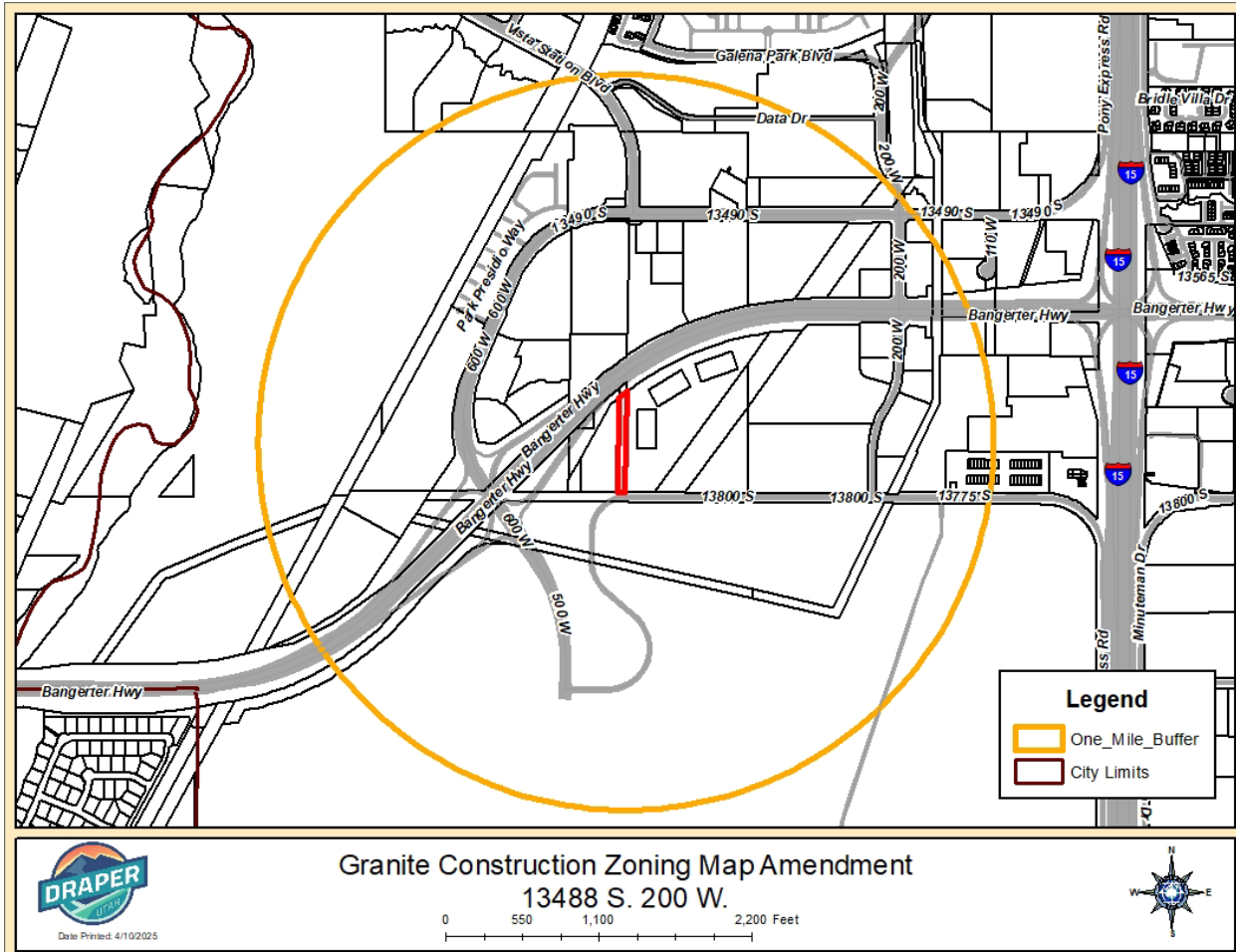


EXHIBIT D AERIAL MAP

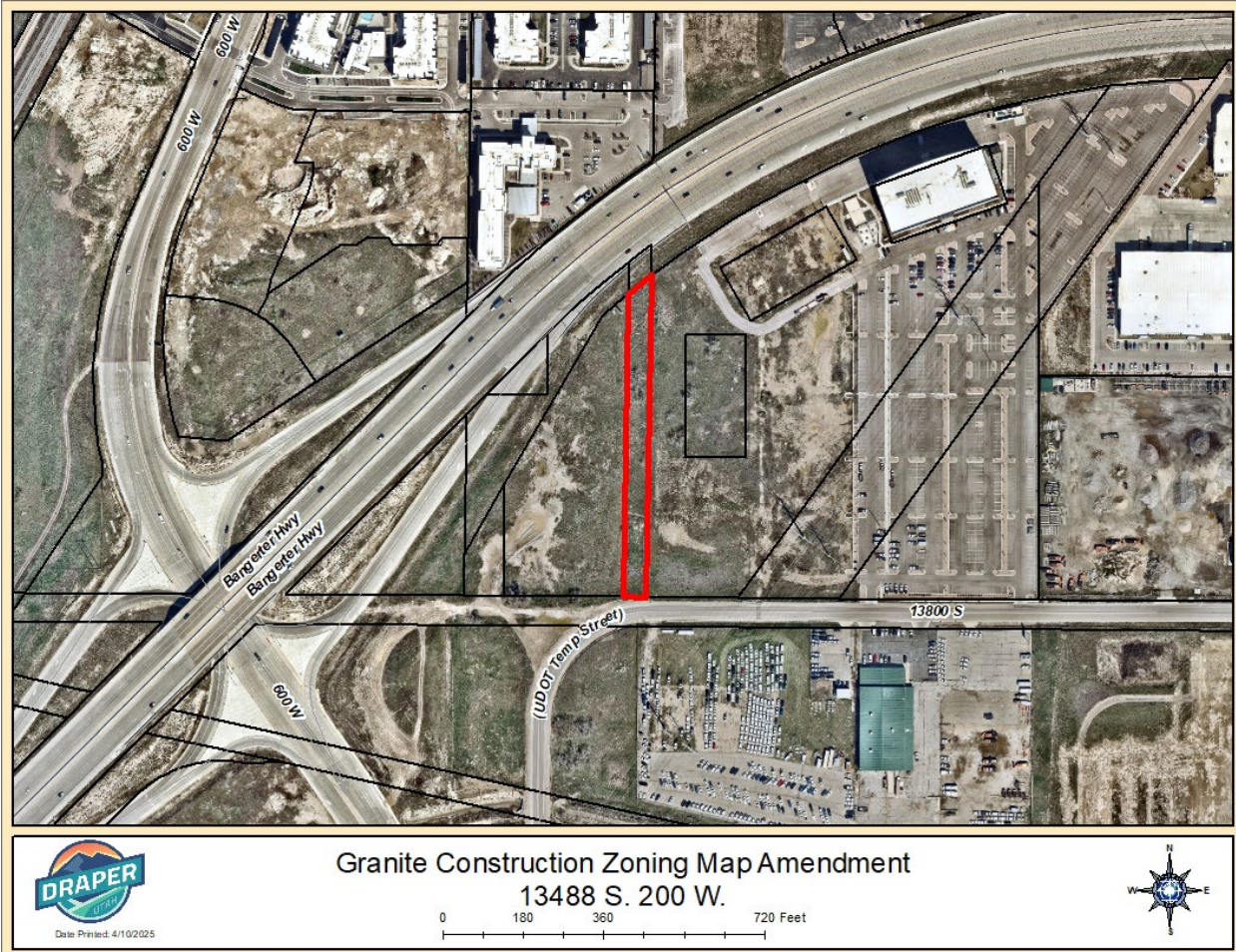


EXHIBIT E LAND USE MAP

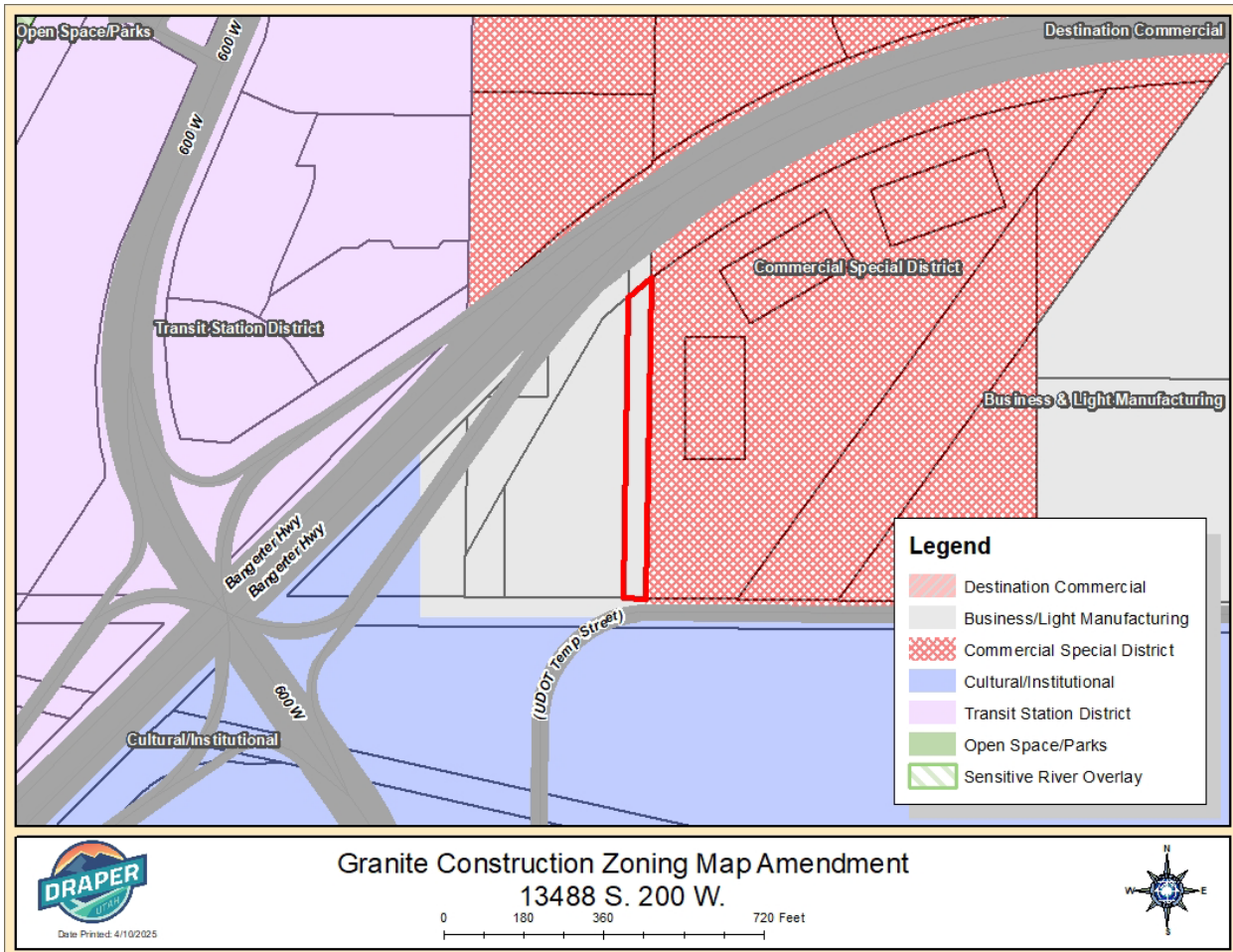


EXHIBIT F ZONING MAP

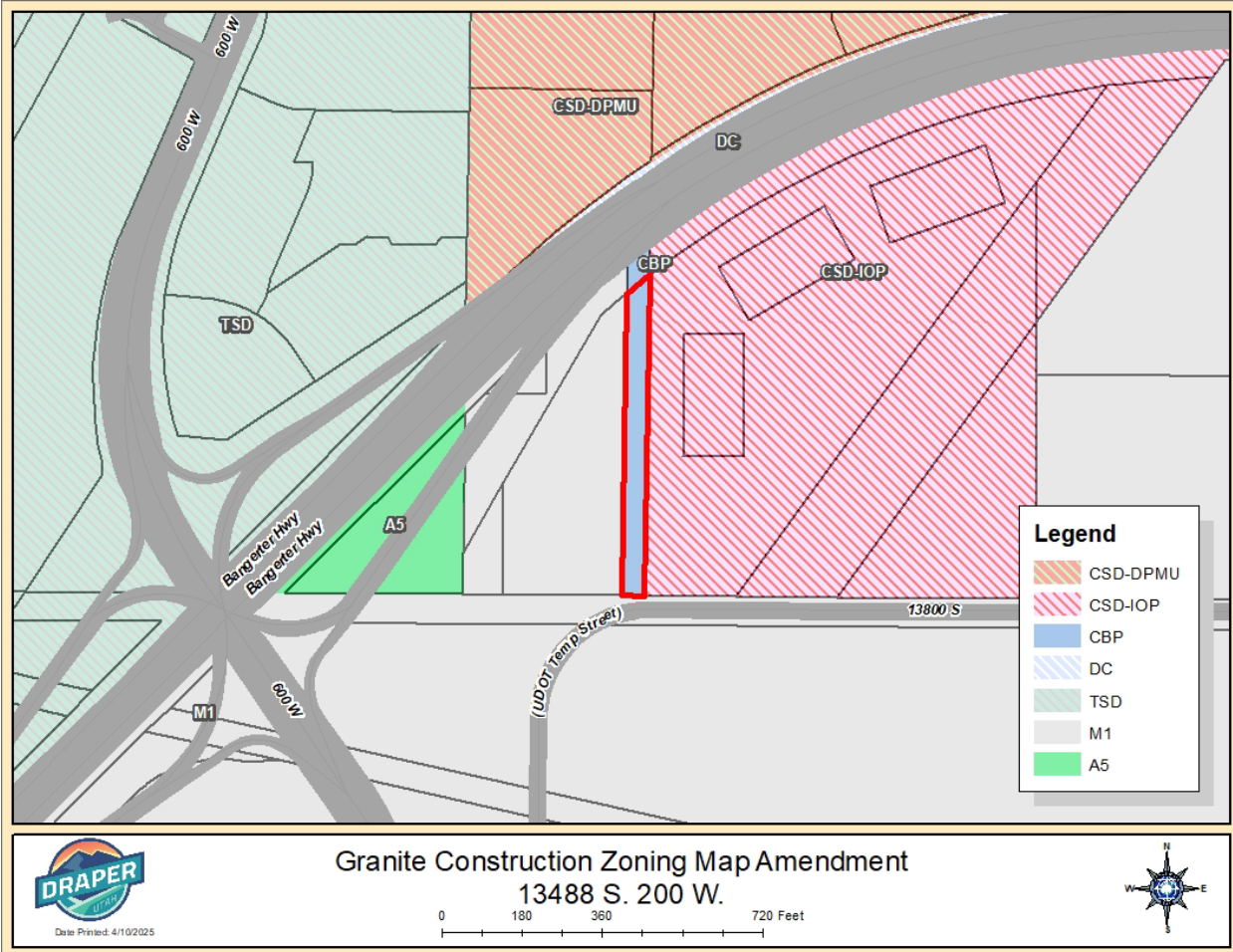


EXHIBIT G
APPLICANT QUESTIONNAIRE

Zoning Map Amendment

1. Requested Zoning Designation.

Granite Construction requests to change 0.85 acres from “Commercial Business Park” (CBP) to “Manufacturing-1” (M1) in order to add the 0.85 acres to the adjacent 3.40 acres currently zoned M1 for a total future project area of 4.2 acres. The subject parcel is Parcel #33-01-177-002 (Subject Parcel) and is called out in Figure 1. Draper-Granite Landscape Yard: Existing and Proposed Zoning.

2. Reason for the request and the justification for approval.

The parcels adjacent to the subject parcel to the west are currently zoned M1 (Parcels 33-01-177-005; 3.05 acres and 33-01-177-004; 0.35 acres). The requested change of the subject parcel to M1 from CBP will provide continuity in zoning for a complete 4.25 acres (three combined parcels) to allow for Granite Construction to establish a Retail Landscape Yard (M1 Permitted Use Construction Sales and Service).

The adjacent parcels to the west are currently zoned M1. The parcels to the east are zoned CSD-IOP. This small parcel is a transitional parcel between two very similar zoning designations. Rezoning the subject parcel from CBP to M1 will provide M1 zoning across three small parcels which collectively are large enough for a useable site. The M1 zoning provides conformity with surrounding parcels.

3. How is the requested zoning designation harmonious with the overall character of existing zoning and development in the vicinity of the subject property?

The requested M1 zoning brings a small, narrow, sliver parcel with CBP zoning into conformance with surrounding and adjacent M1 parcels, allowing for utilization of the parcel for M1 uses. These uses are complimentary to the adjacent CSD-IOP zoning.

The purpose of the existing zoning designation of “ CBP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities (Draper Code 9-8-020: C.6)”

The change to Manufacturing M-1 of this small parcel will allow establishment of a retail landscape yard. “The purpose of the M1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage.

Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone (Draper Code 9-8-020: E.1)". While the CBP zoning designation allows for light manufacturing, the M1 zoning district will also allow for the material storage bins utilized in the retail sales operation; thus justifying the need to rezone the parcel to M1.

M1 is a designation for light manufacturing. The CBP allows for light manufacturing. Thus, the requested M1 designation is in alignment with the current area zoning and compliments the area uses.

4. Are facilities and services, such as roadways and utilities, sufficient to serve the property under the proposed zoning?

Yes. The site is located just south of Bangerter Highway off of an existing paved road (W 13800 S). The zoning is consistent with area uses and therefore the area has been master planned for the zoning designation and associated uses. Roadway access is established and all required utilities are within 1,000' of the site. The subject area is adjacent to a larger master planned business development providing continuity of infrastructure services.

5. Is the proposed zoning designation consistent with the goals, objectives, and policies of the City's General Plan?

Yes, the currently adopted General Plan depicts this area as a combination of Light Industrial/Manufacturing and Commercial Special District. The General Plan is in alignment with the requested rezoning of the subject parcel to M1.

EXHIBIT H
ZONE COMPARISONS

| | |
|-------------------------------------|------------------------------|
| | |
| | |
| Office, general | P |
| | |
| Parking, commercial | P |
| Pawnshop | C |
| | |
| Personal instruction service | P |
| | |
| | |
| | |
| Printing, general | P |
| | |
| | |
| Recycling station | P |
| Repair service | P |
| | |
| Restaurant, fast food | P |
| Retail, general | P |
| | |
| | |
| Sexually oriented business | C |
| Tattoo establishment | P |
| Transportation service | P |
| Vehicle rental | P |
| Vehicle repair, general | P |
| Vehicle repair, limited | P |
| Vehicle sale | P |
| Veterinary service | P |
| Warehouse, self-service storage | P |
| Wireless telecommunication facility | See chapter 41 of this title |
| Manufacturing uses: | |
| Basic industry | NP |
| Car wash | P |
| Car wash, commercial vehicles | P |
| Freight terminal | P |
| Laundry services | P |
| Manufacturing, general | C |
| Manufacturing, limited | P |
| Mineral extraction | NP |
| Wholesale and warehousing, general | P |
| Wholesale and warehousing, limited | P |

| | |
|---|------------------------------|
| Motel or motor lodge | P |
| Nursery | NP |
| Office, general | P |
| Office, warehouse | P |
| Parking, commercial | P |
| | |
| Personal care service | P |
| Personal instruction service | P |
| Precious metals and gems dealer | P |
| Preschool, general | P |
| Printing and photocopying, limited | P |
| Printing, general | P |
| Recreation and entertainment, indoor | P |
| Recreation and entertainment, outdoor | NP |
| Recycling collection station | P |
| Repair service | NP |
| Research service | P |
| Restaurant | P |
| Retail, general | P |
| Secondhand or thrift store, large, with no outside storage and no drop off of items during hours the business is closed | P |
| Secondhand or thrift store, small | NP |
| | |
| Tattoo establishment | NP |
| Transportation service | C |
| Vehicle rental | P |
| Vehicle repair, general | NP |
| Vehicle repair, limited | C |
| Vehicle sale | P |
| Veterinary service | NP |
| Warehouse, self- service storage | C |
| Wireless telecommunication facility | See chapter 41 of this title |
| Manufacturing uses: | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Manufacturing, limited | C |
| | |
| | |
| | |
| Wholesale and warehousing, limited | C |

MEMO



To: Planning Commission

From: Todd A. Draper, AICP

Date: 2025-04-24

Re: Public Hearing: Cherry Canyon Block Valve Conditional Use Permit Request
(Administrative Item)

Comments:

At the request of staff the application is being continued to a date uncertain as it was discovered after the application was noticed for Planning Commission hearing that the submitted authorization from the Steeplechase Homeowners Association was not signed by someone with valid authorization to do so. The item will be re-noticed and brought back before the Planning Commission once this issue is resolved.