CITY COUNCIL AGENDA

Tuesday, June 17, 2025, 5:30 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

5:30 PM STUDY SESSION

Closed Session - by Motion
The Draper City Council may temporarily recess the regular meeting and convene in a closed session to discuss the purchase, exchange, or lease of real property and discussion of professional competence as provided by UCA 52-4-205.

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Recognition: Acknowledgment of Peer Court Graduates**

4. **Oath of Office: Police Department**

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

6. **Consent Items**

   6.a Approval of the May 20, 2025 City Council Meeting Minutes

   6.b Approval of Resolution #25-24
   A resolution authorizing the approval of an amendment to the second amended and restated interlocal agreement creating Trans-Jordan Cities dated December 1, 1995. Staff report by Robert Markle.

6.c Approval of Resolution #25-33
A resolution reappointing Michelle Coker and Jocelyn Kessler to the Draper City Tree Committee.

6.d Approval of Resolution #25-34
A resolution reappointing Stefania Wilks to the Draper City Special Event Arena Committee.

6.e Approval of Resolution #25-35
A resolution reappointing Andrew Adams, Gary Ogden and Lisa Fowler to the Draper City Planning Commission.

6.f Approval of Resolution #25-29
A resolution amending the consolidated fee schedule of Draper City.

6.g Approval of Resolution #25-30
A resolution of the Draper City Council approving a cooperation agreement with Metropolitan Water District of Salt Lake and Sandy and The Ridges at Alpine LLC for non-district use of district lands and interest in lands.

6.h Approval of Resolution #25-31
A resolution of the Draper City Council approving addendum No. 2 to the cooperation agreement with Metropolitan Water District of Salt Lake and Sandy. Staff report by Mike Barker.

7. Items for Council Consideration

7.a Public Hearing: Ordinance #1659
An ordinance reviewing a development agreement for 110 acres of property located at 3235 East 15780 South in the RR-22 zone within Draper City, otherwise known as the Alpine Hollow development agreement. Staff report by Jennifer Jastremsky.

7.b Public Hearing: Approval of Ordinance #1655 and #1656
An ordinance amending the official zoning map from the RA1 and RA2 zones to the RM2 zone, amending the land use map from the residential low/medium density designation to the residential high density designation, and a development agreement to approve a density range for approximately 20 acres of land located at 600 East Kimballs Ln, otherwise known as the Kimballs Junction zoning map amendment, land use map amendment, and development agreement. Staff report by Jennifer Jastremsky.

7.c Public Hearing: Providing Local Consent for a Bar Establishment License for Pine Partners LLC dba The Pines.
Staff report by Travis DeJong.

7.d Public Hearing: Ordinance #1657 Municipal Water Rates
Approve ordinance #1657 adjusting the municipal water rates for customers serviced by Draper City. The public is invited to comment on the proposed rate changes. Staff report by John Vuyk.

7.e Public Hearing: Statutory Officer Compensation
This is an opportunity for the public to comment on changes to statutory officer compensation associated with fiscal year 2025-2026 tentative budget prior to its adoption. Staff report by John Vuyk.

7.f Public Hearing: Executive Municipal Officer Compensation
This is an opportunity for the public to comment on changes to executive municipal officer compensation associated with the fiscal year 2025-2026 tentative budget prior to its adoption. Staff report by John Vuyk.

7.g Public Hearing: Resolution #25-28
A resolution amending the adopted budget of Draper City for Fiscal Year 2024-2025. Staff Report by John Vuyk

8. Action Items

8.a Action Item: Ordinance #1658
An ordinance adopting the compensation schedule for statutory employees for fiscal year 2025-2026. Staff report by John Vuyk.

8.b Action Item: Resolution #25-26
A resolution of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District adopting and certifying a tax rate for the 2026 taxable year. Staff report by John Vuyk.

8.c Approval of Ordinance #1654
An ordinance of the Draper City Council amending Title 6-6 of the Draper City Municipal Code pertaining to fire prevention. Staff report by Travis DeJong.

8.d Action Item: Resolution #25-25 or Resolution #25-32
A resolution adopting the budget, staffing document and compensation schedule for fiscal year 2025-2026. Staff report by John Vuyk.

8.e Action Item: Resolution #25-27
A resolution adopting the 2025 Fraud Risk Assessment for the City of Draper. Staff report by John Vuyk

9. Recess to a Draper City Community Reinvestment Agency Meeting

10. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **June 17, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

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

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

MEMO

To: City Council
From:
Date: 2025-06-17
Re: Approval of the May 20, 2025 City Council Meeting Minutes

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Comments:

ATTACHMENTS:

5-20-25 Draft Minutes.pdf

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MAY 20, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Pro Tem Mike Green, Councilmembers Bryn Heather Johnson, Fred Lowry, and Marsha Vawdrey

EXCUSED: Mayor Troy K. Walker, Councilmember Tasha Lowery

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; Travis DeJong, Business License Official; Todd Taylor, Planner; Todd Draper, Planning Manager; and John Vuyk, Finance Director

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Study Session

OPMA/Ethics Training

City Attorney Traci Gundersen provided annual Open and Public Meetings Act (OPMA) training.

Council/Manager Reports

Councilmember F. Lowry said residents had complained of cars parked on the street in neighborhoods near Soccer City. Community Development Director Jennifer Jastremsky said a new parking study may be needed to ensure Soccer City had adequate parking. She said staff would send a letter requesting an updated study.

Mayor Pro Tem Green said he would like the payment gateway for business licensing to provide a smoother process. The Council and staff discussed difficulties with the process, and staff indicated they would look at options.

Business Session

1. Call to Order by Mayor Pro Tem Green

2. Pledge of Allegiance

3. Recognition – Acknowledgement of Peer Court Graduates
Continued to June 3, 2025 City Council Meeting

4. Recognition – Acknowledgement of Miss Draper 2025 Royalty
Mayor Pro Tem Green recognized the Miss Draper Program Director Andrea Page, and thanked all those involved in the Miss Draper Program. He introduced Miss Draper 2025 Cameron Stewart, and Royalty Attendants Skylar Zamalloa, Myla Taylor, and Kianna Conrad. The Council took the opportunity for photographs.

5. Public Comments
There were no public comments.

6. Consent Items

6.a Approval of the May 6, 2025 City Council Meeting Minutes

6.b Approval of Resolution #25-23 appointing Mark Vincent and Oliver Herrera Schuster to fill vacancies on the Draper City Special Event Arena Committee

Councilmember Vawdrey moved to approve the Consent Items. Councilmember F. Lowry seconded the motion.

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

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

7. Items for Council Consideration

7.a Public Hearing: Providing Local Consent for an Off-Premises Beer Alcohol Retailer License for Draper Hotel Holdings LLC dba Homewood Suites
Business License Official Travis DeJong presented a request for local consent for an Off-Premises Beer Retailer License for Homewood Suites located at 437

East 12300 South. He said the application met all distance requirements. Draper currently has 24 out of a maximum 49 active off-premises alcohol licenses issued. Mr. DeJong said he had counted 45 active off-premises alcohol licenses issued to similar hotel entities in the State. Councilmember Johnson asked the percentage of hotels in the State currently issued off-premises alcohol licenses, and Mr. DeJong said he did not know how many hotels were in the State.

Tanner Lenart, attorney for the applicant, said the State of Utah had approximately 80 hotels with liquor licenses.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember F. Lowry moved to provide local consent for an Off-Premises Beer Retailer License for Draper Hotel Holdings LLC dba Homewood Suites. Councilmember Johnson seconded the motion.

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

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

7.b <u>Public Hearing: Fiscal Year 2025-2026 Tentative Budget</u>

Finance Director John Vuyk presented the FY 2025-2026 Tentative Budget, with budgeted General Fund revenue totaling $52,188,900. Mr. Vuyk listed new staff positions included in the Tentative Budget. He explained that with elimination of the general obligation (GO) bond in FY2026, residents would see a property tax rate decrease ($21.43 per year property tax decrease for median valued home).

Mr. Vuyk explained the Council could consider increasing the tax rate for FY2026 to a rate equal to that adopted in FY2025, which would result in an increase to the general operations of the City of $520,000. Such an increase would be net neutral to residents compared to FY2025 (not taking individual property valuation changes into account). Mr. Vuyk said adoption of the

budget was tentatively scheduled for June 3, 2025. If a rate change was proposed, a Truth in Taxation hearing would need to be scheduled.

Mr. Vuyk showed a water rate history, and said the FY2026 Tentative Budget included a proposed increase to the residential variable water rate of 8%, and an increase of 15% to the base rate, as well as an increase in the commercial water rate. He said operating expenses had exceeded operating revenues in the Water Fund since FY2022, and said the proposed rate increase was intended to move the Water Fund balance toward a positive operating balance. Mr. Vuyk explained that a rate increase tended to result in a reduction in use.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

7.c **Public Hearing: Ordinance #1651 amending the text of the Land Use and Development Code of the Draper City Municipal Code regarding new districts, permitted uses, and development standards in the Draper Pointe Mixed Use Commercial Special District Zone**

Todd Taylor, Planner, showed the boundaries of the Draper Pointe Mixed Use Commercial Special District Zone, highlighting the subject property that would be impacted by the proposed amendment (383 West 13490 South). He said the Planning Commission reviewed the request at their April 24, 2025 meeting and recommended approval (5-0) with the following modifications:

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.

Mr. Taylor said proposed Ordinance #1651 reflected the changes recommended by the Planning Commission. The following permitted uses would be added to the zone with approval of the proposed ordinance: business equipment rental and supplies; cashing services; grooming service; medical or dental laboratory; office, warehouse; repair service; research service; secondhand or thrift store, small; tattoo establishment; trade/vocational school; veterinary service.

Mr. Taylor highlighted proposed amendments to development standards. Responding to a question from Councilmember Johnson, Ms. Jastremsky explained that the office warehouse use definition required at least 30% office space and allowed the rest of the building to be warehousing use. She said the limited wholesale and warehousing use not included in the ordinance as recommended by the Planning Commission was more of a distribution-type center.

Joe Johnson, applicant, said the proposed project had changed as they had worked with City staff over the last year and a half. He said he believed the location was a great spot for businesses to thrive in Draper City. Mr. Johnson said he felt good about moving forward within proposed constraints.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember F. Lowry moved to approve Ordinance #1651 with the changes recommended by the Planning Commission. Councilmember Johnson seconded the motion.

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

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

7.d <u>Public Hearing: Ordinance #1652 amending the official Zoning Map of Draper City for approximately 0.85 acres of property from CBP (business/ manufacturing park) to M1 (light manufacturing) located at approximately 13488 South 200 West within Draper City otherwise known as the Granite Construction Zoning Map Amendment</u>

Planning Manager Todd Draper showed the subject property on a map, and explained the request for rezone from CBP to M1. Mr. Draper said the applicant desired to combine the three parcels for construction sales and service use, under a separate application. He said the Planning Commission reviewed the application and forwarded a positive recommendation.

Tina Mudd with Granite Construction thanked staff for their time, and said she was available to answer any questions.

Mayor Pro Tem Green opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember Vawdrey moved to approve Ordinance #1652. Councilmember Johnson seconded the motion.

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

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

8. Action Items

8.a <u>Ordinance #1653 amending Title 7-5 of the Draper City Municipal Code to align with Utah State Code Section 11-46-303 regarding the management and exemption of community cats</u>

City Attorney Traci Gunderson said proposed amendments to Title 7-5 were drafted to align City Code with the Utah Animal Welfare Act, specifically relating to community cats. Ms. Gunderson explained proposed amendments, including definitions of community cat, community cat caretaker, community cat colony, and community cat program. She shared concern regarding potential impact on public safety if TNR programs were not actively managed in community cat colonies, and spoke of potential nuisance complaints and potential opposition from bird enthusiasts.

Responding to a question from Councilmember Johnson, Ms. Gunderson said the proposed amendments tried to be compliant with the State without actively promoting or encouraging residents to create community cat colonies.

Councilmember Johnson moved to approve Ordinance #1653. Councilmember Vawdrey seconded the motion.

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

	Yes	No	Absent

Councilmember Green	X	
Councilmember Johnson	X	
Councilmember T. Lowery		X
Councilmember F. Lowry	X	
Councilmember Vawdrey	X	

Councilmember F. Lowry made a motion to move to a meeting of the Community Reinvestment Agency, with intent to return to regular Council meeting. Councilmember Johnson seconded the motion, which passed by unanimous vote (4-0).

The Council returned to regular meeting at 8:00 pm.

9. Adjournment

Councilmember Johnson moved to adjourn the meeting. The motion passed unanimously (4-0).

The meeting adjourned at 8:01 pm.

DRAFT

MEMO

To: City Council
From: Robert Markle, Deputy Public Works Director/Engineer
Date: 2025-06-17
Re: Approval of Resolution #25-24

Comments:

Before you is a resolution for approval authorizing Draper City to enter into an amendment to the Second Amended and Restated Interlocal Agreement creating Trans-Jordan Cities. The amendment allows Herriman City to join as a formal member of the agency.

ATTACHMENTS:

Resolution 25-24.pdf
ATTACHMENTS:

Second Amended and Restated Interlocal Agreement.pdf

Resolution No. 25-24

A Resolution Authorizaing the approval of an Amendment to the Second Amended and Restated Interlocal Agreement Creating Trans-Jordan Cities dated December 1, 1995.

Whereas, Trans-Jordan Cities ("Trans-Jordan") is an interlocal agreement presently with seven municipal members created for the purpose of providing integrated municipal solid waste services for its member cities; and

Whereas, such services include providing a repository and dropoff location for household hazardous waste, residential waste services for individual residents who eside within the boundaries of Trans-Jordan; and

Whereas, Draper City is a member of Trans-Jordan City and utilizes such sold waste facilities and resources; and

Whereas, non-member municipalities and other governmental entities, and their residents also use these facilities for the disposal of such olid waste; and

Whereas, Herriman City is not presently a member of the interlocal agency and has recently expressed its desire to consider becoming a formal member of Trans-Jordan; and

Whereas, informal and formal discussions have been held resulting in proposed documents and agreements bening exchanged between the entities and the Board of Directors of Trans-Jordan Cities; and

Whereas, on or about April 17, 2025, the seven member Trans-Jordan Board unanimously indicated its favorable position to invite and accept Herriman City as a member of the interlocal agreement of Trans-Jordan; and

Whereas, Draper City and the other individual member cities have reviewed and/or are considering approval of the proposed second amendment to the interlocal agreement; and

Whereas, said proposal has been reviewed by Draper City and various other city oficials and staff members which have made a favorable recommendation to the city council that Herriman City be approved as a member of Trans-Jordan and the amended interlocal agreement be approved as attached as Exhibit "A".

Whereas, meetings and other communications have transpired between Trans-Jordan and the various city members which have resulted in a proposed amenmendment.

Now, Therefore, Be It Resolved by the Board of Directors of Trans-Jordan that the Second Amended Interlocal Agreement attached as Exhibit "A" be approved and that the mayor is authorized to sign the same.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

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

DRAPER CITY, UTAH, HERRIMAN CITY, UTAH, RIVERTON CITY, UTAH MIDVALE CITY, UTAH, MURRAY CITY, UTAH, SANDY CITY, UTAH, SOUTH JORDAN CITY, UTAH
WEST JORDAN CITY, UTAH

SECOND AMENDED AND RESTATED TRANS-JORDAN CITIES INTERLOCAL COOPERATION AGREEMENT
(Solid Waste Management Facilities)

December 1, 1995

Adopted June _____, 2025

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SECOND AMENDED AND RESTATED TRANS-JORDAN CITIES INTERLOCAL COOPERATION AGREEMENT (LANDFILL FACILITIES)

This Second Amended and Restated Interlocal Cooperation Agreement (the ***"Agreement"***) is dated as of June _____, 2025, and is among:

(1) Draper City, Utah,

(2) Herriman City, Utah

(3) Midvale City, Utah,

(4) Murray City, Utah,

(5) Riverton City, Utah,

(6) Sandy City, Utah,

(7) South Jordan City, Utah; and

(8) West Jordan City, Utah

(each a *"Member"* and collectively the *"Members").* Each of the Members desires to contract with the other Members to form a separate legal entity to more efficiently provide governmental facilities, services and improvements for its citizens.

RECITALS

WHEREAS, the Members have previously entered into an Interlocal Agreement, dated May 22, 1968 and amended December 1, 1995 (the *"Prior Agreement"),* relative to the operation, maintenance and control of a refuse dumping ground situated east of Bingham Canyon, in Salt Lake County (the *"Original Facilities");* and

WHEREAS, the Original Facilities have been expanded and it may be necessary or desirable to obtain additional suitable waste management facilities for the Members and their residents (the Original Facilities as so expanded and such additional solid waste management facilities being referred to herein collectively as the *"Solid Waste Management Facilities");* and

WHEREAS, the Members desire to enter into this Agreement to amend and restate the Original Agreement, among other things, to create a separate legal entity and political subdivision pursuant to the provisions of the Interlocal Co-operation Act (the *"Agency")* to provide for the ownership, operation, maintenance and control of the Solid Waste Management Facilities by the Agency; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and in order to amend and restate the Original Agreement as provided herein, the parties

hereto do mutually covenant, promise and agree as follows:

ARTICLE I. DEFINITIONS AND INTERPRETATIONS

Section 1.1. Meanings and Constructions.

The terms defined in this Section, for all purposes of this Agreement and any amendments hereto, shall have the meanings herein set forth:

(a) *"Acts"* means, collectively, the Interlocal Co-operation Act and the Solid Waste Management Act.

(b) *"Agency"* means the Trans-Jordan Cities Interlocal Agency created by this Agreement pursuant to the Acts. Pursuant to the provisions of the Interlocal Co- operation Act, the Agency is deemed a political subdivision of the State.

(c) *"Agreement"* means this Amended and Restated Trans-Jordan Cities Interlocal Cooperation Agreement (Solid Waste Management Facilities), and any amendments or supplements hereto.

(d) *"Board"* means the board of directors of the Agency established pursuant to Section 3.1 hereof, consisting of the Representatives of the Members.

(e) *"Bylaws"* means the bylaws of the Agency as adopted and amended from time to time by the Board.

(f) *"Current Members"* means Draper City, Herriman City, Midvale City, Murray City, Riverton City, Sandy City, South Jordan City and West Jordan City.

(g) *"lnterlocal Co-operation Act"* means the Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended.

(h) *"Member"* means each of the Current Members and each city which becomes a Member of the Agency pursuant to Section 5.6 hereof provided that such Current Member or city, as the case may be, has not withdrawn from the Agency pursuant to Section 5.2 hereof.

(i) *"Prior Agreement"* means the lnterlocal Agreement, dated May 22, 1968, among the Current Members, relative to the operation, maintenance and control of a refuse dumping ground situated east of Bingham Canyon, in Salt Lake County.

(j) *"Representative"* means the representative of each Member who has been appointed by the governing body of such Member to serve as a member of the Board or, in the absence or disability of the Representative, the Alternate Representative.

(k) *"Alternate Representative"* means the representative of each Member who has been appointed by the governing body of such Member to serve as a member of the Board in the absence or disability of the Representative.

(l) *"Solid Waste"* means all putrescible and nonputrescible materials or substances discarded or rejected as being spent, useless, worthless, or in excess to the owner's needs at the time of discard or rejection, including garbage, refuse, industrial and commercial waste, sludges from air or water control facilities, rubbish, ashes, contained gaseous material, incinerator residue, demolition, and construction debris, discarded automobiles and offal, but not including sewage and other highly diluted water carried materials or substances and those in gaseous form.

(m) *"Solid Waste Management Facilities"* means any facility employed by the Agency for solid waste management. Such facilities may include, without limitation, land, any rights therein and improvements thereto, one or more buildings, structures or other improvements, machinery, equipment, vehicles and other facilities incidental to the foregoing, owned, operated or used by the Agency for the collection, transportation, transfer, storage, disposal, processing, treatment, recovery and re-use of Solid Waste. Such facilities may include land held for a future use or used as a buffer from adjacent land uses.

(n) *"Solid Waste Management Act"* means the Solid Waste Management Act, Title 19, Chapter 6, Part 5, Utah Code Annotated 1953, as amended.

(o) *"State"* means the State of Utah.

Section 1.2. Interpretations.

This Agreement, except where the context by clear implication herein otherwise requires, shall be construed as follows:

(a) definitions include both singular and plural;

(b) pronouns include both singular and plural and cover both genders; and

(c) the captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, Article or Section of this Agreement.

Section 1.3. Successors.

Whenever herein the Agency or any Member is named or is referred to, such provision shall be deemed to include the successors of the Agency or such Member, respectively, whether so expressed or not.

ARTICLE II. THE AGENCY

Section 2.1. Establishment.

The Agency is hereby established as a separate legal entity and a political subdivision of the State by this Agreement among the Members. The Agency shall be a separate legal

entity and a political subdivision of the State and not a joint venture or partnership among the Members. The name of the Agency so established is *"Trans-Jordan Cities."*

Section 2.2. Purpose.

The Agency is established for the purpose of providing for the acquisition, construction, ownership, operation, maintenance and improvement of Solid Waste Management Facilities, as authorized by the Acts and provided in this Agreement.

Section 2.3. Membership.

The Members of the Agency shall be Draper City, Herriman City, Midvale City, Murray City, Riverton City, Sandy City, South Jordan City and West Jordan City. Each of the Members are cities constituting municipal corporations and political subdivisions in the State.

Section 2.4. Duration.

Unless dissolved and terminated as provided in Section 5.2 of this Agreement, the term of this Agreement shall be for a period of fifty (50) years commencing with the effective date of this Agreement, and for such additional terms or extensions as may be authorized by law and by all of the Members. Any amendment or supplement to this Agreement shall automatically extend the term of this Agreement for a period of fifty (50) years from the effective date of such amendment or supplement unless otherwise provided in such amendment or supplement.

Section 2.5. *Powers.*

In furtherance of the purposes set forth in this Agreement, the Agency shall have all powers conferred upon the Agency as a separate legal entity pursuant to the Acts, including the powers set forth in Section 11-13-5.5 of the lnterlocal Co-operation Act, and all powers possessed by the Members under the laws of the State of Utah with respect to solid waste management, including the powers set forth in Section 19- 6-503 of the Solid Waste Management Act (except for the power to levy and collect taxes which pow er is expressly withheld from the Agency) which powers are hereby delegated to the Agency to be exercised on behalf of the Members as contemplated by the Acts. The powers so conferred upon and delegated to the Agency shall include, without limitation, the power to:

(a) own, purchase, lease as lessee or lessor, acquire by eminent domain or otherwise, construct, operate, maintain and repair or cause to be constructed, operated, maintained, repaired and closed any Solid Waste Management Facilities;

(b) provide Solid Waste Management Facilities to handle adequately Solid Waste generated or existing within or without its jurisdiction;

(c) provide for the use of Solid Waste Management Facilities by any Member or other entity or person upon such terms and conditions and with such fees or charges as the

Agency shall determine;

(d) establish rates, fees and charges for the use of or rights to the Solid Waste Management Facilities;

(e) provide for the insurance, including self-insurance, of any property or operations of the Agency or of its Members, directors, officers and employees, against any risk or hazard, and to indemnify its Members, directors, officers and employees against any risk or hazard;

(f) appoint, retain and employ officers, agents, independent contractors and employees to carry out its powers and functions hereunder and to fix their compensation and terms and conditions of employment;

(g) make and execute any contract relating to the Solid Waste Management Facilities with the federal or a state government or any agency thereof, with a Member or any unit of local government or with any person or entity;

(h) sue or be sued;

(i) assume, by agreement, responsibility for the collection and disposition of solid waste whether generated within or without its jurisdictional boundaries;

(j) enter into short or long-term interlocal agreements with other public entities with public agencies as defined in Title 11, Chapter 13, Interlocal Co- operation Act, with private persons or entities, or any combination of them, to provide for or operate solid waste management facilities;

(k) levy and collect fees and charges as may be appropriate to discharge its responsibility for the acquisition, construction, operation, maintenance, and improvement of Solid Waste Management Facilities or any portion of them;

(l) accept and disburse funds derived from federal or state grants or from private sources or from moneys that may be appropriated by the State legislature for the acquisition, construction, ownership, operation, maintenance and improvement of Solid Waste Management Facilities;

(m) invest available funds as permitted by law;

(n) contract for the lease or purchase of land, facilities, and vehicles for the operation of solid waste management facilities;

(o) establish policies for the operation of solid waste management facilities, including hours of operation, character, and kind of wastes accepted at disposal sites, and other rules necessary for the safety of the operating personnel;

(p) sell or contract for the sale, pursuant to short or long -term agreements, of any usable materials, energy, fuel, or heat separated, extracted, recycled, or recovered from solid waste in a solid waste management facility, on terms in its best interests, and to pledge, assign, or otherwise convey as security for the payment of its bonds any revenues and receipts derived from the sale or contract or from the operation and ownership of a solid waste management facility or an interest in it;

(q) make and execute all contracts and other instruments necessary or convenient to the exercise of its powers, including use agreements with any or all of the Members;

(r) adopt, amend and repeal ordinances; resolutions, rules and regulations with respect to its powers and functions and not inconsistent with the provisions of the Acts or this Agreement;

(s) issue bonds, notes or other obligations pursuant to Title 11, Chapter 14, Utah Municipal Bond Act, Title 11, Chapter 27. Utah Refunding Bond Act or other applicable provisions of law for the purposes for which the Agency was created, and assign, pledge or otherwise convey as security for the payment of any such bonds, notes or other obligations, the revenues and receipts derived from or in connection with all or part of Solid Waste Management Facilities, which assignment, pledge or other conveyance may, if so determined by the Board, rank prior in right to any other obligation except taxes, or payments in lieu of taxes, if any, payable to the State of Utah or its political subdivisions;

(t) issue industrial development revenue bonds pursuant to Title 11, Chapter 17, Utah Industrial Facilities and Development Act, to pay the costs of financing projects consisting of solid waste management facilities, as defined in Section 19-6-502, on behalf of entities that constitute the users of a solid waste management facility project within the meaning of Section 11-17-2, and agree to construct and operate or to provide for the construction and operation of a solid waste management facility project, which project shall manage the solid waste of one or more public or private entities, all pursuant to contracts and other arrangements provided for in the proceedings pursuant to which the bonds are issued. In addition to the authority to issue bonds contained in Title 11, Chapter 17, Utah Industrial Facilities and Development Act, bonds may be issued pursuant to the authority contained in this subsection to pay the costs of establishing reserves to pay principal and interest on the bonds as provided for in the proceedings pursuant to which the bonds are issued; and

(u) enter into contracts which provide for compensation to areas affected by Solid Waste Management Facilities;

(v) enter into contracts with the Members in which the Solid Waste Management Facilities are located controlling location, use, expansion, operation, maintenance and closing of the Solid Waste Management Facilities; and

(w) exercise all other powers incident to the purposes and objectives of the Agency which may be permitted by law.

ARTICLE III. GOVERNANCE AND FINANCES

Section 3.1. Governance; Board.

(a) The Agency shall be governed by, and all legislative authority of the Agency shall be vested in and exercised by, the Board. The membership of the Board shall consist of the Representatives of all the Members. There shall be one Representative for each Member, who shall be appointed by vote of the governing body of the Member. The term of each Representative shall begin when he or she is appointed and shall continue until his or her successor is appointed. Each Representative shall have one vote on the Board, subject to the provisions of Section 3.3(c) hereof.

(b) Any Member may appoint one or more persons to serve as the Alternate Representative. The term of the Alternate Representative shall be the same as the term of the Representative. The Alternate Representative may attend any meeting of the Board and may vote as the Representative in the absence of the Representative from that Member or if there is a vacancy in the position of Representative from that Member. A person serving as Alternate Representative shall serve until his or her term expires and thereafter until the successor is appointed.

(c) All appointments of Representatives and Alternate Representatives shall be by resolution of the governing body of the appointing Member, a certified copy of which shall be filed with the Secretary of the Agency. Representatives and Alternate Representatives shall receive no compensation for their service in this capacity but may be reimbursed by the Agency for reasonable and necessary expenses incurred in performance of their duties.

(d) The Board shall elect one Representative to serve as Chairman and another Representative to serve as Vice-Chairman. The Chairman shall preside at all meetings of the Board. The Vice-Chairman shall preside over meetings of the Board in the Chairman's absence. The Board shall elect other persons, who need not be Representatives, to the positions of Secretary and Treasurer and may elect other persons, who need not be Representatives, to such other offices as 'the Board shall determine. The duties, terms of office, and manner of selection of the officers shall be prescribed in the Bylaws. The Board may provide that any officer of the Agency who is not a Representative may be compensated for service in such capacity.

(e) The Board shall determine the general policy of the Agency, shall approve the annual budget, shall make all appropriations (which may include appropriations made at any time in addition to those made in any annual appropriation document), shall determine the admission of additional Members, shall approve all contracts, shall establish rates and impose charges on Members for use of the Facilities, shall adopt any ordinances or resolutions providing for the issuance of bonds, notes or other obligations of the Agency, shall adopt the Bylaws, rules and regulations of the Agency, and shall exercise such powers of the Agency and perform such duties as may be prescribed in the Acts, this Agreement or the Bylaws.

(f) Except as a greater majority is otherwise provided in this Agreement or the Bylaws, actions required by law or by this Agreement to be taken by the Board shall be taken by an affirmative vote of a majority of the Representatives entitled to vote at the time of such vote.

(g) Upon the written request of any Representative, any matter with respect to the Agency shall be placed on the agenda of the Board.

Section 3.2. Budget; Authority Vested in Board.

(a) The budget of the Agency shall be established and maintained in accordance with law by the Board. The budget shall provide for all expenditures of the Agency. The Board is empowered to obtain such fiscal and accounting services as it deems necessary in formulating, adopting, and administering the Agency's budget. Periodic audits will also be conducted as directed by the Board. The Agency shall operate on a fiscal year basis as determined by the Board.

(b) At least 30 days prior to the approval by the Board of each budget, the Board shall provide a copy of the proposed budget to each Member for its review and comment.

Section 3.3. Fees and Charges.

(a) The Board is empowered to establish and to revise from time to time a schedule of rates and charges that is fair, equal and uniform.

(b) The Members agree to pay the fees and charges due to the Agency in accordance with the schedule of rates and charges established by the Board.

(c) Each Member shall be responsible to provide its share of any other funds required by the Board and to determine the manner in which said funds are raised; *however,* the Board may provide for a direct method of raising required revenues for the Agency from the users of the Solid Waste Management Facilities.

(d) All fees and charges by the Agency are due and payable by a Member within 30 days after presentation of the statement of such fees and charges to such Member. Any amount not paid within such 30-day period shall bear interest at a rate established by the Board. If such amount is not paid by such Member within 60 days after such amount is due, the Representative (including the. Alternate Representative) shall lose his or her voting privilege until such amount, together with interest thereon, has been paid or arrangements acceptable to the Board for such payment have been made.

Section 3.4. Payment of In-lieu Fee.

Responsive to Section 11-13-6(7) of the Interlocal Co-operation Act, the price of any product of the service or benefit to the consumer allocated to any buyer except the Members shall include the amount necessary to provide for the payments of the in-lieu fee provided for in Section 11-13-25 of the Interlocal Co-operation Act, if applicable.

ARTICLE IV. GENERAL REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 4.1. Members are Cities; No Violation of Laws, etc.

Each Member represents and warrants that it is a city constituting a municipal corporation and political subdivision of the State and is authorized to enter into this Agreement and to carry out its obligations hereunder and that the execution and delivery of this Agreement will not violate under any law, order, regulation, order or rule to which such Member is subject or give rise to a default under any contract or other agreement to which such Member is a party.

Section 4.2. No Litigation.

Each Member represents and warrants that there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened by governmental authorities or others or to which such Member is a party or to which any of its property is subject which, if determined adversely to the Member, would individually or in the aggregate affect the validity or the enforceability of this Agreement with respect to the Member, or otherwise materially adversely affect the ability of the Member to comply with its obligations under this Agreement.

ARTICLE V. GENERAL PROVISIONS CONCERNING THIS AGREEMENT AND THE AGENCY

Section 5.1. Effective Date.

(a) This Agreement shall be in full force and effect and be legally binding upon a Member only after its execution and approval by written resolution duly adopted by the governing body of such Member. This Agreement shall be in full force and effect and be legally binding upon all the Members upon its execution by all of the Members.

(b) Within thirty days after execution of this Agreement by a Member it shall make its appointments to the Board. Within sixty days of the effective date of this Agreement, the Board shall meet and as soon as may be practicable shall elect the officers of the Agency and adopt such Bylaws as may be appropriate.

(c) Each of the parties hereto hereby ratify and confirm the membership in the Agency of each other party to this Agreement and hereby waive any defect in the admission or to the membership in the Agency of any other party to this Agreement.

Section 5.2. Withdrawal, Termination and Dissolution.

(a) Any Member may withdraw as a Member of the Agency at any time without the consent of the Board of Directors, provided that the withdrawing Member shall remain obligated (i) as provided in Section 3.3 hereof, (ii) under the terms and conditions of any outstanding use agreement between the withdrawing Member and the Agency, and (iii) for any liabilities imposed by law. No Member may withdraw from the Agency while and so long as any bonds, notes or other obligations of the Agency are outstanding, except as permitted by the resolution or other documents authorizing the issuance of such bonds, notes or other obligations.

(b) Any Member may withdraw pursuant to paragraph (a) of this Section only upon filing with the Secretary of the Board no less than 180 days before the intended effective date of withdrawal a certified copy of a resolution of the Member determining so to withdraw.

(c) Upon withdrawal of any Member, all amounts theretofore paid or con tri but ed by such Member shall be and remain the property of the Agency and no part thereof shall be refunded to the withdrawing Member. After the effective date of the withdrawal of any Member, the Board composed of the remaining Representatives shall continue to have and assume all of the rights, duties and obligations herein provided for.

(d) The Agency shall be dissolved and terminated (i) upon the withdrawal of one or more Members so as to reduce the number of Members to one, or (ii) upon the filing with the Secretary of the Agency of certified copies of resolutions of all or substantially all of the Members determining to dissolve and terminate the Agency. As used in this paragraph (d), the term "substantially all of the Members" means all of the Members except one.

(e) Notwithstanding the provisions of paragraph (c), as long as any bonds, notes or other obligations of the Agency are outstanding and unpaid, the Agency shall not dissolve and terminate.

(f) Promptly upon any Member withdrawing from the Agency, or upon action having been taken to dissolve and terminate the Agency, that fact shall be certified by the Secretary of the Board to each of the Members.

Section 5.3. Disposition of Assets.

Upon termination of this Agreement, title to all assets of the Agency upon its dissolution shall revert to the Members in proportion to their payment of fees and charges for use of the Solid Waste Management activities for the ten fiscal years immediately preceding such termination; provided, however, that the Board shall provide for the retention of assets or moneys sufficient, in the Board's sole judgment, to provide for the payment of any unsatisfied liabilities of the Agency. The Board is hereby authorized to take such actions as shall be necessary to effectuate the termination of the Agency and to dispose of the property of the Agency.

Section 5.4. Continuing Responsibility for Kennecott Indemnification.

Each Member hereby agrees to pay its proportionate share of any liability of the Agency pursuant to the indemnification agreement dated December 14, 1993, to Kennecott Utah Copper Corporation, a Delaware corporation. The undertaking of each Member contained in the next preceding sentence shall, with respect to each Member, survive the withdrawal by such Member from the Agency or the dissolution and termination of the Agency.

Section 5.5. Nonprofit Status.

The Agency shall be a nonprofit entity. Any net earnings of the Agency (other than those required to retire indebtedness of the Agency or to implement any program undertaken by it) will not inure to the benefit of any private person.

Section 5.6. Qualification and Admission of Members.

(a) Any city in the State may be accepted into the Agency as a Member upon satisfaction of the requirements of this Section.

(b) The city council of a city that seeks to be accepted as a Member shall adopt and file with the Agency a resolution agreeing to membership in the Agency and accepting the terms and conditions of this Agreement. Thereafter, the Board shall consider the proposed membership and determine whether to accept or decline such request for membership. A city shall be accepted into the Agency as a Member upon a two-thirds favorable vote of the Board at a meeting thereof.

(c) Each city accepted into the Agency as a Member shall thereupon (i) execute and file with the Agency a counterpart of this Agreement, (ii) appoint a Representative and an alternate Representative to the Agency, and (iii) comply with any conditions for membership that the Board may determine.

Section 5.7. *Services Provided by Members.*

All services and materials provided by any Member to or for the benefit of the Agency shall be provided pursuant to a written agreement between the Agency and such Member. Such written agreement shall be approved and authorized by the Board.

Section 5.8. Nonassignability.

No Member may assign any interest herein without the consent of all of the Members and receipt by the Agency. The terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each Member of the Agency.

Section 5.9. Severability.

If any article, section, subsection; paragraph, clause, phrase or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Article, Section, subsection, paragraph, clause, phrase or other provision shall not affect any of the remaining provisions of this Agreement which can be given effect without the invalid or unenforceable provisions.

Section 5.10. Counterparts; Execution of Documents; Filing.

This Agreement shall be executed in several counterparts, any one of which shall be deemed an original, but all of which shall constitute one and the same instrument. Each Member agrees that it will execute any and all deeds, instruments, documents and resolutions or ordinances necessary to give effect to the terms of this Agreement. Responsive to Section 11-13-10 of the Act, a counterpart of this Agreement shall be filed in the official records of each Member.

Section 5.11. Waiver.

(a) No waiver by any Member of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor of any subsequent breach, whether of the same or of a different provision of this Agreement.

(b) Nothing in this Agreement shall be construed as a waiver of any power granted by law to a Member with respect to the location and operation of any Solid Waste Management Facilities of the Agency within the corporate limits of the Member.

Section 5.12. Complete Agreement.

(a) This Agreement merges with and supersedes all prior negotiations, representations and agreements between or among the Members relating to the subject matter hereof and constitutes the entire contract among the Members concerning the formation and powers of the Agency.

(b) From and after the effective date of this Agreement, it shall supersede, in all respects, the Prior Agreement without in any way calling into question or casting any doubt upon any action previously taken under the Prior Agreement.

Section 5.13. Amendments to this Agreement.

This Agreement may be amended only upon the approval of such amendment by a written resolution duly adopted by the governing body of each of the Members. No amendment shall be made which would in any way materially prejudice the rights of any parties to whom the Agency owes money.

Section 5.14. Governing Law; Determination.

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. Responsive to Section 11- 13-12 of the Act, it is hereby determined that the provision by the Agency of the services and facilities authorized by this Agreement is authorized under applicable laws of the State of Utah.

DATE: June _____, 2025

_____
(Name of City)

By:_____
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: _____
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: _____
Attorney for the City

DATE: June _____, 2025

DATE: June _____, 2025

_____
(Name of City)

By:_____
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: _____
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: _____
Attorney for the City

DATE: June _____, 2025

DATE: June _____, 2025

_____
(Name of City)

By:_____
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: _____
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: _____
Attorney for the City

DATE: June _____, 2025

MEMO

To: City Council
From:
Date: 2025-06-17
Re: Approval of Resolution #25-33

Comments:

ATTACHMENTS:

Resolution 25-33.pdf

RESOLUTION NO. 25-33

A RESOLUTION REAPPOINTING MICHELLE COKER AND JOCELYN KESSLER TO THE DRAPER CITY TREE COMMITTEE

WHEREAS, the City is authorized to establish subordinate bodies within the city as deemed appropriate by the City Council; and

WHEREAS, the City has created a Draper City Tree Committee to act as an advisory board to the City Council and other City departments on all matters relating to tree culture including the establishment, maintenance, and upkeep of all trees, shrubs, and other plant life located on City property; and

WHEREAS, the Mayor desires to reappoint and the Council hereby consents to the reappointment of Michelle Coker and Jocelyn Kessler as members of the Tree Committee;

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

Section 1. Appointment. Michelle Coker and Jocelyn Kessler are hereby reappointed to serve as members of the Draper City Tree Committee according to the laws, ordinances, and regulations governing the Draper City Tree Committee and its members for the term specified herein.

Member:	
Michelle Coker	June 17, 2025 through June 30, 2029
Jocelyn Kessler	June 17, 2025 through June 30, 2029

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS THE 17TH DAY OF JUNE 2025.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

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

MEMO

To: City Council
From:
Date: 2025-06-17
Re: Approval of Resolution #25-34

Comments:

ATTACHMENTS:

Resolution 25-34.pdf

RESOLUTION NO. 25-34

A RESOLUTION REAPPOINTING STEFANIA WILKS TO THE DRAPER CITY SPECIAL EVENT ARENA COMMITTEE

WHEREAS, the Draper City Council has adopted Ordinances which provide for the appointment of members to the Draper City Special Event Arena Committee; and

WHEREAS, members of the Draper City Special Event Arena Committee are appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, terms of office are set to be four-year terms; and

WHEREAS, the Mayor proposes to reappoint Stephania Wilks to serve as a member of the Draper City Special Event Arena Committee.

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

Section 1. Appointment. The following is hereby reappointed to fill the term listed below as a member of the Draper City Special Event Arena Committee according to the laws, ordinances, and regulations governing the Draper City Special Event Arena Committee and its members for the term specified herein.

Member:

Stephania Wilks	June 17, 2025 through June 30, 2029

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS THE 17TH DAY OF JUNE 2025.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

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

MEMO

To: City Council
From:
Date: 2025-06-17
Re: Approval of Resolution #25-35

Comments:

ATTACHMENTS:

Resolution 25-35.pdf

RESOLUTION NO. 25-35

A RESOLUTION REAPPOINTING ANDREW ADAMS, GARY OGDEN AND LISA FOWLER AS MEMBERS OF THE DRAPER CITY PLANNING COMMISSION

WHEREAS, the Draper City Council has adopted Ordinances which provide for the appointment of members to the Draper City Planning Commission; and

WHEREAS, members of the Planning Commission have been appointed by the City Council; and

WHEREAS, Andrew Adams, Gary Ogden and Lisa Fowler's terms will expire June 30, 2025 and they have expressed a willingness to continue to serve as a member of the Draper City Planning Commission and to participate in its deliberations.

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

Section 1. Appointment. The following individuals are hereby reappointed to fill the terms listed below as a member of the Draper City Planning Commission according to the laws, ordinances and regulations governing the Planning Commission and its members for the term specified herein.

Member:	
Andrew Adams	June 17, 2025 through June 30, 2029
Gary Ogden	June 17, 2025 through June 30, 2029
Lisa Fowler	June 17, 2025 through June 30, 2029

Section 2. Severability. If any section, part of provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS THE 17TH DAY OF JUNE, 2025.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

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

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Approval of Resolution #25-29

Comments:

Approve Resolution 25-29 Amending the Consolidated Fee Schedule (CFS) for Draper City.

The proposed changes will update the fees schedule to better align with costs associated with rental of the Day Barn.

ATTACHMENTS:

Council Action Request - Resolution 25-29 - Amending the Consolidated Fee Schedule - Jun 2025.docx
ATTACHMENTS:

Resolution 25-29 - Consolidated Fee Schedule - Jun 2025.docx
ATTACHMENTS:

Consolidated Fee Schedule - June 2025 - Clean Copy.pdf
ATTACHMENTS:

Consolidated Fee Schedule - June 2025 - Redline Copy.pdf

REQUEST FOR COUNCIL ACTION

To:	**Mayor & City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**Amending the Consolidated Fee Schedule - June 2025**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Resolution 25-29 amending the Consolidated Fee Schedule of Draper City as proposed.

BACKGROUND AND FINDINGS:
The Consolidated Fee Schedule lists fees charged by Draper City, the fees offset operational and administrative costs based on current city operation and are being updated to reflect current costs.

The proposed changes will update the fees schedule to better align with costs associated with rental of the Day Barn and the fees charged for water rates based on Ordinance #1657.

PREVIOUS LEGISLATIVE ACTION:
Resolution 25-11 and Resolution 25-14 amending the Consolidated Fee Schedule

FISCAL IMPACT: Finance Review:
N/A

SUPPORTING DOCUMENTS:
- Resolution #25-29
- Ordinance #1657
- Exhibit A, Consolidated Fee Schedule

RESOLUTION NO. 25-29

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE OF DRAPER CITY.

WHEREAS, the Mayor and City Council wish to update certain fees shown in the Draper City Consolidated Fee schedule to better recover the cost of providing related services; and

WHEREAS, the City desires to update the consolidated fee schedule for consistency across fees and for operational changes based on current city operation and costs; and

WHEREAS, the City is proposing to change water rates in accordance with Utah Code §10-8-22, via City ordinance #1657; and

WHEREAS, the proposed amendments comply with state law and benefit the health, safety, and welfare of Draper residents.

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

Section 1. Approval. The City Council hereby amends the Draper City Consolidated Fee Schedule as shown in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the consolidated fee schedule.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 17th DAY OF JUNE 2025.

ATTEST: **DRAPER CITY**

By:_____ **By:_____**
Nicole Smedley, City Recorder **Mayor Troy K. Walker**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green	_____	_____
Councilmember B. Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember M. Vawdrey	_____	_____
Mayor Walker	_____	_____

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	ANIMAL SERVICES *(Res 18-65)*			
Dog License				
1.	Altered (spayed or neutered)	7-5-060	$ 15.00	2025
2.	Unaltered	7-5-060	$ 40.00	2025
3.	Senior Citizen - Annual Fee	7-5-060	$ 5.00	Unknown
4.	Senior Citizen - Lifetime Fee	7-5-060	$ 10.00	Unknown
5.	Replacement	7-5-060	$ 5.00	2025
6.	Transfer Fee	7-5-060	$ 5.00	2025
7.	Late Fee	7-5-060	$ 50.00	2025
Impounded Animals (all fees will also include boarding fee)				
8.	Licensed Dog - 1st Confinement	5-8-020	$ 40.00	2025
9.	Licensed Dog - 2nd Confinement	5-8-020	$ 80.00	2025
10.	Licensed Dog - 3rd Confinement	5-8-020	$ 120.00	2025
11.	Licensed Dog - 4th Confinement *and all subsequent (Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
12.	Unlicensed Dog - 1st Confinement *(Plus license fee)*	5-8-020	$ 40.00	2025
13.	Unlicensed Dog - 2nd Confinement *(Plus license fee)*	5-8-020	$ 80.00	2025
14.	Unlicensed Dog - 3rd Confinement *(Plus license fee)*	5-8-020	$ 120.00	2025
15.	Unlicensed Dog - 4th Confinement and all subsequent *(Plus license fee and hearing with Animal Control)*	5-8-020	$ 175.00	2025
16.	Cat - 1st Confinement	5-8-020	$ 40.00	2025
17.	Cat - 2nd Confinement	5-8-020	$ 80.00	2025
18.	Cat - 3rd Confinement	5-8-020	$ 120.00	2025
19.	Cat - 4th Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
20.	Small Livestock - 1st Confinement	5-8-020	$ 40.00	2025
21.	Small Livestock - 2nd Confinement	5-8-020	$ 80.00	2025
22.	Small Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
23.	Large Livestock - 1st Confinement	5-8-020	$ 40.00	2025
24.	Large Livestock - 2nd Confinement	5-8-020	$ 80.00	2025
25.	Large Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
Boarding Fees (per day)				
26.	Dogs and Cats	5-8-020	$ 10.00	2025
27.	Small Livestock	5-8-020	$ 15.00	2025
28.	Large Livestock	5-8-020	$ 25.00	2025
Adoption Fees				
29.	Dogs *(Plus neuter/spay, includes license)*	5-8-020	$ 25.00	2025
30.	Cats *(Plus neuter/spay)*	5-8-020	$ 25.00	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Neuter/Spay Charges				
31.	Sterilization Deposit *(Deposit is refundable upon proof of sterilization)*	5-8-020	$ 50.00	2025
Traps (Deposit - will be fully refunded upon return)				
32.	Small	5-8-020	$ 40.00	Unknown
33.	Medium	5-8-020	$ 50.00	Unknown
34.	Large	5-8-020	$ 100.00	Unknown
Miscellaneous				
35.	Euthanization - Small Animal	5-8-020	$ 15.00	Unknown
36.	Euthanization - Large Animal	5-8-020	$ 50.00	Unknown
37.	Microchip	5-8-020	$ 30.00	Unknown
38.	Animal Control Report	5-8-020	$ 10.00	Unknown
39.	Urban Deer Removal	5-8-020	10% of contracted cost, up to $500.00	Unknown
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.			
BUILDING PERMIT FEES				
Building Permits				
40.	Building Permit	10-3-110	100% of the ICC Schedule	2020
	The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of $500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.			
41.	Plan Review	10-3-110	65% of building permit	2020
42.	Additional plan review required by changes, alterations, or revisions to plans *(per hour)*		$ 85.00	2025
43.	Card File Plan Review	10-3-110	$ 1,000.00	2020
44.	Plumbing Permit	10-3-110	$ 150.00	2020
45.	Mechanical Permit	10-3-110	$ 150.00	2020
46.	Electrical Permit	10-3-110	$ 150.00	2020
47.	Clean-up Fee *(per lot)*	10-3-110	$ 75.00	2020
	To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.			
48.	Retaining Wall / Helical Permit	10-3-110		
49.	Application Fee	10-3-110	$ 500.00	2025
50.	Permit Fee	10-3-110	$ 250.00	2025
Building Permits				***(Continued)***
51.	Third Party Inspector Cost *(per hour, 2 hour minimum)*	10-3-110	$ 85.00	2025
52.	Re-inspection *(per inspection)*	10-3-110	$ 85.00	2025
53.	Inspections outside of normal business hours *(per hour, 2 hour minimum)*	10-3-110	$ 85.00	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	Solar Panel Review			
54.	Residential	10-3-110	$ 600.00	2025
55.	Commercial - Based on Valuation	10-3-110	Actual Cost	2025
56.	Temporary Noise Permit	10-3-110	$ 75.00	2025
57.	Extension	10-3-110	$ 100.00	2020
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:			
58.	New residential, commercial and/or industrial buildings	10-3-110	$ 5,000.00	2020
59.	Pools and accessory buildings and structures	10-3-110	$ 2,500.00	2020
60.	Demolition Permit	10-3-110	$ 150.00	2020
61.	Grading Plan Review Fees		100% of UBC Schedule	2025
62.	Grading Permit Fee *(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)*		100% of UBC Schedule	2025
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development ***(paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)***				
	Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant			
63.	Commercial Development			
64.	In Geo Hazard Area		$ 10,000.00	2025
65.	In Non-Geo Hazard Area		$ 1,000.00	2025
66.	Residential Development			
67.	Single Lot in Geo Hazard Area		$ 5,000.00	2025
68.	Single Lot in Non-Geo Hazard Area		$ 1,000.00	2025
69.	Subdivision in Geo Hazard Area		$ 5,000.00	2025
70.	Subdivision in Non-Geo Hazard Area		$ 1,000.00	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	BUSINESS LICENSING FEES			
In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay an annual license fee as follows:				
71.	General Business License Base Fee *(Res 00-23)*	5-4-010	$ 75.00	Unknown
72.	Each owner and employee	5-4-010	$ 7.00	Unknown
	In addition to the above annual fee, the following business, vocation, trade, calling, or profession shall pay an annual license fee as applies:			
73.	Administrative Processing Refund Fee	5-4-010	$ 35.00	Unknown
74.	Alcoholic Beverage License Fee *(Res 18-19)*	5-4-010	$ 300.00	2018
75.	Single Event Permit *(Plus $100 for a temporary business license.)*	5-4-010	$100.00 per day up to $300.00	2018
76.	Change of Ownership of Business *(Res 04-72)*	5-4-010	Reapply / $50.00	Unknown
77.	Change of Location of Business *(Res 04-72)*	5-4-010	$ 50.00	Unknown
78.	Change of Business Name *(Res 04-72)*	5-4-010	$ 25.00	Unknown
79.	Christmas Tree Lot Deposit *(For clean-up of location, deposit to be returned after cleanup.)*	5-4-010	$ 250.00	Unknown
80.	Cigarette Sales	5-4-010	$ 15.00	Unknown
81.	Day Care annual inspection fee (Res 00-23)			
82.	up to 7 children	5-4-010	$ 25.00	Unknown
83.	over 7 children	5-4-010	$ 50.00	Unknown
84.	Fireworks	5-4-010	$ 325.00	Unknown
85.	Temporary Stand Deposit *(For clean-up of location, deposit to be returned after cleanup.)*	5-4-010	$ 250.00	Unknown
	Kennels:			
86.	Class A - 3 to 15 animals	5-4-010	$ 30.00	Unknown
87.	Class B - 16 to 30 animals	5-4-010	$ 40.00	Unknown
88.	Class C - more than 30 animals	5-4-010	$ 50.00	Unknown
89.	Lounge	5-4-010	$ 50.00	Unknown
90.	Massage Parlors - plus proof of State License	5-4-010	$ 100.00	Unknown
91.	Masseur - plus proof of State License	5-4-010	$ 100.00	Unknown
92.	Mini-Storage Warehousing *(per unit)*	5-4-010	$ 1.00	Unknown
93.	Mobile Home Park *(per lot)*	5-4-010	$ 1.00	Unknown
94.	Multi-Family Rental Dwelling Units	5-4-010	$ 75.00	Unknown
95.	Plus *(per unit)*	5-4-010	$ 3.00	Unknown
	Peddlers & Solicitor's Fees *(Res 04-65)*			
96.	Base Fee *(per Company)*	5-4-010	$ 100.00	Unknown
97.	Individual Solicitor's Fee	5-4-010	$ 10.00	Unknown
98.	Name ID Tag	5-4-010	$ 25.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Business License				*(Continued)*
99.	Pre School *(Annual Inspection) (Res 00-23)*			
100.	Up to 7 children	5-4-010	$ 25.00	Unknown
101.	Over 7 children	5-4-010	$ 50.00	Unknown
102.	Single/Special Event License *(Ord 456) (Res 15-11)*	5-4-010	$ 20.00	Unknown
103.	Service Stations	5-4-010	$60.00 plus $2.00 per pump	Unknown
	Sexually-Oriented Business			
104.	Adult businesses *(Plus $2,000.00 Bond)*	5-4-010	$ 300.00	Unknown
105.	Semi-nude dancing bars *(Plus $2,000.00 Bond)*	5-4-010	$ 300.00	Unknown
106.	Outcall businesses *(Plus $2,000.00 Bond)*	5-4-010	$ 600.00	Unknown
107.	Nude entertainment *(Plus $2,000.00 Bond)*	5-4-010	$ 450.00	Unknown
	Sexually-Oriented Employees/Dancers *(Requires S.O.B. License Plus $2,000.00 Bond)*			
108.	Semi-nude dancer *(Plus $15.00 Work Card)*	5-4-010	$ 200.00	Unknown
109.	Nude entertainer *(Plus $15.00 Work Card)*	5-4-010	$ 300.00	Unknown
110.	Non-performing employee *(Plus $15.00 Work Card)*	5-4-010	$ 100.00	Unknown
111.	Outcall service employee *(Plus $15.00 Work Card)*	5-4-010	$ 300.00	Unknown
112.	If employee applies for two licenses	5-4-010	The highest fee plus $40.00	Unknown
	Sporting, musical, or other spectator events *(per day impact)*			
113.	1 - 100	5-4-010	$ 30.00	Unknown
114.	101 - 500	5-4-010	$ 150.00	Unknown
115.	501 - 1,000	5-4-010	$ 400.00	Unknown
116.	1,001 - 5,000	5-4-010	$ 1,000.00	Unknown
117.	Over 5,000	5-4-010	The greater of 1-1/2 of projected gross receipts or $2,000.00	Unknown
118.	Spray Painting Booth/Car Painting	5-4-010	$ 50.00	Unknown
119.	Stable *(Plus $3.00 per Horse)*	5-4-010	$ 50.00	2000
120.	Seasonal license fee *(4 months) (Res 00-23)*	5-4-010	$ 80.00	2000
121.	Temporary license fee *(90 days) (Res 00-23)*	5-4-010	$ 60.00	Unknown
122.	Theaters *(Per Screen)*	5-4-010	$ 100.00	Unknown
	Vehicle Fee			
123.	Between 21,000 - 24,000 lbs. *(Per Vehicle)*	5-4-010	$ 22.50	Unknown
124.	Between 24,001 - 27,000 lbs. *(Per Vehicle)*	5-4-010	$ 25.00	Unknown
125.	Between 27,001 - 30,000 lb. *(Per Vehicle)*	5-4-010	$ 27.50	Unknown
126.	Vehicles over 30,000 lbs. *(Per Vehicle)*	5-4-010	$ 30.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Business license fees for renewal businesses shall be due and payable on or before the anniversary date of the business license each year. If the license fee is not paid by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not paid within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is still not paid within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is still not paid within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount. (Res 04-72)			
CEMETERY FEES				
Cemetery ***(Res 06-75) (Res 14-45)***				
127.	Fee for opening & closing of standard size grave (Weekdays)		$ 475.00	2014
128.	Fee for opening & closing of standard size grave (Weekends & Holidays)		$ 675.00	2014
129.	Fee for opening & closing of less than standard size grave (Weekdays)		$ 300.00	2014
130.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)		$ 500.00	2014
131.	Fee for opening & closing of cremation grave (Weekdays)		$ 200.00	2014
132.	Fee for opening & closing of cremation grave (Weekends & Holidays)		$ 400.00	2014
133.	Fee for marking the location of the head stone		$ 25.00	2014
134.	Fee for disinterment of grave (includes opening & closing of grave)		$ 475.00	2014
135.	Fee for issuance of Right to Burial or internment certificate		$ 25.00	2014
136.	Fee for sale of Right to Burial		$ 500.00	2014
ENCROACHMENT PERMITS				
Application Fee ***(Res 22-18)***				
137.	Encroachment Permit Application Fee *(up to two reviews per application)*		$ 25.00	2022
138.	Application Re-review Fee or Expired Application Renewal		$ 25.00	2022
Permit Fees ***(Res 22-18)***				
139.	Boring Under Existing Pavement *(No cut in public way) (Up to four)*		$ 260.00	2022
140.	Plus Additional Pot Holes *(In excess of four)*		$ 25.00	2022
141.	Linear Foot Fee *(per linear foot)*		$ 0.10	2022
142.	Cut In Pavement *(or withing 3 feet)*			2022
143.	Surfacing less than two years old		$1,500.00 plus $0.40 per sq. ft.	2022
144.	Surfacing over two years old		$300.00 plus $0.20 per sq. ft.	2022
145.	Narrow Trench Excavation		$120.00 plus $0.45 per sq. ft.	2022
146.	Off Pavement *(minimum 3 feet)*		$260.00 plus $0.20 per sq. ft.	2022
147.	All Other Encroachments *(utility maintenance, manhole access, storage, etc.)*		$ 260.00	2022
148.	Penalty in addition to permit fee *(Cut without permit or violation of City standards)*		Double the required permit fee	2022
149.	Winter Fees ***(15 October to 15 April)***		Double the bond amount	2022

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Road Closure Authorization *(Res 22-18)*				
150.	Arterial Roads *(per day)*		$ 500.00	2022
151.	Collector Roads *(per day)*		$ 250.00	2022
152.	All Other Roads *(per day)*		$ 100.00	2022
Bond Requirement *(Utility Companies with bond are not required to place a bond)** (Res 22-18)***				
153.	Lateral Excavations *(Cash Bond for each Excavation up to 10 per year)*		$ 2,000.00	2022
154.	Improvement Completion Assurance Bond *(unlimited number of excavations greater than 10 per year)*		$ 50,000.00	2022
155.	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.			2022
156.	Longitudinal Excavation *(Cash Bond for each 100 Feet of fraction)*		$ 2,000.00	2022
157.	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.			2022
158.	Sidewalk *(Cash Bond - per linear foot)*		$ 25.00	2022
159.	Curb and Gutter *(Cash Bond - per linear foot)*		$ 45.00	2022
FIRE DEPARTMENT FEES				
Ambulance Services				
160.	Ambulance Services	UT Code 26-8-4(18)	Per State Code	
161.	Ambulance Report	5-7-010	$ 5.00	Unknown
Inspections / Permits *(Res 17-68) (Res 18-19)*				
162.	Daycare/Preschool *(annually) (up to 7 children)*		$ 50.00	2019
163.	Over 7 children		$ 75.00	2019
164.	Assisted Living Facilities *(annually)*		$ 150.00	2019
165.	Retirement Facilities *(annually)*		$ 250.00	2019
166.	Group Home/Residential Treatment Facility *(annually)*		$ 150.00	2019
167.	Aerial Fireworks Display *(Private Show)*		$ 250.00	2019
168.	Temporary Firework Stands/Sales		$ 250.00	2019
169.	Deposit		$ 250.00	2019
170.	Tent, Canopies, & Temporary Membrane Structures *(in excess of 400 sq. ft.)*		$ 100.00	2019
171.	High Pile Combustible Storage *(up to 20 ft.)*		$ 150.00	2019
172.	High Pile Combustible Storage (*In excess of 20 feet)*		$ 250.00	2019
173.	Tires *(> 6ft)*		$ 250.00	2019
174.	Open Burning		$ 25.00	2019
175.	Mobile Food Truck Inspections		$ 100.00	2019
176.	1st Re-Inspection		$ -	2019
177.	2nd Re-Inspection		$ 50.00	2019
178.	3rd Re-Inspection		$ 75.00	2019
Fire Inspections / Permits				***(Continued)***

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	Alternative Life Safety Systems Plans Examination & Acceptance Testing *(per hour)*			
179.	Hood Suppression Systems *(per hour)*		$ 100.00	2025
180.	Clean Agent Systems *(per hour)*		$ 100.00	2025
181.	Carbon Dioxide Systems *(per hour)*		$ 100.00	2025
182.	Clean Room Systems *(per hour)*		$ 100.00	2025
183.	Supplemental Alarm Systems *(per hour)*		$ 100.00	2025
184.	Re-Inspections *(failure to complete outstanding items from initial inspection)*			2019
185.	2nd Re-Inspection *(each)*		$ 75.00	2019
186.	3rd Re-Inspection *(each)*		$ 150.00	2025
187.	4th Re-Inspection		$ 200.00	2025
188.	Residential Fire Sprinkler System Inspection *(2 included)*		$ 100.00	2025
189.	Re-Inspection		$ 75.00	2019
190.	2nd Re-Inspection		$ 150.00	2019
	Expedited Fire Plan Review and After-Hours Inspections			
191.	Expedited Fire Plans Review		Double Permit Fee	2025
192.	After Hours Inspection *(per hour, 2hr Min.)*		$ 75.00	2025
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)			
193.	< 100 Fire Sprinkler heads installed		$ 125.00	2025
194.	100 - 199 Fire Sprinkler heads installed		$ 175.00	2025
195.	200 - 299 Fire Sprinkler heads installed		$ 225.00	2025
196.	> 300 Fire Sprinkler heads installed		$ 275.00	2025
197.	PLUS per sprinkler head installed		$ 0.50	2025
	Commercial Fire Sprinkler System Re-inspections *(failure to complete outstanding items from initial inspection)*			
198.	2nd Reinspection		$ 75.00	2025
199.	3rd Reinspection		$ 150.00	2025
200.	4th Reinspection		$ 200.00	2025
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)			
201.	< 20 Fire Sprinkler heads installed		$ 100.00	2025
202.	21 - 50 Fire Sprinkler heads installed		$ 125.00	2025
203.	> 50 Fire Sprinkler heads installed		$ 150.00	2025
204.	PLUS per sprinkler head installed		$ 0.50	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Fire Alarm Fees ***(Res 17-68) (Res 18-19)***				
	Commercial False Alarm *(annually)*			
205.	2nd False Alarm		$ 250.00	2019
206.	3rd False Alarm		$ 350.00	2019
207.	Additional False Alarm Requires Fire-watch *(maximum of 30 days)*		***See Standby Pricing***	2019
	Residential False Alarm *(annually)*			
208.	2nd False Alarm		$ 100.00	2019
209.	3rd False Alarm		$ 200.00	2019
	Fire Alarms Systems Plan Review and Inspection			
210.	New System		$ 150.00	2025
211.	Remodel or Tenant Finish		$ 100.00	2025
Other Fire Fees ***(Res 17-68) (Res 18-19)***				
212.	Fire Department Standby Per Unit/Apparatus *(per hour)*		$ 250.00	2019
213.	Per Firefighter / Inspector *(per hour)*		$ 75.00	2019
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection			
214.	Initial Testing for system need *(per hour, 2 hr min)*		$ 75.00	2025
215.	New System Install Plan Review		$ 100.00	2025
216.	New System Inspection *(per hour, 2 hr min)*		$ 75.00	2025
217.	Fire Investigation Report *(cost of media is not included)*		$ 20.00	2019
218.	Temporary Knox Box Deposit *(each)*		$ 350.00	2019
219.	Knox Pad Lock Deposit *(each)*		$ 125.00	2019
HAZARDOUS MATERIAL PERMIT FEES				
Hazardous Materials ***(Annually) (Fees assessed separately) (IFC 105.1.1, IFC 105.1.2, IFC 105.2.2, IFC 107.1) (Res 18-19) (Res 18-70)***				
220.	Solid Materials *(< 500 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
221.	Solid Materials *(> 500 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
222.	Liquid Materials *(< 55 gal.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
223.	Liquid Materials *(> 55 gal.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
224.	Gas *(Up to 200 cub. ft.) (Corrosive or Oxidizer)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
225.	Gas *(> 200 cub. ft.) (Corrosive or Oxidizer)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
226.	Oxygen *(Up to 500 gallons cub. ft.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
227.	Oxygen *(> 500 gallons cub. ft.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
	"H" Occupancy			
228.	Liquid *(Up to 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
229.	Liquid *(> 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 500.00	Unknown
Hazardous Materials				***(Continued)***

DRAPER CITY
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(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
230.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
231.	Gas *(> 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 500.00	Unknown
232.	Backup Generator *(In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 150.00	Unknown
	Other Occupancy Hazardous Materials Dispense and Use *(In addition to base fee)*			
233.	Liquid *(Up to 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
234.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
235.	Aerosol Products Gas *(<500 cub. Ft) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
236.	Flammable Cryogenic Fluid Liquid *(indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	Above Ground Storage Tanks - Installation *(Flammable)*			
237.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
238.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
239.	Below Ground Storage Tanks - Installation *(Flammable)*			
240.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
241.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
	Above Ground Storage Tanks - Installation *(Flammable)*			
242.	Liquid (Up to 500 gal. tank)	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
243.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
244.	Below Ground Storage Tanks - Installation *(Flammable)*			
245.	Liquid (Up to 500 gal. tank)	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
246.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
247.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid *(> 25 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
248.	Body Shop/Garage *(Up to 5000 sq. ft.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
249.	Body Shop/Garage *(> 5000 sq. ft.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
250.	Gas Station	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	Open Flame for Proximal Audience/Approved Indoor Fireworks			
251.	Per Event	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
252.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
253.	Open Flame for Assembly Occupancy			
254.	Application of Flammable Finishes, Spray, or Dip *(In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations			
255.	Fire Stand-by Special Events *(concerts, sports events, pyrotechnics, etc.) (per hour/per inspector) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
256.	Carnivals & Fairs/Outdoor Assembly Events	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
	Blasting Permit			
Hazardous Materials				***(Continued)***
257.	Annual Permit	IFC 105.1.1, 105.1.2, 105.2.2	$ 350.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
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ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
258.	Single Event Permit	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) *(Annual Permit)*			
259.	Beverage Dispensing *(In addition to base fee)*		$ 150.00	2025
	IMPACT FEES			
Fire Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***				
260.	Single Family Residential *(per dwelling unit)*		$ 71.00	2016
261.	Multi Family Residential *(per dwelling unit)*		$ 75.00	2016
262.	Commercial *(per 1,000 sq ft gross lease area)*		$ 97.00	2016
263.	Office *(per 1,000 sq ft)*		$ 47.00	2016
264.	Industrial *(per 1,000 sq ft)*		$ 5.00	2016
Parks & Recreation Impact Fee - New Residential Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***				
265.	One – Single-Family, Detached *(per unit)*		$ 4,162.00	2016
266.	One – Single Family, Attached, Duplex or Two Attached Units (per unit)		$ 3,024.00	2016
267.	Three (3) or Four (4) Units *(per unit)*		$ 2,801.00	2016
268.	Five (5) to Nine (9) Units *(per unit)*		$ 2,513.00	2016
269.	Ten (10) or More Units *(per unit)*		$ 1,872.00	2016
270.	One – Mobile Home *(per unit)*		$ 1,741.00	2016
Police Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit issued) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)***				
271.	Single Family Residential *(per dwelling unit)*		$ 102.00	2016
272.	Multi Family Residential *(per dwelling unit)*		$ 75.00	2016
273.	Commercial *(per 1,000 sq ft gross lease area)*		$ 130.00	2016
274.	Office *(per 1,000 sq ft)*		$ 46.00	2016
275.	Industrial *(per 1,000 sq ft)*		$ 21.00	2016
Transportation Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 442) (Res 05-04) (Ord 1482)***				
276.	Single-family residential *(per dwelling unit)*		$ 1,152.00	2021
277.	Multi-family residential *(per dwelling unit)*		$ 893.00	2021
278.	Hotel *(per room)*		$ 1,020.00	2021
279.	Commercial *(per 1,000 sf gross area lease)*		$ 3,040.00	2021
280.	Office, service, light manufacture *(per 1,000 sq. ft.)*		$ 1,189.00	2021
281.	Industrial/Manufacturing *(per 1,000 sq. ft.)*		$ 605.00	2021
282.	Institutional *(per 1,000 sq. ft.)*		$ 1,852.00	2021

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Water System Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Res 18-19)***				
	Residential			
283.	Single-family detached *(per unit)*		$ 2,097.00	2018
284.	All other housing types *(per unit)*		$ 1,606.00	2018
	Non-residential			
285.	Water Meter Size:			
286.	0.75 inches		$ 2,097.00	2018
287.	1.00 inches		$ 3,501.00	2018
288.	1.50 inches		$ 6,982.00	2018
289.	2.00 inches		$ 11,175.00	2018
290.	3.00 inches		$ 24,468.00	2018
291.	4.00 inches		$ 41,933.00	2018
292.	6.00 inches		$ 87,368.00	2018
293.	8.00 inches		$ 167,733.00	2018
294.	*Formula for Non-standard Water Impact Fees: ERC Count * $2,097.00 = Impact Fee*			
Storm Water Facilities Impact Fee - New Residential and Commercial Development ***(Paid when building permits are issued) (Res. 18-19) (Res. 21-11)***				
****** Collection Temporarily Suspended *** (Ord 1480)***				
295.	Total Fee Per ERU		$ 1,729.00	2018
296.	Non-Standard Storm Water Impact Fee		$ 1,729.00	2018
297.	Subsurface Drainage Systems Inspection Fee *(per lineal ft.)*		$ 0.25	2018
MISCELLANEOUS				
Annexation				
298.	Deposit against actual costs		$ 1,000.00	Unknown
Electric Vehicle Charging Station ***(Res 20-31)***				
299.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, up to four (4) hours) (per hour rate)*		$ 1.00	2020
300.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, after first four (4) hours) (per hour rate)*		$ 2.00	2020
301.	Maximum Fee		$ 20.00	2020
Overhead Utility ***(Ord 340)***				
302.	Fee in Lieu of converting existing overhead utility facilities to unground facilities *(per lineal ft.)*		$ 80.00	Unknown
Passport Fees ***(Res. 16-05) (Res. 18-19)***				
****** Passport processing fees are regulated by the United States Department of State ******				
303.	Fees as set by the United States Department of State		See https://travel.state.gov/	
304.	Passport Photo		$ 10.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Prosecutor Fees ***(Res 10-26)***				
305.	Discovery provided to indigent defendants and their appointed attorney		No Charge	2020
306.	Discovery produced by electronic means		No Charge	2020
307.	Discovery produced by other than electronic means, up to 35 pages		$ 5.00	2020
308.	Discovery produced by other than electronic means, over 35 pages		$5.00 plus $.015 per page	2020
309.	Audio, video or photographs provided by other than electronic means *(per CD)*		$ 15.00	2020
Records ***(Res 05-20) (Res 14-57)***				
	Planning Commission items			
310.	Development Standards drawing, per sheet *(11" x 17")*		$ 1.00	Unknown
311.	Title 9 of the Draper City Code *(Res 00-23)*		$ 35.00	Unknown
312.	Title 17 of the Draper City Code		$ 10.00	Unknown
	Maps / GIS Digital Data			
	Interactive maps are available on the Draper City website.			
313.	Existing Map			
314.	11" X 17" Digital map download (see website) ***(Draper City does not provide printed copies)***		$ -	2025
315.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")		$ 35.00	2025
316.	Digital Copy (Size A)		$ 20.00	2025
317.	Custom Map			
318.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")		$ 75.00	2025
319.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")		$ 95.00	2025
320.	Digital Copy (Size A or Size B)		$ 70.00	2025
321.	Custom Map with Raster			
322.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")		$ 100.00	2025
323.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")		$ 120.00	2025
324.	Digital Copy (Size A or Size B)		$ 95.00	2025
	Engineering *(Res 05-20)*			
325.	Culinary Water Design and Construction Standards		$ 35.00	Unknown
326.	Culinary Water Master Plan		$ 50.00	Unknown
327.	Development Processing Manual		$ 35.00	Unknown
328.	Engineering Standards, Specs, and Plans		$ 35.00	Unknown
329.	Land Disturbance Manual		$ 35.00	Unknown
330.	Storm Drain Master Plan		$ 50.00	Unknown
331.	Transportation Master Plan		$ 50.00	Unknown
332.	Parks and Trails Master Plan		$ 50.00	Unknown
Records				***(Continued)***

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	GRAMA (Records Requests) *(Res 20-31)*			
333.	Research Fee – in accordance with UCA 63G-2-203		Actual Cost	2020
334.	Copies of documents not listed up to 8.5" x 14"		$ 0.15	2020
335.	Copies of documents not listed over 8.5" x 14"		$ 0.50	2020
336.	Copy of CD's under GRAMA		$ 15.00	2020
Returned Checks *(Res 14-08)*				
337.	Returned Checks for All Draper City Departments *(per check)*		$ 20.00	2014
Small Wireless Facilities ("Small Cells") in the Right-of-Way *(Res 18-70)*				
	Application Fees for a Site License or Modification to Site License:			
338.	Collocate a small wireless facility on existing or replacement pole *(per pole)*		$ 100.00	2018
339.	Installing, modifying, or replacing a utility pole (permitted use) *(per pole)*		$ 250.00	2018
340.	Installing, modifying, or replacing a utility pole (discretionary use) *(per pole)*		$ 1,000.00	2018
Special Improvement District				
341.	Application Fee *(Deposit against actual costs)*		$ 1,000.00	Unknown
Surcharges for Additional Area Permits				
342.	Application Fee		As set by City Council	2015
PARKS & RECREATION FEES				
BUILDING RENTALS / RESERVATIONS				
Andy Ballard Arena Reservations *(Res 16-04)*				
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***				
343.	Daily Rental - City Resident or Business *(Cleaning Deposit Required)*	15-1-040	$ 300.00	Unknown
344.	Daily Rental - Non-Resident or Business *(Cleaning Deposit Required)*	15-1-040	$ 400.00	Unknown
345.	Arena Lighting per hour *(Additional fee)*	15-1-040	$ 20.00	Unknown
346.	Daily Kitchen Rental *(Additional fee) (Cleaning Deposit Required)*	15-1-040	$ 100.00	Unknown
347.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	15-1-040	$ 500.00	Unknown
Cancellation of Draper City Facility or Rental *(Res 06-68)*				
348.	Cancellation Fee	15-1-040	$ 10.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Pavilion Rentals ***(1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)***				
	Resident or Draper City Business 1/2 Day Rental			2021
349.	Large Pavilion *(Draper Park North and Galena Park)*		$ 50.00	2021
350.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*		$ 40.00	2021
	Non-Resident or Non-Draper City Business 1/2 Day Rental			2021
351.	Large Pavilion *(Draper Park North and Galena Park)*		$ 80.00	2021
352.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*		$ 70.00	2021
353.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 50.00	2021
354.	Cancellation Fee		$ 10.00	2021
355.	If made 60 days prior to reservation		Full refund	2021
356.	If made 30 - 60 days prior to reservation		50% of fee	
357.	If made less than 45 days prior to reservation		No refund	2021
	(Deposit is always refunded for cancelled reservations)		$ 70.00	2021
Field Rentals ***(Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)***				
358.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 20.00	2021
359.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 25.00	2021
360.	Lighting at fields *(per hour)*		$ 25.00	2021
361.	Additional city staff field prep *(Initial field prep is included in base rental) (per field)*		$ 30.00	2021
	Security Deposit - Field Rental *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*			2021
362.	1 - 4 hours		$ -	2021
363.	> 4 hours		$ 400.00	2021
	City sponsored programs & events in co-operation with Draper Parks and Recreation			
	Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate			
364.	Cancellation Fee		$ 10.00	2021
365.	If made 45 days prior to reservation		Full refund	2021
366.	If made less than 45 days prior to reservation		No refund	2021
	(Deposit is always refunded for cancelled reservations)		$ 70.00	2021

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Recreation User Fees and Admissions ***(Res 14-08)***				
	Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.			
367.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 20.00	2021
368.	If cancellation is made while program registration is still open		$ 10.00	2021
369.	If cancellation is made after registration closing but prior to starting		50% of fee	2021
370.	If cancellation is made after program starts		No refund	2021
	Recreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situation.			
Historic Park - Rental ***(Res. 02-30) (Res. 12-12)***				
371.	Per Event		$ 250.00	
372.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 100.00	
373.	Cancellation Fee		$ 10.00	2025
374.	If made 45 days prior to reservation		Full refund	2025
375.	If made less than 45 days prior to reservation		50% of fee	2025
	(Deposit is always refunded for cancelled reservations)			
Trail Use Fees for Special Events ***(Outside Agencies) (Res. 12-12)***				
376.	Trail Event use fee *(per event)*		$ 200.00	
377.	Trail Event use security deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 200.00	
378.	Participant Fee - Corner Canyon and primitive trails *(to be collected after event based on total # of participants)*			
379.	Bike events *(per participant)*		$ 5.00	
380.	Running events *(per participant)*		$ 3.00	
381.	Equestrian events *(per participant)*		$ 5.00	
Amphitheater Fees ***(Res. 12-12) (Res. 12-36) (Res 18-30)***				
	All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***			
	Amphitheater Rentals NOT charging admission. *Rentals are for a total of 4 hours each.*			
	Tier #1 *(under 200 users, front of stage and seating area only)*			
382.	Resident or Draper City Business		$ 250.00	2018
383.	Non-Resident or Non-Draper City Business		$ 350.00	2018
	Tier #2 >201 users			
384.	Resident or Draper City Business		$ 700.00	2018
385.	Non-Resident or Non-Draper City Business		$ 850.00	2018
Amphitheater Fees				***(Continued)***

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
386.	Security Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 500.00	2018
	Amphitheater Rentals Charging Admission			
387.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)		$ 1,500.00	2018
388.	Amphitheater Technical coordinator – 6 hr. minimum		$ 120.00	2018
389.	Amphitheater Technical coordinator per additional hour		$ 35.00	2025
390.	Cleaning Fee		$ 100.00	2018
391.	Security Deposit		$ 400.00	2025
392.	Per ticket fee (paid to the City for each actual ticket sold by renter)		$ 1.00	2018
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:			
393.	$ 0.00 - $10.00		$ 2.00	2018
394.	$ 10.01 - $25.00		$ 3.00	2018
395.	$ 25.01 - $40.00		$ 4.00	2018
396.	Over $40.00		$ 5.00	2018
	(To be paid to the City based on actual tickets sold by outside cosponsoring agency)			
	Optional rental items during private rental (Res 18-30)			
397.	Lights cues/light show by staff		$ 40.00	2018
398.	House video projector and screen		$ 50.00	2018
399.	Piano		$ 50.00	2018
400.	Piano tuning prior to rental		$ 150.00	2018

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Day Barn Rental Fees *(Res. 12-12) (Res. 13-32) (Res 14-08)*				
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***				
Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66" circular tables, (96) chairs and (2) 8-ft banquet tables.				
401.	Rental rate per each block for Resident/Draper Business on weekdays		$ 225.00	2018
402.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays		$ 300.00	2018
403.	Rental rate for each weekend day ^for Resident/Draper Business		$ 500.00	2018
404.	Rental rate for each weekend day ^for Non-Resident or Business		$ 650.00	2018
405.	Security/Cleaning Deposit per rental (refundable)		$ 200.00	2025
	Cancellation Fees:			
406.	Processing Fee		$ 10.00	2018
407.	If made 60 calendar days prior to reservation		Full refund	2018
408.	If made 30 – 59 calendar days prior to reservation		50% of fee	2018
409.	If made <30 calendar days prior to reservation		No refund	2018
410.	(Deposit is always refunded for canceled reservations)			
River Bottoms Disc Golf Course Rental Fee				
411.	Full Course Rental		$ 200.00	2025
Other Fees				
412.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)		$ 50.00	2018
413.	Late Notification		$ 175.00	2018
414.	Large Scale Special Event Fee (Over 500 participants and spectators)		$ 250.00	2018
	City Support Services Fee			
415.	Parks Technician (per hour with two hour minimum)		$ 100.00	2025
416.	Parks Manager (per hour with two hour minimum)		$ 150.00	2025
417.	Brookside Trailhead Reservation		$ 100.00	2018
418.	Draper Cycle Park Lot Reservation		$ 50.00	2018
419.	Memorial Bench (Includes cost of bench, engraved plaque and installation)		$ 2,300.00	2018
	*** For All Day Use - Double the Listed Cost ***			

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	PLANNING DEPARTMENT FEES			
Advertising				
420.	Postponed Action of a Public Hearing *(Res 05-51)*		Actual Cost	Unknown
421.	Land Use Application - Postage *(Res 06-15)*		Actual Cost	Unknown
422.	Land Use Application - Envelopes *(Res 06-15)*		Actual Cost	Unknown
423.	Land Use Application - Signage *(Res 06-15)*		Actual Cost	Unknown
Appeals and Variance Hearing Officer *(Res 08-36) (Res 14-57)(Res 21-11)*				
424.	Variance, special exception, appeal of administrative decision		$ 500.00	2021
425.	Routine and Uncontested Matters Fee		$ 50.00	2021
426.	Administrative Interpretation Fee		$ 50.00	2021
427.	Nonconforming Use Expansion Fee		$ 200.00	2021
428.	Zoning Verification Letter Fee		$ 50.00	2021
Conditional Use Permits *(Res 01-28) (Res 07-25)*				
429.	Home occupation conditional use (Res 01-05)		$ 60.00	
430.	All other		$ 500.00	Unknown
431.	Appeal of Planning Commission Action		$ 200.00	Unknown
General Plan Amendments *(Res 01-05) (Res 21-11)*				
432.	Text or Map Amendment		$ 2,000.00	2021
433.	Master Area Plan or Master Area Plan Major Amendment		$ 2,000.00	2021
434.	Master Area Plan Minor Amendment		$ 200.00	2021
Planning Fee Retention *(Res 19-66)*				
	Planning Commission items			
435.	If item is withdrawn prior to completion of a third review Planning Commission meeting		80%	2019
436.	If item is withdrawn prior to completion of a second review Distribution of Agenda		50%	2019
437.	If item is withdrawn prior to completion of a first review within 10 days of application		10%	2019
438.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official		100%	2019

DRAPER CITY
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(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Signs				
439.	Permanent Signs *(Res 01-05)*		$100.00 plus $2.50 per sq. ft. over 32 sq. ft.	Unknown
	Temporary Signs			
440.	Less than 29 days		$ 25.00	Unknown
441.	More than 29 days, e.g., development signs		$100.00 plus $2.50 per sq. ft. over 32 sq. ft.	Unknown
442.	Grand Opening or Going out of Business *(Res 01-05) (per business)*		$ 30.00	Unknown
443.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.			Unknown
444.	Signage Text Change (Res 18-70)		$ 25.00	Unknown
Site Plan Review				
	Commercial or Multi-Family Residential *(Res 01-05)*			
445.	0 - 5 acres		$ 2,000.00	Unknown
446.	5.1 - 10 acres		$ 4,000.00	Unknown
447.	> 10 acres		$6,000.00 plus $200.00 per acre	Unknown
	Building Site Review *(Res 01-05)*			Unknown
448.	Single, Multi-Family, Residential and Commercial *(per site)*		$ 100.00	Unknown
449.	Site Plan (Minor) Amendment *(Res 01-28)*		10% of normal fee	Unknown
450.	Appeal of Planning Commission action		$ 200.00	Unknown
451.	Secondary Driveway Permits *(Res 12-36)*		$ 100.00	Unknown
452.	Permitted Use Review Fee *(Res 15-11)*		$ 50.00	2015

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Subdivisions ***(Res 01-05) (Res 01-28) (21-18) (R-21-25)***				
	Subdivision larger than five lots			
	Preliminary Plat Review			
453.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
454.	1 - 50 units or lots *(per unit or lot)*		$ 50.00	2021
455.	Greater than 50 units or lots *(per unit or lot)*		$ 20.00	2021
	Preliminary Plat Review - *Located in the Hillside Overlay District*			
456.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
457.	1 - 50 units or lots *(per unit or lot)*		$ 100.00	2021
458.	Greater than 50 units or lots *(per unit or lot)*		$ 400.00	2021
	Final Plat Review *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*			
459.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
460.	1 - 50 units or lots *(per unit or lot)*		$ 100.00	2021
461.	Greater than 50 units or lots *(per unit or lot)*		$ 40.00	2021
	Final Plat Review - *Located in the Hillside Overlay District* *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*			
462.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
463.	1 - 50 units or lots *(per unit or lot)*		$ 200.00	2021
464.	Greater than 50 units or lots *(per unit or lot)*		$ 80.00	2021
	Minor Subdivision - Less than five lots			
465.	Preliminary and Final Plat Review *(per unit or lot)*		$ 400.00	2021
466.	Each Review after Second Review *(per unit or lot)*		$ 3.00	2021
	Subdivision Plat Amendment			
467.	Plat Amendment		$ 2,000.00	2021
468.	Lot Line Adjustment Plat Amendment		$ 500.00	2021
469.	Joining Parcel or Parcel Boundary Adjustment		$ 200.00	2021
Temporary Use Permit ***(Res 03-22)***				
470.	Temporary User Permit Fee *(waived for City sponsored functions (Res 15-11))*		$ 50.00	2015

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Zone Change Application				
471.	Zoning Code Text Amendment *(Res 01-05)*		$ 2,000.00	2018
	Zoning Map Amendment *(Res 01-05)*			
472.	1st acre or less		$ 2,000.00	2018
473.	each additional acre		$ 25.00	2018
474.	Development Agreement *(Res 14-57)*		$ 500.00	2018
POLICE DEPARTMENT FEES				
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) ***(Ord 344) (Ord 850) (Res 10-47) (Res 16-04) (Res 18-30)***				
475.	Business *(The fourth false alarm and each subsequent false alarm)*	7-12-060	$ 110.00	Unknown
476.	Residential *(The fourth false alarm and each subsequent false alarm)*	7-12-060	$ 110.00	Unknown
477.	Late Fees	7-12-060	18% of balance due, plus collection and attorney fees	Unknown
Police Department ***(Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)***				
478.	Case Reports *(each)*		$ 10.00	2021
479.	Fingerprint *(per each card)*		$ 10.00	2021
480.	Clearance Letters *(each)*		$ 10.00	2021
481.	Photographs *(per each Digital)*		$ 15.00	2021
482.	Police Body Camera Footage			
	Up to 30 minutes of redaction time		$ 25.00	2025
	Over 30 minutes of redaction time *(per hour, billed in full hours)*		$ 50.00	2025
483.	Sex Offender Registry *(annually)*		$ 25.00	2021
484.	Police Officer Outside Employment Services *(per officer / per hour)*		$ 89.00	2025
PUBLIC WORKS / ENGINEERING FEES				
Engineering Fees				
485.	Land Disturbance Permit *(Res 01-05)*		$ 50.00	2020
486.	PUE Encroachment License & Permit Fee *(Res. 15-11)*		$ 50.00	2015
487.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engineer			
	The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.			

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Public Improvement Inspections ***(Res 14-08)***				
	Public Improvement Inspections			
	If the centerline of the fronting roadway is 400 feet or greater, then:			
488.	Inspection fee for full width street *(per linear ft.)*		$ 6.00	2014
489.	Inspection fee for fronting road *(per linear ft.)*		$ 4.00	2014
490.	If the centerline of the fronting street is 400 feet or greater, then:		$ 25.00	2014
491.	Inspection Fee *(Lump Sum)* - **PLUS:**		$ 400.00	2014
492.	Storm Drain (0' to 100')		$ 200.00	2014
493.	Each additional 100' increment or part thereof		$ 100.00	2014
494.	Land Drain (0' to 100')		$ 200.00	2014
495.	Each additional 100' increment or part thereof		$ 100.00	2014
496.	Detention Basin		$ 150.00	2014
497.	Culinary Water System (0' - 100')		$ 200.00	2014
498.	Each additional 100' increment or part thereof		$ 100.00	2014
499.	Engineering Inspector Off-Hour Rate *(Res 02-30) (per hour)*		$ 82.00	2014
Street Light Activation Fee ***(Res 06-68) (Res 08-39)***				
500.	Fee for each street light activation as part of development activity		$ 150.00	Unknown
Street Vacation (Right-of-Way) Requests ***(paid prior to City Council / Planning Commission / Department action (Res 07-58)***				
501.	Public Improvement Inspections			
Water System Hookup Fees ***(Res 18-70)***				
	Hookup Fees			
502.	3/4 inch connection		$ 440.00	2018
503.	1 inch connection		$ 475.00	2018
504.	1 1/2 inch connection		$ 665.00	2018
505.	2 inch connection		$ 810.00	2018
	Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees			
506.	Temporary Water Meter Bypass Devices – AKA Jumpers		$ 120.00	2018

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	SOLID WASTE AND RECYCLING *(Res 09-41)*			
Garbage and Recycling Collection Fee				
	Basic Service:			
507.	96-gallon garbage container and 96-gallon recycling container *(per month)*		$ 15.00	2009
	Additional containers			
508.	96-gallon garbage container *(per month)*		$ 10.00	2009
509.	96-gallon recycling container (*per month*)		$ 2.50	2009
510.	300-gallon garbage container *(per month)*		$ 30.00	2009
511.	Glass Recycling Set up Fee *(Res 19-66)*		$ 25.00	2009
512.	Glass recycling container *(Res 19-66) (per month)*		$ 8.00	2009
	Dumpster Rental Fee *(Res 13-05)*			
513.	Dumpster Rental Fee (20 yd)		$ 120.00	2009
514.	Dumpster Rental Fee (30 yd)		$ 150.00	2009
515.	Can recovery fee		$ 20.00	2009
516.	Interest charged on unpaid balances over 30 days (per month)		Greater of $2.00 per month or 1.5% of past due	2009
	STORM WATER UTILITY FEE *(Res 05-44) (Res 13-12) (Res 21-18)*			
Storm Water Utility Fee				
	Residential or Commercial *(per ERU Per month)*			
517.	Interest charged on unpaid balances over 30 days (per month)		Greater of $2.00 per month or 8.0% on unpaid balance or 1.5% of past due	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	WATER RATES ***(Res 16-34) (Res 17-02) (Res 24-***			
Residential Water Rates				
518.	Base Water Rate		$ 31.44	2025
	Zone 1 *(Rate based on water consumption)*			
519.	1 - 5,000 gallons		$ 2.24	2025
520.	5,001 - 20,000 gallons		$ 3.90	2025
521.	20,001 - 50,000 gallons		$ 4.19	2025
522.	50,001 - 100,000 gallons		$ 4.46	2025
523.	Over 100,000 gallons		$ 4.77	2025
	Zone 2 *(Rate based on water consumption)*			
524.	1 - 5,000 gallons		$ 2.47	2025
525.	5,001 - 20,000 gallons		$ 4.17	2025
526.	20,001 - 50,000 gallons		$ 4.47	2025
527.	50,001 - 100,000 gallons		$ 4.75	2025
528.	Over 100,000 gallons		$ 5.07	2025
	Zone 3 *(Rate based on water consumption)*			
529.	1 - 5,000 gallons		$ 3.92	2025
530.	5,001 - 20,000 gallons		$ 5.66	2025
531.	20,001 - 50,000 gallons		$ 5.98	2025
532.	50,001 - 100,000 gallons		$ 6.27	2025
533.	Over 100,000 gallons		$ 6.71	2025
	*** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 *****			
Commercial Water Rates				
534.	Base Water Rate		$ 31.44	2025
	Zone 1 *(Rate based on water consumption)*			
535.	1 - 50,000 gallons		$ 2.82	2025
536.	50,001 - 250,000 gallons		$ 2.89	2025
537.	Over 250,000 gallons		$ 2.95	2025
	Zone 2 *(Rate based on water consumption)*			
538.	1 - 50,000 gallons		$ 3.07	2025
539.	50,001 - 250,000 gallons		$ 3.14	2025
540.	Over 250,000 gallons		$ 3.21	2025
	Zone 3 *(Rate based on water consumption)*			
541.	1 - 50,000 gallons		$ 4.54	2025
542.	50,001 - 250,000 gallons		$ 4.63	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
543.	Over 250,000 gallons		$ 4.74	2025
	*** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 **			

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Administrative Rates				
544.	Delinquent Administrative Fee		$ 50.00	
	Water Service Deposits			
545.	Residential Property Owner		None	
546.	Residential Lessor *(refundable when account closed and paid in full)*		$ 50.00	
547.	Commercial *(refundable if account remains current for one year)*		$ 60.00	
548.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:		$ 3,000.00	
549.	Daily Rate, PLUS		$ 10.00	
550.	Per 1,000 gallons Zone 1 *(minimum charge is $50.00)*		$ 2.60	
551.	Per 1,000 gallons Zone 2 *(minimum charge is $50.00)*		$ 2.83	
552.	Per 1,000 gallons Zone 3 *(minimum charge is $50.00)*		$ 4.18	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	ANIMAL SERVICES *(Res 18-65)*			
Dog License				
1.	Altered (spayed or neutered)	7-5-060	$ 15.00	2025
2.	Unaltered	7-5-060	$ 40.00	2025
3.	Senior Citizen - Annual Fee	7-5-060	$ 5.00	Unknown
4.	Senior Citizen - Lifetime Fee	7-5-060	$ 10.00	Unknown
5.	Replacement	7-5-060	$ 5.00	2025
6.	Transfer Fee	7-5-060	$ 5.00	2025
7.	Late Fee	7-5-060	$ 50.00	2025
Impounded Animals (all fees will also include boarding fee)				
8.	Licensed Dog - 1st Confinement	5-8-020	$ 40.00	2025
9.	Licensed Dog - 2nd Confinement	5-8-020	$ 80.00	2025
10.	Licensed Dog - 3rd Confinement	5-8-020	$ 120.00	2025
11.	Licensed Dog - 4th Confinement *and all subsequent (Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
12.	Unlicensed Dog - 1st Confinement *(Plus license fee)*	5-8-020	$ 40.00	2025
13.	Unlicensed Dog - 2nd Confinement *(Plus license fee)*	5-8-020	$ 80.00	2025
14.	Unlicensed Dog - 3rd Confinement *(Plus license fee)*	5-8-020	$ 120.00	2025
15.	Unlicensed Dog - 4th Confinement and all subsequent *(Plus license fee and hearing with Animal Control)*	5-8-020	$ 175.00	2025
16.	Cat - 1st Confinement	5-8-020	$ 40.00	2025
17.	Cat - 2nd Confinement	5-8-020	$ 80.00	2025
18.	Cat - 3rd Confinement	5-8-020	$ 120.00	2025
19.	Cat - 4th Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
20.	Small Livestock - 1st Confinement	5-8-020	$ 40.00	2025
21.	Small Livestock - 2nd Confinement	5-8-020	$ 80.00	2025
22.	Small Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
23.	Large Livestock - 1st Confinement	5-8-020	$ 40.00	2025
24.	Large Livestock - 2nd Confinement	5-8-020	$ 80.00	2025
25.	Large Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	5-8-020	$ 175.00	2025
Boarding Fees (per day)				
26.	Dogs and Cats	5-8-020	$ 10.00	2025
27.	Small Livestock	5-8-020	$ 15.00	2025
28.	Large Livestock	5-8-020	$ 25.00	2025
Adoption Fees				
29.	Dogs *(Plus neuter/spay, includes license)*	5-8-020	$ 25.00	2025
30.	Cats *(Plus neuter/spay)*	5-8-020	$ 25.00	2025
Neuter/Spay Charges				
31.	Sterilization Deposit *(Deposit is refundable upon proof of sterilization)*	5-8-020	$ 50.00	2025
Traps (Deposit - will be fully refunded upon return)				

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
32.	Small	5-8-020	$ 40.00	Unknown
33.	Medium	5-8-020	$ 50.00	Unknown
34.	Large	5-8-020	$ 100.00	Unknown
Miscellaneous				
35.	Euthanization - Small Animal	5-8-020	$ 15.00	Unknown
36.	Euthanization - Large Animal	5-8-020	$ 50.00	Unknown
37.	Microchip	5-8-020	$ 30.00	Unknown
38.	Animal Control Report	5-8-020	$ 10.00	Unknown
39.	Urban Deer Removal	5-8-020	10% of contracted cost, up to $500.00	Unknown
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.			
BUILDING PERMIT FEES				
Building Permits				
40.	Building Permit	10-3-110	100% of the ICC Schedule	2020
	The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of $500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.			
41.	Plan Review	10-3-110	65% of building permit	2020
42.	Additional plan review required by changes, alterations, or revisions to plans *(per hour)*		$ 85.00	2025
43.	Card File Plan Review	10-3-110	$ 1,000.00	2020
44.	Plumbing Permit	10-3-110	$ 150.00	2020
45.	Mechanical Permit	10-3-110	$ 150.00	2020
46.	Electrical Permit	10-3-110	$ 150.00	2020
47.	Clean-up Fee *(per lot)*	10-3-110	$ 75.00	2020
	To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.			
48.	Retaining Wall / Helical Permit	10-3-110		
49.	Application Fee	10-3-110	$ 500.00	2025
50.	Permit Fee	10-3-110	$ 250.00	2025
51.	Third Party Inspector Cost *(per hour, 2 hour minimum)*	10-3-110	$ 85.00	2025
52.	Re-inspection *(per inspection)*	10-3-110	$ 85.00	2025
53.	Inspections outside of normal business hours *(per hour, 2 hour minimum)*	10-3-110	$ 85.00	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Building Permits				*(Continued)*
	Solar Panel Review			
54.	Residential	10-3-110	$ 600.00	2025
55.	Commercial - Based on Valuation	10-3-110	Actual Cost	2025
56.	Temporary Noise Permit	10-3-110	$ 75.00	2025
57.	Extension	10-3-110	$ 100.00	2020
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:			
58.	New residential, commercial and/or industrial buildings	10-3-110	$ 5,000.00	2020
59.	Pools and accessory buildings and structures	10-3-110	$ 2,500.00	2020
60.	Demolition Permit	10-3-110	$ 150.00	2020
61.	Grading Plan Review Fees		100% of UBC Schedule	2025
62.	Grading Permit Fee *(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)*		100% of UBC Schedule	2025
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development ***(paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)***				
	Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant			
63.	Commercial Development			
64.	In Geo Hazard Area		$ 10,000.00	2025
65.	In Non-Geo Hazard Area		$ 1,000.00	2025
66.	Residential Development			
67.	Single Lot in Geo Hazard Area		$ 5,000.00	2025
68.	Single Lot in Non-Geo Hazard Area		$ 1,000.00	2025
69.	Subdivision in Geo Hazard Area		$ 5,000.00	2025
70.	Subdivision in Non-Geo Hazard Area		$ 1,000.00	2025
BUSINESS LICENSING FEES				
In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay an annual license fee as follows:				
71.	General Business License Base Fee *(Res 00-23)*	5-4-010	$ 75.00	Unknown
72.	Each owner and employee	5-4-010	$ 7.00	Unknown
	In addition to the above annual fee, the following business, vocation, trade, calling, or profession shall pay an annual license fee as applies:			
73.	Administrative Processing Refund Fee	5-4-010	$ 35.00	Unknown
74.	Alcoholic Beverage License Fee *(Res 18-19)*	5-4-010	$ 300.00	2018
75.	Single Event Permit *(Plus $100 for a temporary business license.)*	5-4-010	$100.00 per day up to $300.00	2018
76.	Change of Ownership of Business *(Res 04-72)*	5-4-010	Reapply / $50.00	Unknown
77.	Change of Location of Business *(Res 04-72)*	5-4-010	$ 50.00	Unknown
78.	Change of Business Name *(Res 04-72)*	5-4-010	$ 25.00	Unknown
79.	Christmas Tree Lot Deposit *(For clean-up of location, deposit to be returned after cleanup.)*	5-4-010	$ 250.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Business License				*(Continued)*
80.	Cigarette Sales	5-4-010	$ 15.00	Unknown
81.	Day Care annual inspection fee (Res 00-23)			
82.	up to 7 children	5-4-010	$ 25.00	Unknown
83.	over 7 children	5-4-010	$ 50.00	Unknown
84.	Fireworks	5-4-010	$ 325.00	Unknown
85.	Temporary Stand Deposit *(For clean-up of location, deposit to be returned after cleanup.)*	5-4-010	$ 250.00	Unknown
	Kennels:			
86.	Class A - 3 to 15 animals	5-4-010	$ 30.00	Unknown
87.	Class B - 16 to 30 animals	5-4-010	$ 40.00	Unknown
88.	Class C - more than 30 animals	5-4-010	$ 50.00	Unknown
89.	Lounge	5-4-010	$ 50.00	Unknown
90.	Massage Parlors - plus proof of State License	5-4-010	$ 100.00	Unknown
91.	Masseur - plus proof of State License	5-4-010	$ 100.00	Unknown
92.	Mini-Storage Warehousing *(per unit)*	5-4-010	$ 1.00	Unknown
93.	Mobile Home Park *(per lot)*	5-4-010	$ 1.00	Unknown
94.	Multi-Family Rental Dwelling Units	5-4-010	$ 75.00	Unknown
95.	Plus *(per unit)*	5-4-010	$ 3.00	Unknown
	Peddlers & Solicitor's Fees *(Res 04-65)*			
96.	Base Fee *(per Company)*	5-4-010	$ 100.00	Unknown
97.	Individual Solicitor's Fee	5-4-010	$ 10.00	Unknown
98.	Name ID Tag	5-4-010	$ 25.00	Unknown
99.	Pre School *(Annual Inspection) (Res 00-23)*			
100.	Up to 7 children	5-4-010	$ 25.00	Unknown
101.	Over 7 children	5-4-010	$ 50.00	Unknown
102.	Single/Special Event License *(Ord 456) (Res 15-11)*	5-4-010	$ 20.00	Unknown
103.	Service Stations	5-4-010	$60.00 plus $2.00 per pump	Unknown
	Sexually-Oriented Business			
104.	Adult businesses *(Plus $2,000.00 Bond)*	5-4-010	$ 300.00	Unknown
105.	Semi-nude dancing bars *(Plus $2,000.00 Bond)*	5-4-010	$ 300.00	Unknown
106.	Outcall businesses *(Plus $2,000.00 Bond)*	5-4-010	$ 600.00	Unknown
107.	Nude entertainment *(Plus $2,000.00 Bond)*	5-4-010	$ 450.00	Unknown
	Sexually-Oriented Employees/Dancers *(Requires S.O.B. License Plus $2,000.00 Bond)*			
108.	Semi-nude dancer *(Plus $15.00 Work Card)*	5-4-010	$ 200.00	Unknown
109.	Nude entertainer *(Plus $15.00 Work Card)*	5-4-010	$ 300.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Business License				*(Continued)*
110.	Non-performing employee *(Plus $15.00 Work Card)*	5-4-010	$ 100.00	Unknown
111.	Outcall service employee *(Plus $15.00 Work Card)*	5-4-010	$ 300.00	Unknown
112.	If employee applies for two licenses	5-4-010	The highest fee plus $40.00	Unknown
	Sporting, musical, or other spectator events *(per day impact)*			
113.	1 - 100	5-4-010	$ 30.00	Unknown
114.	101 - 500	5-4-010	$ 150.00	Unknown
115.	501 - 1,000	5-4-010	$ 400.00	Unknown
116.	1,001 - 5,000	5-4-010	$ 1,000.00	Unknown
117.	Over 5,000	5-4-010	The greater of 1-1/2 of projected gross receipts or $2,000.00	Unknown
118.	Spray Painting Booth/Car Painting	5-4-010	$ 50.00	Unknown
119.	Stable *(Plus $3.00 per Horse)*	5-4-010	$ 50.00	2000
120.	Seasonal license fee *(4 months) (Res 00-23)*	5-4-010	$ 80.00	2000
121.	Temporary license fee *(90 days) (Res 00-23)*	5-4-010	$ 60.00	Unknown
122.	Theaters *(Per Screen)*	5-4-010	$ 100.00	Unknown
	Vehicle Fee			
123.	Between 21,000 - 24,000 lbs. *(Per Vehicle)*	5-4-010	$ 22.50	Unknown
124.	Between 24,001 - 27,000 lbs. *(Per Vehicle)*	5-4-010	$ 25.00	Unknown
125.	Between 27,001 - 30,000 lb. *(Per Vehicle)*	5-4-010	$ 27.50	Unknown
126.	Vehicles over 30,000 lbs. *(Per Vehicle)*	5-4-010	$ 30.00	Unknown

Business license fees for renewal businesses shall be due and payable on or before the anniversary date of the business license each year. If the license fee is not paid by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not paid within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is still not paid within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is still not paid within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount. (Res 04-72)

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	CEMETERY FEES			
Cemetery ***(Res 06-75) (Res 14-45)***				
127.	Fee for opening & closing of standard size grave (Weekdays)		$ 475.00	2014
128.	Fee for opening & closing of standard size grave (Weekends & Holidays)		$ 675.00	2014
129.	Fee for opening & closing of less than standard size grave (Weekdays)		$ 300.00	2014
130.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)		$ 500.00	2014
131.	Fee for opening & closing of cremation grave (Weekdays)		$ 200.00	2014
132.	Fee for opening & closing of cremation grave (Weekends & Holidays)		$ 400.00	2014
133.	Fee for marking the location of the head stone		$ 25.00	2014
134.	Fee for disinterment of grave (includes opening & closing of grave)		$ 475.00	2014
135.	Fee for issuance of Right to Burial or internment certificate		$ 25.00	2014
136.	Fee for sale of Right to Burial		$ 500.00	2014
	ENCROACHMENT PERMITS			
Application Fee ***(Res 22-18)***				
137.	Encroachment Permit Application Fee *(up to two reviews per application)*		$ 25.00	2022
138.	Application Re-review Fee or Expired Application Renewal		$ 25.00	2022
Permit Fees ***(Res 22-18)***				
139.	Boring Under Existing Pavement *(No cut in public way) (Up to four)*		$ 260.00	2022
140.	Plus Additional Pot Holes *(In excess of four)*		$ 25.00	2022
141.	Linear Foot Fee *(per linear foot)*		$ 0.10	2022
142.	Cut In Pavement *(or withing 3 feet)*			2022
143.	Surfacing less than two years old		$1,500.00 plus $0.40 per sq. ft.	2022
144.	Surfacing over two years old		$300.00 plus $0.20 per sq. ft.	2022
145.	Narrow Trench Excavation		$120.00 plus $0.45 per sq. ft.	2022
146.	Off Pavement *(minimum 3 feet)*		$260.00 plus $0.20 per sq. ft.	2022
147.	All Other Encroachments *(utility maintenance, manhole access, storage, etc.)*		$ 260.00	2022
148.	Penalty in addition to permit fee *(Cut without permit or violation of City standards)*		Double the required permit fee	2022
149.	Winter Fees ***(15 October to 15 April)***		Double the bond amount	2022
Road Closure Authorization ***(Res 22-18)***				
150.	Arterial Roads *(per day)*		$ 500.00	2022
151.	Collector Roads *(per day)*		$ 250.00	2022
152.	All Other Roads *(per day)*		$ 100.00	2022

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Bond Requirement ***(Utility Companies with bond are not required to place a bond)** (Res 22-18)*				
153.	Lateral Excavations *(Cash Bond for each Excavation up to 10 per year)*		$ 2,000.00	2022
154.	Improvement Completion Assurance Bond *(unlimited number of excavations greater than 10 per year)*		$ 50,000.00	2022
155.	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.			2022
156.	Longitudinal Excavation *(Cash Bond for each 100 Feet of fraction)*		$ 2,000.00	2022
157.	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.			2022
158.	Sidewalk *(Cash Bond - per linear foot)*		$ 25.00	2022
159.	Curb and Gutter *(Cash Bond - per linear foot)*		$ 45.00	2022
	FIRE DEPARTMENT FEES			
Ambulance Services				
160.	Ambulance Services	UT Code 26-8-4(18)	Per State Code	
161.	Ambulance Report	5-7-010	$ 5.00	Unknown
Inspections / Permits ***(Res 17-68) (Res 18-19)***				
162.	Daycare/Preschool *(annually) (up to 7 children)*		$ 50.00	2019
163.	Over 7 children		$ 75.00	2019
164.	Assisted Living Facilities *(annually)*		$ 150.00	2019
165.	Retirement Facilities *(annually)*		$ 250.00	2019
166.	Group Home/Residential Treatment Facility *(annually)*		$ 150.00	2019
167.	Aerial Fireworks Display *(Private Show)*		$ 250.00	2019
168.	Temporary Firework Stands/Sales		$ 250.00	2019
169.	Deposit		$ 250.00	2019
170.	Tent, Canopies, & Temporary Membrane Structures *(in excess of 400 sq. ft.)*		$ 100.00	2019
171.	High Pile Combustible Storage *(up to 20 ft.)*		$ 150.00	2019
172.	High Pile Combustible Storage (*In excess of 20 feet)*		$ 250.00	2019
173.	Tires *(> 6ft)*		$ 250.00	2019
174.	Open Burning		$ 25.00	2019
175.	Mobile Food Truck Inspections		$ 100.00	2019
176.	1st Re-Inspection		$ -	2019
177.	2nd Re-Inspection		$ 50.00	2019
178.	3rd Re-Inspection		$ 75.00	2019
	Alternative Life Safety Systems Plans Examination & Acceptance Testing *(per hour)*			
179.	Hood Suppression Systems *(per hour)*		$ 100.00	2025
180.	Clean Agent Systems *(per hour)*		$ 100.00	2025
181.	Carbon Dioxide Systems *(per hour)*		$ 100.00	2025
182.	Clean Room Systems *(per hour)*		$ 100.00	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Fire Inspections / Permits				*(Continued)*
183.	Supplemental Alarm Systems *(per hour)*		$ 100.00	2025
184.	Re-Inspections *(failure to complete outstanding items from initial inspection)*			2019
185.	2nd Re-Inspection *(each)*		$ 75.00	2019
186.	3rd Re-Inspection *(each)*		$ 150.00	2025
187.	4th Re-Inspection		$ 200.00	2025
188.	Residential Fire Sprinkler System Inspection *(2 included)*		$ 100.00	2025
189.	Re-Inspection		$ 75.00	2019
190.	2nd Re-Inspection		$ 150.00	2019
	Expedited Fire Plan Review and After-Hours Inspections			
191.	Expedited Fire Plans Review		Double Permit Fee	2025
192.	After Hours Inspection *(per hour, 2hr Min.)*		$ 75.00	2025
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)			
193.	< 100 Fire Sprinkler heads installed		$ 125.00	2025
194.	100 - 199 Fire Sprinkler heads installed		$ 175.00	2025
195.	200 - 299 Fire Sprinkler heads installed		$ 225.00	2025
196.	> 300 Fire Sprinkler heads installed		$ 275.00	2025
197.	PLUS per sprinkler head installed		$ 0.50	2025
	Commercial Fire Sprinkler System Re-inspections *(failure to complete outstanding items from initial inspection)*			
198.	2nd Reinspection		$ 75.00	2025
199.	3rd Reinspection		$ 150.00	2025
200.	4th Reinspection		$ 200.00	2025
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)			
201.	< 20 Fire Sprinkler heads installed		$ 100.00	2025
202.	21 - 50 Fire Sprinkler heads installed		$ 125.00	2025
203.	> 50 Fire Sprinkler heads installed		$ 150.00	2025
204.	PLUS per sprinkler head installed		$ 0.50	2025

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Fire Alarm Fees ***(Res 17-68) (Res 18-19)***				
	Commercial False Alarm *(annually)*			
205.	2nd False Alarm		$ 250.00	2019
206.	3rd False Alarm		$ 350.00	2019
207.	Additional False Alarm Requires Fire-watch *(maximum of 30 days)*		***See Standby Pricing***	2019
	Residential False Alarm *(annually)*			
208.	2nd False Alarm		$ 100.00	2019
209.	3rd False Alarm		$ 200.00	2019
	Fire Alarms Systems Plan Review and Inspection			
210.	New System		$ 150.00	2025
211.	Remodel or Tenant Finish		$ 100.00	2025
Other Fire Fees ***(Res 17-68) (Res 18-19)***				
212.	Fire Department Standby Per Unit/Apparatus *(per hour)*		$ 250.00	2019
213.	Per Firefighter / Inspector *(per hour)*		$ 75.00	2019
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection			
214.	Initial Testing for system need *(per hour, 2 hr min)*		$ 75.00	2025
215.	New System Install Plan Review		$ 100.00	2025
216.	New System Inspection *(per hour, 2 hr min)*		$ 75.00	2025
217.	Fire Investigation Report *(cost of media is not included)*		$ 20.00	2019
218.	Temporary Knox Box Deposit *(each)*		$ 350.00	2019
219.	Knox Pad Lock Deposit *(each)*		$ 125.00	2019
HAZARDOUS MATERIAL PERMIT FEES				
Hazardous Materials ***(Annually) (Fees assessed separately) (IFC 105.1.1, IFC 105.1.2, IFC 105.2.2, IFC 107.1) (Res 18-19) (Res 18-70)***				
220.	Solid Materials *(< 500 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
221.	Solid Materials *(> 500 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
222.	Liquid Materials *(< 55 gal.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
223.	Liquid Materials *(> 55 gal.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
224.	Gas *(Up to 200 cub. ft.) (Corrosive or Oxidizer)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
225.	Gas *(> 200 cub. ft.) (Corrosive or Oxidizer)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
226.	Oxygen *(Up to 500 gallons cub. ft.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
227.	Oxygen *(> 500 gallons cub. ft.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Hazardous Materials				*(Continued)*
	"H" Occupancy			
228.	Liquid *(Up to 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
229.	Liquid *(> 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 500.00	Unknown
230.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
231.	Gas *(> 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 500.00	Unknown
232.	Backup Generator *(In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 150.00	Unknown
	Other Occupancy Hazardous Materials Dispense and Use *(In addition to base fee)*			
233.	Liquid *(Up to 500 gal. tank)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
234.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
235.	Aerosol Products Gas *(<500 cub. Ft) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
236.	Flammable Cryogenic Fluid Liquid *(indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	Above Ground Storage Tanks - Installation *(Flammable)*			
237.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
238.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
239.	Below Ground Storage Tanks - Installation *(Flammable)*			
240.	Gas *(Up to 500 cub. ft)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
241.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
	Above Ground Storage Tanks - Installation *(Flammable)*			
242.	Liquid (Up to 500 gal. tank)	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
243.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
244.	Below Ground Storage Tanks - Installation *(Flammable)*			
245.	Liquid (Up to 500 gal. tank)	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
246.	Oversight of Installation *(per hour)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
247.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid *(> 25 lbs.)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
248.	Body Shop/Garage *(Up to 5000 sq. ft.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
249.	Body Shop/Garage *(> 5000 sq. ft.) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 400.00	Unknown
250.	Gas Station	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	Open Flame for Proximal Audience/Approved Indoor Fireworks			
251.	Per Event	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
252.	rhet	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
253.	Open Flame for Assembly Occupancy			
254.	Application of Flammable Finishes, Spray, or Dip *(In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 200.00	Unknown
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations			
255.	Fire Stand-by Special Events *(concerts, sports events, pyrotechnics, etc.) (per hour/per inspector) (In addition to base fee)*	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Hazardous Materials				*(Continued)*
256.	Carnivals & Fairs/Outdoor Assembly Events	IFC 105.1.1, 105.1.2, 105.2.2	$ 250.00	Unknown
	Blasting Permit			
257.	Annual Permit	IFC 105.1.1, 105.1.2, 105.2.2	$ 350.00	Unknown
258.	Single Event Permit	IFC 105.1.1, 105.1.2, 105.2.2	$ 75.00	Unknown
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) *(Annual Permit)*			
259.	Beverage Dispensing *(In addition to base fee)*		$ 150.00	2025
	IMPACT FEES			
Fire Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***				
260.	Single Family Residential *(per dwelling unit)*		$ 71.00	2016
261.	Multi Family Residential *(per dwelling unit)*		$ 75.00	2016
262.	Commercial *(per 1,000 sq ft gross lease area)*		$ 97.00	2016
263.	Office *(per 1,000 sq ft)*		$ 47.00	2016
264.	Industrial *(per 1,000 sq ft)*		$ 5.00	2016
Parks & Recreation Impact Fee - New Residential Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***				
265.	One – Single-Family, Detached *(per unit)*		$ 4,162.00	2016
266.	One – Single Family, Attached, Duplex or Two Attached Units (per unit)		$ 3,024.00	2016
267.	Three (3) or Four (4) Units *(per unit)*		$ 2,801.00	2016
268.	Five (5) to Nine (9) Units *(per unit)*		$ 2,513.00	2016
269.	Ten (10) or More Units *(per unit)*		$ 1,872.00	2016
270.	One – Mobile Home *(per unit)*		$ 1,741.00	2016
Police Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit issued) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)***				
271.	Single Family Residential *(per dwelling unit)*		$ 102.00	2016
272.	Multi Family Residential *(per dwelling unit)*		$ 75.00	2016
273.	Commercial *(per 1,000 sq ft gross lease area)*		$ 130.00	2016
274.	Office *(per 1,000 sq ft)*		$ 46.00	2016
275.	Industrial *(per 1,000 sq ft)*		$ 21.00	2016
Transportation Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 442) (Res 05-04) (Ord 1482)***				
276.	Single-family residential *(per dwelling unit)*		$ 1,152.00	2021
277.	Multi-family residential *(per dwelling unit)*		$ 893.00	2021
278.	Hotel *(per room)*		$ 1,020.00	2021
279.	Commercial *(per 1,000 sf gross area lease)*		$ 3,040.00	2021
280.	Office, service, light manufacture *(per 1,000 sq. ft.)*		$ 1,189.00	2021
281.	Industrial/Manufacturing *(per 1,000 sq. ft.)*		$ 605.00	2021
282.	Institutional *(per 1,000 sq. ft.)*		$ 1,852.00	2021
Water System Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Res 18-19)***				

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	Residential			
283.	Single-family detached *(per unit)*		$ 2,097.00	2018
284.	All other housing types *(per unit)*		$ 1,606.00	2018
	Non-residential			
285.	Water Meter Size:			
286.	0.75 inches		$ 2,097.00	2018
287.	1.00 inches		$ 3,501.00	2018
288.	1.50 inches		$ 6,982.00	2018
289.	2.00 inches		$ 11,175.00	2018
290.	3.00 inches		$ 24,468.00	2018
291.	4.00 inches		$ 41,933.00	2018
292.	6.00 inches		$ 87,368.00	2018
293.	8.00 inches		$ 167,733.00	2018
294.	*Formula for Non-standard Water Impact Fees: ERC Count * $2,097.00 = Impact Fee*			
Storm Water Facilities Impact Fee - New Residential and Commercial Development ***(Paid when building permits are issued) (Res. 18-19) (Res. 21-11)***				
****** Collection Temporarily Suspended *** (Ord 1480)***				
295.	Total Fee Per ERU		$ 1,729.00	2018
296.	Non-Standard Storm Water Impact Fee		$ 1,729.00	2018
297.	Subsurface Drainage Systems Inspection Fee *(per lineal ft.)*		$ 0.25	2018
MISCELLANEOUS				
Annexation				
298.	Deposit against actual costs		$ 1,000.00	Unknown
Electric Vehicle Charging Station ***(Res 20-31)***				
299.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, up to four (4) hours) (per hour rate)*		$ 1.00	2020
300.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, after first four (4) hours) (per hour rate)*		$ 2.00	2020
301.	Maximum Fee		$ 20.00	2020
Overhead Utility ***(Ord 340)***				
302.	Fee in Lieu of converting existing overhead utility facilities to unground facilities *(per lineal ft.)*		$ 80.00	Unknown
Passport Fees ***(Res. 16-05) (Res. 18-19)***				
****** Passport processing fees are regulated by the United States Department of State ******				
303.	Fees as set by the United States Department of State		See https://travel.state.gov/	
304.	Passport Photo		$ 10.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Prosecutor Fees ***(Res 10-26)***				
305.	Discovery provided to indigent defendants and their appointed attorney		No Charge	2020
306.	Discovery produced by electronic means		No Charge	2020
307.	Discovery produced by other than electronic means, up to 35 pages		$ 5.00	2020
308.	Discovery produced by other than electronic means, over 35 pages		$5.00 plus $.015 per page	2020
309.	Audio, video or photographs provided by other than electronic means *(per CD)*		$ 15.00	2020
Records ***(Res 05-20) (Res 14-57)***				
	Planning Commission items			
310.	Development Standards drawing, per sheet *(11" x 17")*		$ 1.00	Unknown
311.	Title 9 of the Draper City Code *(Res 00-23)*		$ 35.00	Unknown
312.	Title 17 of the Draper City Code		$ 10.00	Unknown
	Maps / GIS Digital Data			
	Interactive maps are available on the Draper City website.			
313.	Existing Map			
314.	11" X 17" Digital map download (see website) ***(Draper City does not provide printed copies)***		$ -	2025
315.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")		$ 35.00	2025
316.	Digital Copy (Size A)		$ 20.00	2025
317.	Custom Map			
318.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")		$ 75.00	2025
319.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")		$ 95.00	2025
320.	Digital Copy (Size A or Size B)		$ 70.00	2025
321.	Custom Map with Raster			
322.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")		$ 100.00	2025
323.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")		$ 120.00	2025
324.	Digital Copy (Size A or Size B)		$ 95.00	2025
	Engineering *(Res 05-20)*			
325.	Culinary Water Design and Construction Standards		$ 35.00	Unknown
326.	Culinary Water Master Plan		$ 50.00	Unknown
327.	Development Processing Manual		$ 35.00	Unknown
328.	Engineering Standards, Specs, and Plans		$ 35.00	Unknown
329.	Land Disturbance Manual		$ 35.00	Unknown
330.	Storm Drain Master Plan		$ 50.00	Unknown
331.	Transportation Master Plan		$ 50.00	Unknown
332.	Parks and Trails Master Plan		$ 50.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Records				*(Continued)*
	GRAMA (Records Requests) *(Res 20-31)*			
333.	Research Fee – in accordance with UCA 63G-2-203		Actual Cost	2020
334.	Copies of documents not listed up to 8.5" x 14"		$ 0.15	2020
335.	Copies of documents not listed over 8.5" x 14"		$ 0.50	2020
336.	Copy of CD's under GRAMA		$ 15.00	2020
Returned Checks *(Res 14-08)*				
337.	Returned Checks for All Draper City Departments *(per check)*		$ 20.00	2014
Small Wireless Facilities ("Small Cells") in the Right-of-Way *(Res 18-70)*				
	Application Fees for a Site License or Modification to Site License:			
338.	Collocate a small wireless facility on existing or replacement pole *(per pole)*		$ 100.00	2018
339.	Installing, modifying, or replacing a utility pole (permitted use) *(per pole)*		$ 250.00	2018
340.	Installing, modifying, or replacing a utility pole (discretionary use) *(per pole)*		$ 1,000.00	2018
Special Improvement District				
341.	Application Fee *(Deposit against actual costs)*		$ 1,000.00	Unknown
Surcharges for Additional Area Permits				
342.	Application Fee		As set by City Council	2015
PARKS & RECREATION FEES				
BUILDING RENTALS / RESERVATIONS				
Andy Ballard Arena Reservations *(Res 16-04)*				
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***				
343.	Daily Rental - City Resident or Business *(Cleaning Deposit Required)*	15-1-040	$ 300.00	Unknown
344.	Daily Rental - Non-Resident or Business *(Cleaning Deposit Required)*	15-1-040	$ 400.00	Unknown
345.	Arena Lighting per hour *(Additional fee)*	15-1-040	$ 20.00	Unknown
346.	Daily Kitchen Rental *(Additional fee) (Cleaning Deposit Required)*	15-1-040	$ 100.00	Unknown
347.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	15-1-040	$ 500.00	Unknown
Cancellation of Draper City Facility or Rental *(Res 06-68)*				
348.	Cancellation Fee	15-1-040	$ 10.00	Unknown

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Pavilion Rentals ***(1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)***				
	Resident or Draper City Business 1/2 Day Rental			2021
349.	Large Pavilion *(Draper Park North and Galena Park)*		$ 50.00	2021
350.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*		$ 40.00	2021
	Non-Resident or Non-Draper City Business 1/2 Day Rental			2021
351.	Large Pavilion *(Draper Park North and Galena Park)*		$ 80.00	2021
352.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*		$ 70.00	2021
353.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 50.00	2021
354.	Cancellation Fee		$ 10.00	2021
355.	If made 60 days prior to reservation		Full refund	2021
356.	If made 30 - 60 days prior to reservation		50% of fee	
357.	If made less than 45 days prior to reservation		No refund	2021
	(Deposit is always refunded for cancelled reservations)		$ 70.00	2021
Field Rentals ***(Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)***				
358.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 20.00	2021
359.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 25.00	2021
360.	Lighting at fields *(per hour)*		$ 25.00	2021
361.	Additional city staff field prep *(Initial field prep is included in base rental) (per field)*		$ 30.00	2021
	Security Deposit - Field Rental *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*			2021
362.	1 - 4 hours		$ -	2021
363.	> 4 hours		$ 400.00	2021
	City sponsored programs & events in co-operation with Draper Parks and Recreation			
	Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate			
364.	Cancellation Fee		$ 10.00	2021
365.	If made 45 days prior to reservation		Full refund	2021
366.	If made less than 45 days prior to reservation		No refund	2021
	(Deposit is always refunded for cancelled reservations)		$ 70.00	2021

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Recreation User Fees and Admissions ***(Res 14-08)***				
Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.				
367.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*		$ 20.00	2021
368.	If cancellation is made while program registration is still open		$ 10.00	2021
369.	If cancellation is made after registration closing but prior to starting		50% of fee	2021
370.	If cancellation is made after program starts		No refund	2021
	Recreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situation.			
Historic Park - Rental ***(Res. 02-30) (Res. 12-12)***				
371.	Per Event		$ 250.00	
372.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 100.00	
373.	Cancellation Fee		$ 10.00	2025
374.	If made 45 days prior to reservation		Full refund	2025
375.	If made less than 45 days prior to reservation		50% of fee	2025
	(Deposit is always refunded for cancelled reservations)			
Trail Use Fees for Special Events ***(Outside Agencies) (Res. 12-12)***				
376.	Trail Event use fee *(per event)*		$ 200.00	
377.	Trail Event use security deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 200.00	
378.	Participant Fee - Corner Canyon and primitive trails *(to be collected after event based on total # of participants)*			
379.	Bike events *(per participant)*		$ 5.00	
380.	Running events *(per participant)*		$ 3.00	
381.	Equestrian events *(per participant)*		$ 5.00	
Amphitheater Fees ***(Res. 12-12) (Res. 12-36) (Res 18-30)***				
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***				
	Amphitheater Rentals NOT charging admission. *Rentals are for a total of 4 hours each.*			
	Tier #1 *(under 200 users, front of stage and seating area only)*			
382.	Resident or Draper City Business		$ 250.00	2018
383.	Non-Resident or Non-Draper City Business		$ 350.00	2018
	Tier #2 >201 users			
384.	Resident or Draper City Business		$ 700.00	2018
385.	Non-Resident or Non-Draper City Business		$ 850.00	2018
386.	Security Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*		$ 500.00	2018

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Amphitheater Fees				*(Continued)*
	Amphitheater Rentals Charging Admission			
387.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)		$ 1,500.00	2018
388.	Amphitheater Technical coordinator – 6 hr. minimum		$ 120.00	2018
389.	Amphitheater Technical coordinator per additional hour		$ 35.00	2025
390.	Cleaning Fee		$ 100.00	2018
391.	Security Deposit		$ 400.00	2025
392.	Per ticket fee (paid to the City for each actual ticket sold by renter)		$ 1.00	2018
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:			
393.	$ 0.00 - $10.00		$ 2.00	2018
394.	$ 10.01 - $25.00		$ 3.00	2018
395.	$ 25.01 - $40.00		$ 4.00	2018
396.	Over $40.00		$ 5.00	2018
	(To be paid to the City based on actual tickets sold by outside cosponsoring agency)			
	Optional rental items during private rental (Res 18-30)			
397.	Lights cues/light show by staff		$ 40.00	2018
398.	House video projector and screen		$ 50.00	2018
399.	Piano		$ 50.00	2018
400.	Piano tuning prior to rental		$ 150.00	2018
Day Barn Rental Fees *(Res. 12-12) (Res. 13-32) (Res 14-08)*				
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***				
Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66" circular tables, (96) chairs and (2) 8-ft banquet tables.				
401.	Rental rate per each block for Resident/Draper Business on weekdays		$ 225.00	2018
402.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays		$ 300.00	2018
403.	Rental rate for each weekend day ^for Resident/Draper Business		$ 500.00	2018
404.	Rental rate for each weekend day ^for Non-Resident or Business		~~$ 600.00~~ $ 650.00	2018
405.	Security/Cleaning Deposit per rental (refundable)		$ 200.00	2025
	Cancellation Fees:			
406.	Processing Fee		$ 10.00	2018
407.	If made 60 calendar days prior to reservation		Full refund	2018
408.	If made 30 – 59 calendar days prior to reservation		50% of fee	2018
409.	If made <30 calendar days prior to reservation		No refund	2018
410.	(Deposit is always refunded for canceled reservations)			

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
River Bottoms Disc Golf Course Rental Fee				
411.	Full Course Rental		$ 200.00	2025
Other Fees				
412.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)		$ 50.00	2018
413.	Late Notification		$ 175.00	2018
414.	Large Scale Special Event Fee (Over 500 participants and spectators)		$ 250.00	2018
	City Support Services Fee			
415.	Parks Technician (per hour with two hour minimum)		$ 100.00	2025
416.	Parks Manager (per hour with two hour minimum)		$ 150.00	2025
417.	Brookside Trailhead Reservation		$ 100.00	2018
418.	Draper Cycle Park Lot Reservation		$ 50.00	2018
419.	Memorial Bench (Includes cost of bench, engraved plaque and installation)		$ 2,300.00	2018
	*** For All Day Use - Double the Listed Cost ***			
PLANNING DEPARTMENT FEES				
Advertising				
420.	Postponed Action of a Public Hearing *(Res 05-51)*		Actual Cost	Unknown
421.	Land Use Application - Postage *(Res 06-15)*		Actual Cost	Unknown
422.	Land Use Application - Envelopes *(Res 06-15)*		Actual Cost	Unknown
423.	Land Use Application - Signage *(Res 06-15)*		Actual Cost	Unknown
Appeals and Variance Hearing Officer *(Res 08-36) (Res 14-57)(Res 21-11)*				
424.	Variance, special exception, appeal of administrative decision		$ 500.00	2021
425.	Routine and Uncontested Matters Fee		$ 50.00	2021
426.	Administrative Interpretation Fee		$ 50.00	2021
427.	Nonconforming Use Expansion Fee		$ 200.00	2021
428.	Zoning Verification Letter Fee		$ 50.00	2021
Conditional Use Permits *(Res 01-28) (Res 07-25)*				
429.	Home occupation conditional use (Res 01-05)		$ 60.00	
430.	All other		$ 500.00	Unknown
431.	Appeal of Planning Commission Action		$ 200.00	Unknown
General Plan Amendments *(Res 01-05) (Res 21-11)*				
432.	Text or Map Amendment		$ 2,000.00	2021
433.	Master Area Plan or Master Area Plan Major Amendment		$ 2,000.00	2021
434.	Master Area Plan Minor Amendment		$ 200.00	2021

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Planning Fee Retention ***(Res 19-66)***				
	Planning Commission items			
435.	If item is withdrawn prior to completion of a third review Planning Commission meeting		80%	2019
436.	If item is withdrawn prior to completion of a second review Distribution of Agenda		50%	2019
437.	If item is withdrawn prior to completion of a first review within 10 days of application		10%	2019
438.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official		100%	2019
Signs				
439.	Permanent Signs *(Res 01-05)*		$100.00 plus $2.50 per sq. ft. over 32 sq. ft.	Unknown
	Temporary Signs			
440.	Less than 29 days		$ 25.00	Unknown
441.	More than 29 days, e.g., development signs		$100.00 plus $2.50 per sq. ft. over 32 sq. ft.	Unknown
442.	Grand Opening or Going out of Business *(Res 01-05) (per business)*		$ 30.00	Unknown
443.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.			Unknown
444.	Signage Text Change (Res 18-70)		$ 25.00	Unknown
Site Plan Review				
	Commercial or Multi-Family Residential *(Res 01-05)*			
445.	0 - 5 acres		$ 2,000.00	Unknown
446.	5.1 - 10 acres		$ 4,000.00	Unknown
447.	> 10 acres		$6,000.00 plus $200.00 per acre	Unknown
	Building Site Review *(Res 01-05)*			Unknown
448.	Single, Multi-Family, Residential and Commercial *(per site)*		$ 100.00	Unknown
449.	Site Plan (Minor) Amendment *(Res 01-28)*		10% of normal fee	Unknown
450.	Appeal of Planning Commission action		$ 200.00	Unknown
451.	Secondary Driveway Permits *(Res 12-36)*		$ 100.00	Unknown
452.	Permitted Use Review Fee *(Res 15-11)*		$ 50.00	2015

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Subdivisions ***(Res 01-05) (Res 01-28) (21-18) (R-21-25)***				
	Subdivision larger than five lots			
	Preliminary Plat Review			
453.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
454.	1 - 50 units or lots *(per unit or lot)*		$ 50.00	2021
455.	Greater than 50 units or lots *(per unit or lot)*		$ 20.00	2021
	Preliminary Plat Review - *Located in the Hillside Overlay District*			
456.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
457.	1 - 50 units or lots *(per unit or lot)*		$ 100.00	2021
458.	Greater than 50 units or lots *(per unit or lot)*		$ 400.00	2021
	Final Plat Review *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*			
459.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
460.	1 - 50 units or lots *(per unit or lot)*		$ 100.00	2021
461.	Greater than 50 units or lots *(per unit or lot)*		$ 40.00	2021
	Final Plat Review - *Located in the Hillside Overlay District* *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*			
462.	Base Fee (up to two reviews) PLUS:		$ 2,000.00	2021
463.	1 - 50 units or lots *(per unit or lot)*		$ 200.00	2021
464.	Greater than 50 units or lots *(per unit or lot)*		$ 80.00	2021
	Minor Subdivision - Less than five lots			
465.	Preliminary and Final Plat Review *(per unit or lot)*		$ 400.00	2021
466.	Each Review after Second Review *(per unit or lot)*		$ 3.00	2021
	Subdivision Plat Amendment			
467.	Plat Amendment		$ 2,000.00	2021
468.	Lot Line Adjustment Plat Amendment		$ 500.00	2021
469.	Joining Parcel or Parcel Boundary Adjustment		$ 200.00	2021
Temporary Use Permit ***(Res 03-22)***				
470.	Temporary User Permit Fee *(waived for City sponsored functions (Res 15-11))*		$ 50.00	2015
Zone Change Application				
471.	Zoning Code Text Amendment *(Res 01-05)*		$ 2,000.00	2018
	Zoning Map Amendment *(Res 01-05)*			
472.	1st acre or less		$ 2,000.00	2018
473.	each additional acre		$ 25.00	2018
474.	Development Agreement *(Res 14-57)*		$ 500.00	2018

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	POLICE DEPARTMENT FEES			
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) ***(Ord 344) (Ord 850) (Res 10-47) (Res 16-04) (Res 18-30)***				
475.	Business *(The fourth false alarm and each subsequent false alarm)*	7-12-060	$ 110.00	Unknown
476.	Residential *(The fourth false alarm and each subsequent false alarm)*	7-12-060	$ 110.00	Unknown
477.	Late Fees	7-12-060	18% of balance due, plus collection and attorney fees	Unknown
Police Department ***(Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)***				
478.	Case Reports *(each)*		$ 10.00	2021
479.	Fingerprint *(per each card)*		$ 10.00	2021
480.	Clearance Letters *(each)*		$ 10.00	2021
481.	Photographs *(per each Digital)*		$ 15.00	2021
482.	Police Body Camera Footage			
	Up to 30 minutes of redaction time		$ 25.00	2025
	Over 30 minutes of redaction time *(per hour, billed in full hours)*		$ 50.00	2025
483.	Sex Offender Registry *(annually)*		$ 25.00	2021
484.	Police Officer Outside Employment Services *(per officer / per hour)*		$ 89.00	2025
	PUBLIC WORKS / ENGINEERING FEES			
Engineering Fees				
485.	Land Disturbance Permit *(Res 01-05)*		$ 50.00	2020
486.	PUE Encroachment License & Permit Fee *(Res. 15-11)*		$ 50.00	2015
487.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engineer			
	The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.			
Public Improvement Inspections ***(Res 14-08)***				
	Public Improvement Inspections			
	If the centerline of the fronting roadway is 400 feet or greater, then:			
488.	Inspection fee for full width street *(per linear ft.)*		$ 6.00	2014
489.	Inspection fee for fronting road *(per linear ft.)*		$ 4.00	2014
490.	If the centerline of the fronting street is 400 feet or greater, then:		$ 25.00	2014
491.	Inspection Fee *(Lump Sum)* - **PLUS:**		$ 400.00	2014
492.	Storm Drain (0' to 100')		$ 200.00	2014
493.	Each additional 100' increment or part thereof		$ 100.00	2014
494.	Land Drain (0' to 100')		$ 200.00	2014
495.	Each additional 100' increment or part thereof		$ 100.00	2014
496.	Detention Basin		$ 150.00	2014
497.	Culinary Water System (0' - 100')		$ 200.00	2014
498.	Each additional 100' increment or part thereof		$ 100.00	2014
499.	Engineering Inspector Off-Hour Rate *(Res 02-30) (per hour)*		$ 82.00	2014

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Street Light Activation Fee ***(Res 06-68) (Res 08-39)***				
500.	Fee for each street light activation as part of development activity		$ 150.00	Unknown
Street Vacation (Right-of-Way) Requests ***(paid prior to City Council / Planning Commission / Department action (Res 07-58)***				
501.	Public Improvement Inspections			
Water System Hookup Fees ***(Res 18-70)***				
	Hookup Fees			
502.	3/4 inch connection		$ 440.00	2018
503.	1 inch connection		$ 475.00	2018
504.	1 1/2 inch connection		$ 665.00	2018
505.	2 inch connection		$ 810.00	2018
	Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees			
506.	Temporary Water Meter Bypass Devices – AKA Jumpers		$ 120.00	2018
SOLID WASTE AND RECYCLING ***(Res 09-41)***				
Garbage and Recycling Collection Fee				
	Basic Service:			
507.	96-gallon garbage container and 96-gallon recycling container *(per month)*		$ 15.00	2009
	Additional containers			
508.	96-gallon garbage container *(per month)*		$ 10.00	2009
509.	96-gallon recycling container (*per month*)		$ 2.50	2009
510.	300-gallon garbage container *(per month)*		$ 30.00	2009
511.	Glass Recycling Set up Fee *(Res 19-66)*		$ 25.00	2009
512.	Glass recycling container *(Res 19-66) (per month)*		$ 8.00	2009
	Dumpster Rental Fee *(Res 13-05)*			
513.	Dumpster Rental Fee (20 yd)		$ 120.00	2009
514.	Dumpster Rental Fee (30 yd)		$ 150.00	2009
515.	Can recovery fee		$ 20.00	2009
516.	Interest charged on unpaid balances over 30 days (per month)		Greater of $2.00 per month or 1.5% of past due	2009
STORM WATER UTILITY FEE ***(Res 05-44) (Res 13-12) (Res 21-18)***				
Storm Water Utility Fee				
	Residential or Commercial *(per ERU Per month)*			
517.	Interest charged on unpaid balances over 30 days (per month)		Greater of $2.00 per month or 8.0% on unpaid balance or 1.5% of past due	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
	WATER RATES *(Ordinance 1657)*			
Residential Water Rates				
518.	Base Water Rate		~~$ 27.34~~ $ 31.44	2025
	Zone 1 *(Rate based on water consumption)*			
519.	1 - 5,000 gallons		~~$ 2.06~~ $ 2.24	2025
520.	5,001 - 20,000 gallons		~~$ 3.59~~ $ 3.90	2025
521.	20,001 - 50,000 gallons		~~$ 3.86~~ $ 4.19	2025
522.	50,001 - 100,000 gallons		~~$ 4.11~~ $ 4.46	2025
523.	Over 100,000 gallons		~~$ 4.40~~ $ 4.77	2025
	Zone 2 *(Rate based on water consumption)*			
524.	1 - 5,000 gallons		~~$ 2.28~~ $ 2.47	2025
525.	5,001 - 20,000 gallons		~~$ 3.84~~ $ 4.17	2025
526.	20,001 - 50,000 gallons		~~$ 4.12~~ $ 4.47	2025
527.	50,001 - 100,000 gallons		~~$ 4.38~~ $ 4.75	2025
528.	Over 100,000 gallons		~~$ 4.67~~ $ 5.07	2025
	Zone 3 *(Rate based on water consumption)*			
529.	1 - 5,000 gallons		~~$ 3.61~~ $ 3.92	2025
530.	5,001 - 20,000 gallons		~~$ 5.22~~ $ 5.66	2025
531.	20,001 - 50,000 gallons		~~$ 5.51~~ $ 5.98	2025
532.	50,001 - 100,000 gallons		~~$ 5.78~~ $ 6.27	2025
533.	Over 100,000 gallons		~~$ 6.08~~ $ 6.71	2025
	*** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 ***			
Commercial Water Rates				
534.	Base Water Rate		~~$ 27.34~~ $ 31.44	2025
	Zone 1 *(Rate based on water consumption)*			
535.	1 - 50,000 gallons		~~$ 2.60~~ $ 2.82	2025
536.	50,001 - 250,000 gallons		~~$ 2.66~~ $ 2.89	2025
537.	Over 250,000 gallons		~~$ 2.72~~ $ 2.95	2025
	Zone 2 *(Rate based on water consumption)*			
538.	1 - 50,000 gallons		~~$ 2.83~~ $ 3.07	2025
539.	50,001 - 250,000 gallons		~~$ 2.89~~ $ 3.14	2025
540.	Over 250,000 gallons		~~$ 2.96~~ $ 3.21	2025
	Zone 3 *(Rate based on water consumption)*			
541.	1 - 50,000 gallons		~~$ 4.18~~ $ 4.54	2025
542.	50,001 - 250,000 gallons		~~$ 4.27~~ $ 4.63	2025
543.	Over 250,000 gallons		~~$ 4.37~~ $ 4.74	2025
	*** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 ***			

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 25-29)

ITEM	DESCRIPTION	REFERENCE	FEE	LAST CHANGE
Administrative Rates				
544.	Delinquent Administrative Fee		$ 50.00	
	Water Service Deposits			
545.	Residential Property Owner		None	
546.	Residential Lessor *(refundable when account closed and paid in full)*		$ 50.00	
547.	Commercial *(refundable if account remains current for one year)*		$ 60.00	
548.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:		$ 3,000.00	
549.	Daily Rate, PLUS		$ 10.00	
550.	Per 1,000 gallons Zone 1 *(minimum charge is $50.00)*		$ 2.60	
551.	Per 1,000 gallons Zone 2 *(minimum charge is $50.00)*		$ 2.83	
552.	Per 1,000 gallons Zone 3 *(minimum charge is $50.00)*		$ 4.18	

MEMO

To: City Council
From: Mike Barker, City Manager
Date: 2025-06-17
Re: Approval of Resolution #25-30

Comments:

This agreement permits the construction of a private road across Metro Water's easement to access the proposed Alpine Hollow development.

ATTACHMENTS:

Resolution 25-30 Metro Water and Ridges at Alpine.pdf
ATTACHMENTS:

Cooperation Agreement for Non-district Use of District Lands and Interest in Lands.pdf

RESOLUTION NO. 25-30

A RESOLUTION OF THE DRAPER CITY COUNCIL APPROVING A COOPERATION AGREEMENT WITH METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY ("DISTRICT) AND THE RIDGES AT ALPINE, LLC ("RIDGES AT ALPINE") FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTEREST IN LANDS

WHEREAS, District is a political subdivision of the State of Utah responsible for transporting and treating public water, and as such District is engaged in protecting the SLA, SLA Corridor, District improvements and operations, and District water;

WHEREAS, District owns and operates the Salt Lake Aqueduct ("SLA") Corridor and certain improvements located within or on the SLA Corridor;

WHEREAS, Ridges at Alpine intends to construct, or cause to be constructed, a private road known as Alpine Hollow Way, which will exclusively serve the Alpine Hollow Subdivision. The road, including associated grading, utilities, sidewalk, curb, gutter, and related amenities, will cross a portion of the SLA Corridor;

WHEREAS, Ridges at Alpine has requested permission for the non-exclusive road use of that portion of the SLA Corridor;

WHEREAS, this Agreement grants a non-exclusive right to the City and Ridges at Alpine for only those uses of the SLA Corridor described in the Agreement, including construction and use of a road and installation of utilities; and

WHEREAS, the City Council finds it to be in the best interest of the City and its residents to approve the Agreement.

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

Section 1. Approval of the Agreement. The Agreement between Draper City, Metropolitan Water District of Salt Lake and Sandy and The Ridges at Alpine, LLC attached hereto as Exhibit A is hereby approved by the Council, and the Mayor is hereby authorized to execute the same on behalf of Draper City.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF JUNE, 2025.

…

ATTEST: DRAPER CITY

_____ _____

Laura Smedley, City Recorder Mayor Troy K. Walker

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Johnson	_____	_____
Councilmember T. Lowrey	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

EXHIBIT A
(Agreement)

When Recorded Return to:
Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093-2139

Application No.: S-24-1506
Version: 02-11-2025

PARCEL NO.: 11:017:0114

COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTEREST IN LANDS

(SLA)

THIS COOPERATION AGREEMENT ("Agreement") is entered into effective this _____ day of _____, 2025, between Metropolitan Water District of Salt Lake & Sandy ("District") and Draper City ("City") and The Ridges at Alpine, LLC ("Ridges at Alpine"). City and Ridges at Alpine (together, "Applicant") shall be jointly and severally liable under this Agreement.

AGREEMENT PURPOSES

District owns and operates the Salt Lake Aqueduct ("SLA") Corridor and certain improvements located within or on the SLA Corridor. (As used in this Agreement "improvements" is intended to include all manner of works, equipment, facilities and infrastructure.) District is a political subdivision of the State of Utah responsible for transporting and treating public water, and as such District is engaged in protecting the SLA, SLA Corridor, District improvements and operations, and District water.

Ridges at Alpine intends to construct, or cause to be constructed, a private road known as Alpine Hollow Way, which will exclusively serve the Alpine Hollow Subdivision. The road, including associated grading, utilities, sidewalk, curb, gutter, and related amenities, will cross a portion of the SLA Corridor.

Ridges at Alpine has requested permission for the non-exclusive road use as described below of that portion of the SLA Corridor also described below. District is willing to permit the described use of the described portion of the SLA Corridor, without representation or warranty whatsoever. Without intending to limit the scope of the immediately preceding disclaimer of **all** warranties, District specifically disclaims any representation or warranty of title, and any representation or warranty regarding the condition or fitness of the SLA Corridor for the intended use by Applicant.

This Agreement grants a non-exclusive right to Applicant for only those uses of the SLA Corridor described herein. This Agreement is intended to document the fact that the described use of the described portion of the SLA Corridor is acceptable to District and consistent with District

policies. Applicable District policies are available to Applicant for review. Applicant is solely responsible to obtain and maintain all other required agreements, permits, licenses, etc., including any necessary planning or zoning approvals. District has not agreed to provide any assistance to Applicant in understanding or meeting these other requirements.

AGREEMENT TERMS AND CONDITIONS

The parties agree as follows:

I. APPLICANT'S USE OF SLA CORRIDOR.

Notwithstanding anything written in this Agreement, no permission is intended to be given to: 1) adversely impact in any respect District improvements; or 2) introduce any substance into District improvements or water; or 3) adversely impact in any respect District's operations.

(A) Description of Applicant's Use of SLA Corridor:

Alpine Hollow Way:

City received an application for the 50-lot Alpine Hollow Subdivision from Ridges of Alpine. The development will be solely accessed along a private road known as Alpine Hollow Way, which is designed to cross the SLA Corridor. Due to the unique circumstances of the SLA and SLA Corridor in this location, and the City's direct involvement in the development of the road and associated improvements and willingness to assume responsibility for maintenance of the road and associated improvements within the SLA Corridor, the District is permitting the following uses under the conditions of this Agreement.

Ridges at Alpine may construct, or cause to be constructed, a 56-foot-wide road across the SLA Corridor. The road includes asphalt, curb, and sidewalk. Grading will be required approximately 45 feet north and 10 feet south of the road to meet existing topography and to manage stormwater runoff. The road will be constructed in strict compliance with this Agreement and Exhibit A, attached.

The road will be a private road owned by the homeowner's association formed for the Alpine Hollow Subdivision ("the HOA"). Notwithstanding the HOA's ownership of the road, after completion of the road, City shall be responsible for the reasonable maintenance of the road.

District reserves the right to temporarily disrupt access to the road in the event it determines to excavate the SLA Corridor to access the SLA or install other facilities within the SLA Corridor. City is responsible for securing an alternative access to the Alpine Hollow Subdivision during such periods of temporary disruption.

The SLA Corridor shall be depicted on the final subdivision plat(s) for all phases of the Alpine Hollow Subdivision in a form reasonably approved in advance in writing by the District in advance of recording, with the depiction referencing the recording information for this Agreement. A reference to the recording information for this Agreement shall also be included in the

declaration of covenants, conditions, and restrictions (or similar) recorded for all phases of the Alpine Hollow Subdivision, and any amendment thereto.

Buried Utilities Within Alpine Hollow Way:

City may install, or cause to be installed, City-owned buried utilities within the road so long as any such utility is parallel to the road. No appurtenances related to buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. City shall provide final as-built drawings of any City-owned buried utilities upon completion of the installation. The District reserves the right to require the City to relocate (vertically or horizontally) City-owned buried utilities at the City's expense in the event the District determines to excavate SLA Corridor to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

The parties anticipate third-party buried utilities may also be installed within the road. Applicant shall ensure that such third-party utilities comply with the requirements of this Agreement. No appurtenances related to third-party buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. Applicant shall notify the District in writing prior to the installation of third-party utilities within the SLA Corridor and provide a copy of the design drawings with sufficient time for review by District prior to installation. The District reserves the right to require third parties to modify design of such utilities to be in compliance with District and other generally accepted requirements. Applicant shall provide final as-built drawings of any third-party utilities upon completion of the installation. The District reserves the right to require any third-party utilities to be relocated (vertically or horizontally) at the City's expense in the event the District determines to excavate the road to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

Notice to Third Parties:

Applicant shall notify all third parties performing construction within the road (including utilities) of this Agreement, and cause said third party to meet the requirements contained herein.

(B) Term:

Perpetual. District has the right to modify risk and insurance requirements consistent with its then-usual practice for other agreements regarding use of the SLA Corridor every twenty-five years.

(C) Location by Stationing:

Approximate SLA Station 1243+00

(D) Legal Description of SLA Corridor Lands City Will Be Using:

Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being

South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 81°51'54" East 64.01 feet to the easterly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence South 30°30'00" East 124.45 feet along said easterly boundary line; thence South 73°20'40" West 51.50 feet to the westerly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence North 30°30'00" West 152.09 feet along said westerly boundary line to the point of beginning.

Contains 6,913 Square Feet or 0.159 Acres

(E) Legal Description of Property Benefited by this Agreement to Which the Rights and Responsibilities Shall Run:

Not applicable.

(F) Plans, Drawings, Maps, Plats, etc. Attached and Incorporated Into This Agreement:

Exhibit A: Alpine Hollow Way Road Dedication Plat
Exhibit B: Salt Lake Aqueduct Plan and Profile, Sheet PP-7

II. GRANT OF RIGHT OF ACCESS.

Applicant hereby grants District access along the length of Alpine Hollow Way for pedestrian and vehicular access to the SLA Corridor.

III. REIMBURSEMENT OF COSTS.

In the event that Applicant is required to reimburse District for costs pursuant to this agreement, City shall reimburse District for all costs reasonably incurred by District within thirty (30) days of mailing of an itemized invoice from District for such costs.

IV. WORK.

(A) Applicant warrants and agrees that no earthwork, construction work or other work performed by or for Applicant on the SLA Corridor or close enough to the SLA Corridor to present risk to District improvements or operations will take place except as expressly described in plans and specifications approved in writing by District. Any modifications to such plans and specifications must be approved in writing by District.

(B) Applicant warrants that all earthwork, construction work and other work will:

(i) strictly comply with plans and specifications approved in writing by District;

(ii) meet or exceed all applicable codes, ordinances, other legal requirements, and all applicable generally recognized written trade and industry standards and recommendations;

(iii) be performed by skilled, experienced, competent and properly licensed contractors and workers;

(iv) be conducted in a timely, careful, safe, workmanlike and professional manner;

(v) be conducted so as not to damage District improvements;

(vi) be consistent with *District Standard Specifications*, as they may from time to time change. *District Standard Specifications* are available to City for review, and are incorporated herein by reference.

(C) District shall have the right, but no obligation, to inspect the progress of the work or to inspect materials at all times. District may also reasonably require inspection or testing by others of any work or materials. District shall have the right to stop work and require correction of any work, or replacement of any materials, which in its reasonable judgment does not comply with any term or condition of this Agreement. If, after notice from District which is reasonable under the circumstances, City fails to remove or correct unacceptable work or materials, correction or removal of unacceptable work or materials may be accomplished by District, or its contractor, and City shall reimburse District as described in Article III. District shall have no obligation whatsoever to review or supervise the method or manner in which the work is accomplished. District shall have no obligation whatsoever for the safety of workers or others on or adjacent to the job site. No approval, observation, inspection or review undertaken by District is intended to be for the benefit of City, its contractors, suppliers, subcontractors, or their respective employees. Unless expressly stated in writing, any approval, observation, inspection or review by District shall not constitute an acceptance of work or materials that do not comply with the approved plans or specifications or this Agreement.

V. MAINTENANCE OF THE IMPROVEMENTS.

(A) All of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, shall be maintained in a condition which:

(i) is reasonably satisfactory to District;

(ii) does not interfere with the ability of District to use, operate, repair, reconstruct, maintain, improve or modify the SLA, SLA Corridor or any District improvements for District's purposes, as those purposes may from time to time change;

(iii) is reasonably safe and attractive;

(iv) complies with all applicable codes, ordinances, other legal requirements, as well as generally recognized written trade and industry standards and recommendations; and

(v) complies with all applicable written policies of District, as those policies and specifications may change from time to time.

(B) District may from time to time and as is reasonable have any or all of the improvements which are on the SLA Corridor inspected by qualified professionals. City shall reimburse District as described in Article III above.

(C) If after notice from District that is reasonable under the circumstances, City fails to correct any unacceptable condition of any of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, correction may be accomplished by District, and City shall reimburse District as described in Article III above.

(D) Except in times of emergency, removal or correction work will be accomplished by District with an appropriately skilled and licensed contractor, and reasonable steps will be taken to minimize disruption of public service.

VI. COSTS ADVANCED.

(A) Ridges at Alpine agrees to pay the sum of $1,500.00 to District to cover some or all of the costs to District for its initial engineering and/or other costs incurred for the review of plans and specifications, preparation of documents, inspection of work and materials, and administration of this Agreement. Ridges at Alpine further agrees to pay the sum of $26,272.07 to District at the time of the signing of this Agreement for those uses described in I(A) of District lands.

(B) City agrees to reimburse District for any additional costs which District reasonably incurs as a result of the use of the SLA Corridor or enforcement of this Agreement.

VII. RIGHTS RESERVED.

(A) Any and all rights of Applicant under the terms of this Agreement shall be limited by, subject to, and subordinate to, any and all rights of District and District Trustees, employees, agents, and permittees to enjoy, manage, supervise, use, operate, occupy, enter, exit, inspect, repair, maintain, replace, improve or modify the SLA Corridor and any District improvements or operations. To the extent Applicant's use of the SLA Corridor increases the cost of District's exercise of its rights, City may be required to reimburse the District as described in Article III above.

(B) District will make reasonable efforts to provide reasonable advance notice to City of any work District reasonably recognizes as materially adverse to the authorized use of the SLA Corridor. District may implement electronic notice procedures. City shall be responsible for providing notice to the owners of lots within the Alpine Hollow Subdivision. Applicant accepts

all risks that any or all of the improvements installed on the SLA Corridor may be modified, destroyed or reconstructed at City's sole cost and expense to accommodate District's exercise of District rights to use the SLA Corridor.

(C) District reserves the right to issue additional licenses or permits for uses of the SLA Corridor. District will not provide a conflicting license without a finding that doing so is necessary for public purpose after reasonable efforts to notify the City. District will make reasonable efforts to provide advance notice that is reasonable under the circumstances to City of additional licenses that District reasonably recognizes may be temporarily or permanently disruptive to the authorized use of the SLA Corridor. District may implement electronic notice procedures.

(D) District and its officers, Trustees, employees and contractors shall have no liability for any damage to, or interference with the road, City-owned utilities, third-party utilities, or associated improvements as a result of the exercise by District of any of its rights.

(E) All reservations of rights by District under this Agreement are in addition to any and all other rights which District may have by operation of law or otherwise.

VIII. CONTRACTORS, INSURANCE, BONDS.

(A) Applicant shall be jointly and severally liable for any act, fault, error, omission or non-compliance with this Agreement by Applicant or any third-party utilities authorized by Applicant, including contractors, employees, or subcontractors of Applicant or third-party utilities authorized by Applicant.

(B) Applicant warrants that all persons or entities performing earthwork or construction work on the SLA Corridor on behalf of Applicant will provide insurance and bonds in strict compliance with Exhibit C attached hereto and incorporated herein.

(C) City, itself, shall maintain a broad form general liability policy of insurance in a form reasonably acceptable to the District in strict compliance with Exhibit C.

(D) If Applicant permits a third party utility, or similar public service provider, to install a buried utility within the road, Applicant may require evidence of self-insurance generally in line with Exhibit C, in lieu of insurance and bonds.

IX. DEFENSE, INDEMNITY.

Applicant shall defend, indemnify and hold District and its officers, trustees and employees harmless, including costs and attorneys' fees, from any claim, demand, action or cause of action: (i) alleging that District was at fault in allowing Applicant's use of the SLA Corridor; or (ii) alleging that District was at fault in failing to supervise, inspect, direct, instruct, warn or otherwise manage or control Applicant's use of the SLA Corridor, or (iii) alleging that District knew of, should have known of, or had constructive knowledge of a dangerous condition created by Applicant or any employee, agent or contractor of Applicant; or (iv) alleging District is vicariously liable for acts or omissions of Applicant or any employee, agent or contractor of Applicant (under

the Peculiar Risk Doctrine or otherwise), or (v) challenging in any manner Applicant's use of the SLA Corridor. This defense and indemnity obligation is not intended to hold District or its officers, trustees, or employees harmless from any claim that is not derivative of Applicant's use of the SLA Corridor. In no event shall any fault of Applicant or Applicant's employees or contractors be reapportioned to District, its officers, trustees or employees. Applicant shall indemnify and hold District and its officers, trustees and employees harmless from any such reapportionment of fault. The described duty to defend and indemnify is not intended to run to the benefit of any District liability insurer to the extent such insurer would be responsible for defense costs or indemnity beyond District's deductible or self-insured retention.

X. TERMINATION.

(A) District may, at its sole option, terminate this Agreement and Applicant's right to use the SLA Corridor for nonuse for a period of one (1) year.

(B) The following, as described in this Agreement, shall survive any termination of this Agreement:

(i) All of Applicant's obligations to reimburse any costs incurred by the District;

(ii) All of Applicant's obligations to remove Applicant's improvements and make restoration;

(iii) All of Applicant's obligations to defend and indemnify District and its officer, trustees and employees, as described in this Agreement; and

(iv) All provisions regarding remedies, and limitations of warranties or representations.

(C) Notwithstanding termination, Applicant's use of the SLA Corridor following termination shall not be considered adverse and shall not cause any adverse possessory right or prescriptive right of City to begin to accrue.

XI. REMOVAL OF FACILITIES.

District will reasonably determine what portion of the uses, if any, on the SLA Corridor will be removed upon termination of this Agreement and set a deadline and specifications for removal and restoration. Such removal and restoration will be at the sole expense of the City.

XII. REMEDIES.

(A) Applicant will first submit any claim or dispute to the authorized District representative. If the matter is not resolved satisfactorily, Applicant may submit the dispute or claim in concise written form with any supporting documentation to District's Board of Trustees, or committee assigned by the Board to hear the matter. If the matter is not resolved satisfactorily the dispute or claim will be submitted to non-binding mediation, with a qualified mediator selected

by the parties, with each party sharing the cost of that non-binding mediation. After and only if these processes are first followed and Applicant's dispute or claim remains unresolved, an action may be brought in the Third Judicial District Court of the State of Utah In and For Salt Lake County. Under no circumstances shall District or its officers, trustees or employees be liable for any consequential damages resulting from interruption of Applicant's use of the SLA Corridor.

(B) If improvements are to be removed from the SLA Corridor by Applicant and are not removed timely as described in this Agreement, or items are prohibited under the terms of this Agreement or District policies, District may, after giving City sixty (60) days written notice, remove and dispose of such items from the SLA Corridor, or hire a contractor to do the same, and send City an invoice for the reasonable out of pocket costs of such removal and disposal, to be paid as described in Article III of this Agreement.

(C) The Parties agree that the District would be irreparably harmed in the event any provision of this Agreement was not performed in accordance with the terms of the Agreement and District shall be entitled to an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions of this Agreement in addition to any other remedy to which they are entitled at law or in equity.

XIII. INTERPRETATION.

Because the SLA is critical public infrastructure, any ambiguity in this Agreement shall be interpreted in favor of District's full use and enjoyment of the SLA and SLA Corridor, with a minimum of delay, restriction or expense resulting from Applicant's use of the SLA Corridor. In the event of conflict between this Agreement and District written policies, as the same may change from time to time, such District policies shall control.

XIV. PRESUMPTION.

As against the Applicant, any calculation, determination or interpretation made by District in good faith with respect to this Agreement shall be *prima facia* correct, subject to rebuttal by a preponderance of the evidence.

XV. SUCCESSORS, ASSIGNS.

City's rights and obligation may not be assigned or transferred. Any attempt to assign shall be considered null and void.

Ridges at Alpine's rights and obligations shall be automatically assigned to the HOA upon the HOA's legal formation. In the event of dissolution of the HOA, the HOA's rights and obligations shall be automatically assigned to the owners of the lots of the Alpine Hollows Subdivision, with all such owners being jointly and severally liable. Ridges at Alpine's rights and obligations may not otherwise be assigned or transferred without the prior written consent of the District, which District is under no obligation to give. Any attempt to assign (other than to the HOA) shall be considered null and void.

XVI. AUTHORITY.

The person(s) signing on behalf of City represents and warrants that they have been duly authorized by formal action of the governing body of City to execute this Agreement on behalf of City. Certifications of the authority of persons signing on behalf of City are attached at Exhibit D.

The person(s) signing on behalf of Ridges at Alpine represents and warrants that they have been duly authorized to execute this agreement on behalf of Ridges at Alpine. Certifications of the authority of persons signing on behalf of Ridges at Alpine are attached at Exhibit E.

XVII. NO WARRANTY.

(A) District makes no warranty or representation, either express or implied, as to the extent or validity of any grant or license contained in this Agreement.

(B) District makes no warranty or representation as to the condition of the SLA Corridor or any District improvements, or the fitness or compatibility of any of the same for use as described above.

XVIII. COMPLIANCE WITH APPLICABLE LAWS.

(A) Applicant shall strictly comply with all applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws.

(B) Applicant shall strictly comply with all of District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, as those policies may change from time to time.

(C) If after reasonable notice from District, Applicant fails to bring Applicant's use of the SLA Corridor into compliance with this Agreement and any applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws, including, but not limited to, District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, District may, at its sole option, effect such compliance and City shall reimburse District as described in Article II above.

XIX. NOTICES.

Any notice required by this Agreement shall be deemed given when mailed or delivered to:

Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093
Phone: (801) 942-1391
Email: rightsofway@mwdsls.gov

Draper City
Attn: City Manager
1020 East Pioneer Road
Draper, Utah 84020
Phone: 801-576-6500
Email: mike.barker@draperutah.gov

The Ridges at Alpine, LLC
Attn: David Killpack, Manager
5151 South 900 East, Suite 250
Salt Lake City, Utah 84117
Phone: 801-718-3222
Email: Davidk@Triumphcmg.com

Each party may change the designation of the addressee or the address for that party to receive notice by sending written notice of the change. Applicant will be responsible to timely provide District with current contact information.

XX. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and supersedes any prior negotiations or discussion regarding Applicant's described use of the SLA Corridor, and cannot be altered except through a written instrument signed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

[signatures on next pages]

DISTRICT:

METROPOLITAN WATER DISTRICT
OF SALT LAKE & SANDY

Annalee Munsey, General Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of February, 2025, personally appeared before me Annalee Munsey, and having been first duly sworn by me acknowledged that she is the General Manager of the Metropolitan Water District of Salt Lake & Sandy, that she was duly authorized by the Board of Trustees of the Metropolitan Water District of Salt Lake & Sandy to execute the above Cooperation Agreement for and on behalf of the Metropolitan Water District of Salt Lake & Sandy, and that she executed the above Cooperation Agreement on behalf of the Metropolitan Water District of Salt Lake & Sandy.

BREANA JACKSON
Notary Public - State of Utah
Comm. No. 733679
My Commission Expires on
Oct 13, 2027

NOTARY PUBLIC

CITY:

Troy Walker, Mayor

Nicole Smedley, Recorder

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2025, personally appeared before me Troy Walker and Nicole Smedley and being first duly sworn, acknowledged that they are the Mayor and City Recorder, respectively, of Draper, Utah, and that they have been duly authorized through an affirmative vote of the City Council of Draper, Utah to execute the above Cooperation Agreement for and on behalf of Draper, Utah.

NOTARY PUBLIC

RIDGES AT ALPINE:

_____
David Killpack, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2025 personally appeared before me David Killpack, the Manager of The Ridges at Alpine, LLC and having been first duly sworn, acknowledges that they have been duly authorized to execute the foregoing Cooperation Agreement for and on behalf of The Ridges at Alpine, LLC.

_____
NOTARY PUBLIC

EXHIBIT A
Alpine Hollow Way Road Dedication Plat

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025

PRELIMINARY PLAT

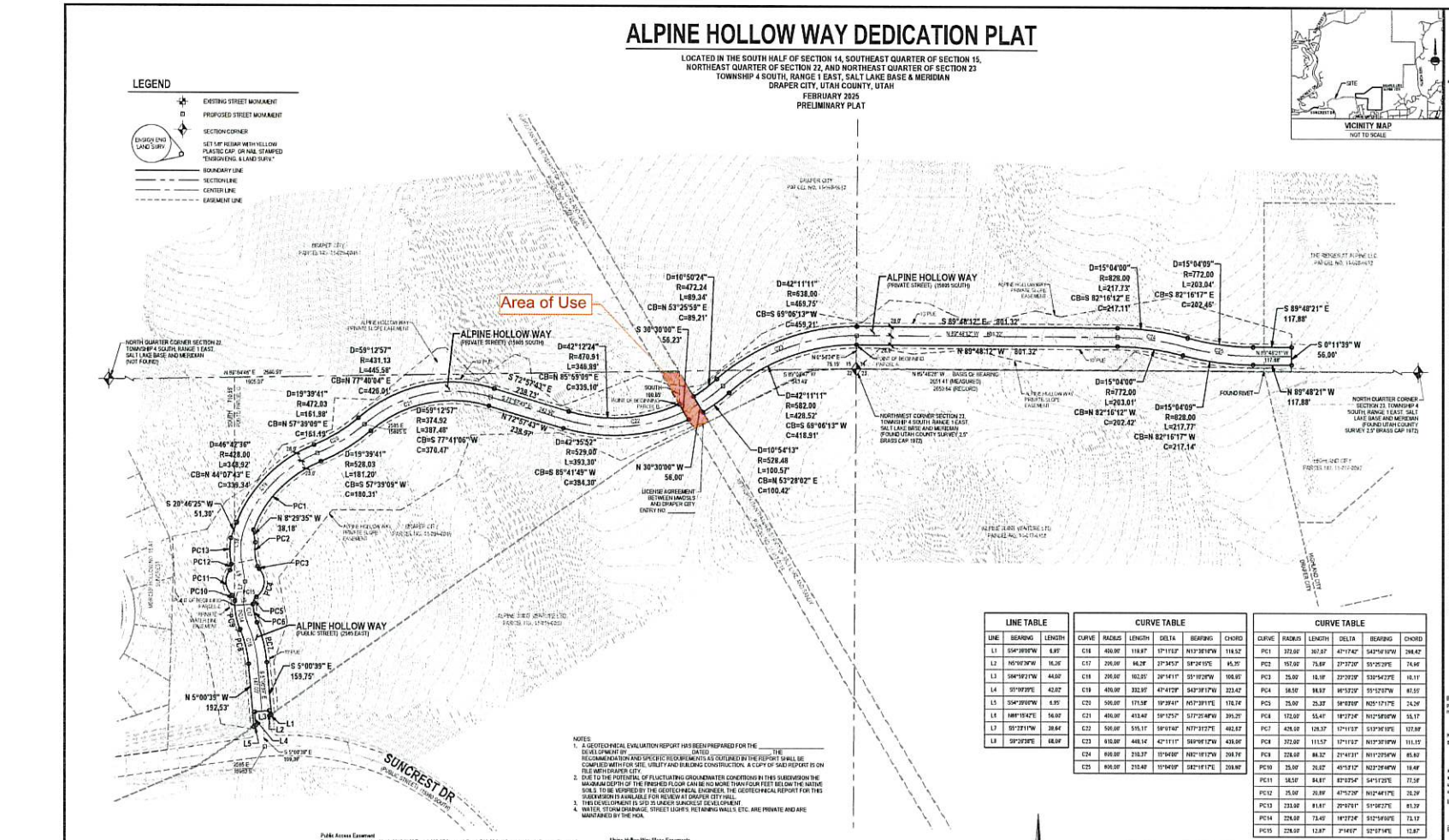

Area of Use
ALPINE HOLLOW WAY
(PRIVATE STREET) (1565 SOUTH)
ALPINE HOLLOW WAY
(PUBLIC STREET) (2345 EAST)
SUNCREST DR
(PUBLIC STREET) (1565 SOUTH)
NORTH QUARTER CORNER SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)
NORTH QUARTER CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND LEHI COUNTY SURVEY 2.5" BRASS CAP 1972)
NORTHWEST CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)
FOUND RIVET
N 89°48'21" W 117.88'
S 89°48'21" E 117.88'
S 0°11'39" W 56.00'
N 89°48'12" W 801.32'
S 89°48'12" E 801.32'
N 0°30'09" E 56.23'
S 0°30'09" W 56.00'
BASIS OF BEARING 2651.41 (MEASURED) 2650.64 (RECORD)
POINT OF BEGINNING PARCEL B
SOUTH 100.00'
LICENSE AGREEMENT BETWEEN HANCOCK / AND DRAPER CITY ENTRY NO
DRAPER CITY PARCEL NO. 15-040-0012
THE RIDGES AT ALPINE LLC PARCEL NO. 15-040-0012
ALPINE HOLLOW WAY PRIVATE SLOPE EASEMENT
ALPINE HOLLOW WAY PRIVATE SLOPE EASEMENT
ALPINE HOLLOW WAY PRIVATE SLOPE EASEMENT
ALPINE LAND VENTURE LTD PARCEL NO. 15-040-0007
HIGHLAND CITY PARCEL NO. 11-010-0092
MORGAN CITY PARCEL NO. 11-029-0001
ALPINE LOOP (PUBLIC STREET) (2345 EAST)
PC1
PC2
PC3
PC4
PC5
PC6
PC7
PC8
PC9
PC10
PC11
PC12
PC13
L1
L2
L3
L4
L5
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L38
L39
L40

EXHIBIT B
Salt Lake Aqueduct Plan and Profile, Sheet PP-7

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

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

BENCHMARK

NORTH QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

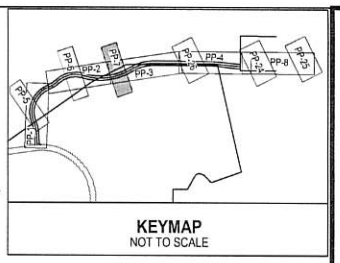
GENERAL NOTES

1. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

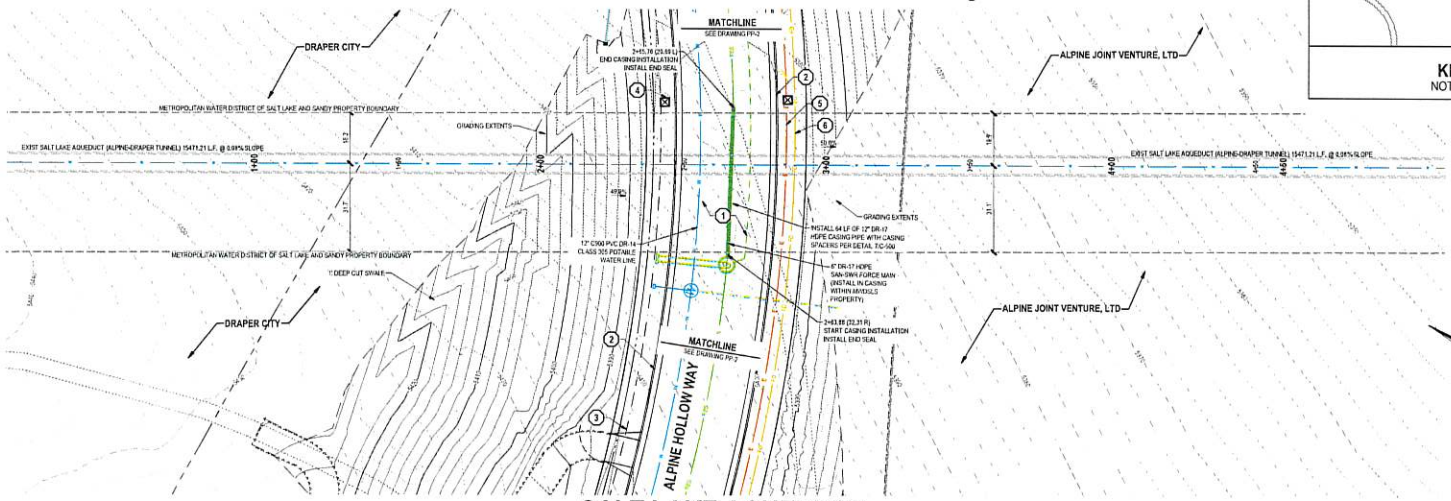
SCOPE OF WORK:

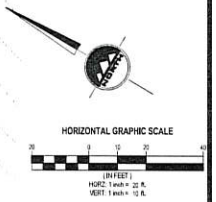
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT (3" ASPHALTIC CONCRETE OVER 10" UNTREATED BASE COURSE) PER GEOTECHNICAL REPORT.
2. 30" STANDARD CURB AND GUTTER PER DRAPER CITY STANDARD DETAIL ST-10 AND SPECIFICATIONS.
3. 6" THICK CONCRETE SIDEWALK PER DRAPER CITY STANDARD DETAIL ST-12 AND SPECIFICATIONS.
4. PROPOSED GAS LINE LOCATION, DESIGN TO BE PROVIDED BY OTHERS.
5. PROPOSED ELECTRICAL LINE LOCATION, DESIGN TO BE PROVIDED BY OTHERS.
6. PROPOSED FIBER OPTIC LINE, DESIGN TO BE PROVIDED BY OTHERS.

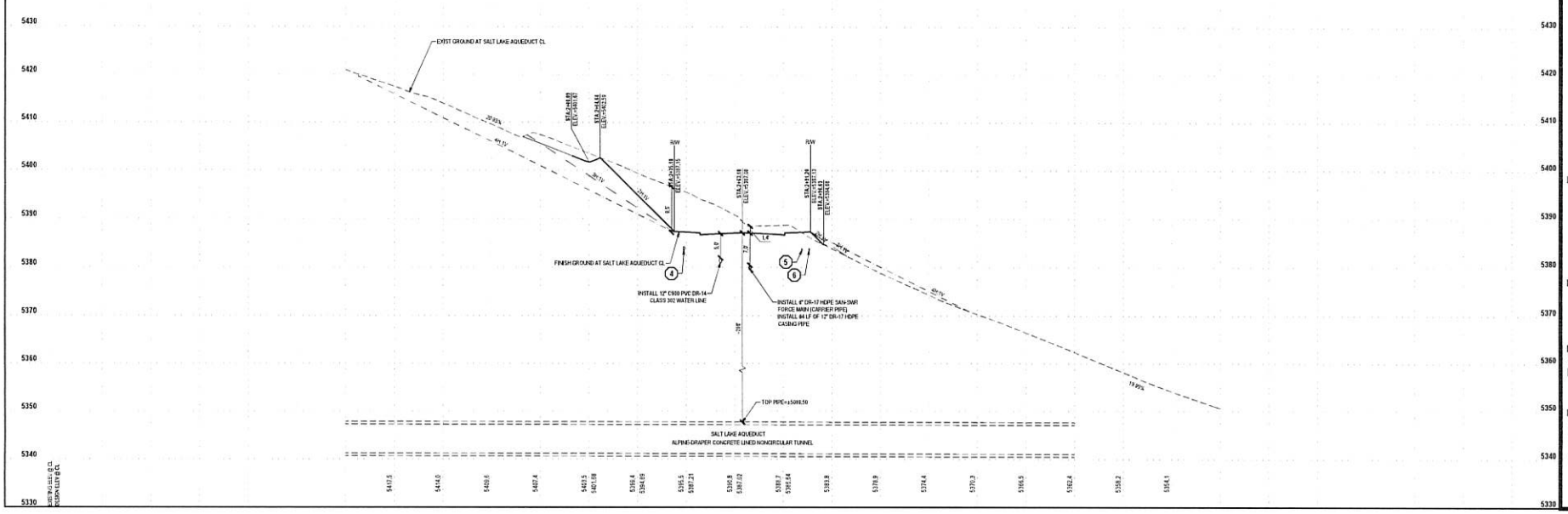


KEYMAP
NOT TO SCALE





SALT LAKE AQUEDUCT



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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

PREPARED FOR:
TRIUMPH DESIGN BUILD
8151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

SALT LAKE AQUEDUCT PLAN AND PROFILE

PROJECT NUMBER: BSAC
PROJECT DATE: 2/16/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

PP-7

EXHIBIT C

INSURANCE AND BOND REQUIREMENTS FOR PARTIES ENTERING INTO AGREEMENTS WITH METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY

Last Update: August 8, 2023

Applicant shall maintain, at no cost to the District, the following insurance, and provide evidence of compliance satisfactory to District.

A. MINIMUM LIMITS OF INSURANCE

Except as approved in writing by District in advance Applicant and all of Applicant's contractors and subcontractors shall maintain limits no less than:

1. **GENERAL LIABILITY (including claims arising from: premises-operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract.):**
   - i. Combined Single Limit (Bodily Injury and Property Damage):
     1. $2,000,000 Per Occurrence
   - ii. Personal Injury (including completed operations and products liability):
     1. $2,000,000 Each Occurrence
   - iii. General Aggregate:
     1. $3,000,000
   - iv. Products - Comp/OP Aggregate:
     1. $3,000,000
   - v. Limits to apply to this project individually.

2. **AUTOMOBILE LIABILITY**:
   - i. $2,000,000 Per Occurrence
   - ii. "Any Auto" coverage required.

3. **WORKERS' COMPENSATION and EMPLOYERS LIABILITY:**
   - i. Workers' compensation statutory limits.
   - ii. Employers Liability statutory limits.

4. **CONTRACTORS POLLUTION LIABILITY:**
   - i. $1,000,000 Per Claim
   - ii. $1,000,000 Aggregate
   - iii. Coverage applies to this project individually.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions (SIRs) must be declared to and approved by the District in writing. At the option of the District, either; the insurer may be required to reduce or eliminate such deductibles or SIRs as respects the District, its trustees, officers, and employees as additional insureds; or Applicant may be required to procure a bond or other instrument guaranteeing payment of losses and related

investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds.

The District does not ordinarily approve deductibles in an amount exceeding 2.5% of the required minimum limits described above or $50,000, whichever is less. The District does not ordinarily approve SIRs in an amount exceeding 1.0% of the required minimum limits described above or $20,000, whichever is less. With respect to any deductible or SIR, Applicant shall pay for costs related to losses, investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds that would otherwise be covered by an insurer under the coverages described in these insurance requirements if no deductible or SIR existed.

C. OTHER INSURANCE PROVISIONS

The General Liability, Automobile Liability, and Pollution Liability Coverages are to contain, or be endorsed to contain, the following provisions:

1. District, its trustees, officers, and employees are to be covered as additional insureds as respects: claims arising out of any activities conducted on District lands or interests in lands including products completed. The coverage shall contain no special limitations on the scope of protection afforded to District, its trustees, officers, and employees.

2. Additional insured coverage shall be on a primary basis for ongoing and completed work.

A waiver with respect to the District, its trustees, officers, and employees of Worker's Compensation subrogation shall be provided.

D. ACCEPTABILITY OF INSURERS

Insurance and bonds are to be placed with insurers admitted in the State of Utah with a Bests' rating of no less than A-, IX, and in the limits as listed in this document, unless approved in writing by the District.

E. VERIFICATION OF COVERAGE

Applicant and all of Applicant's contractors and all subcontractors of Applicant's contractors shall furnish District with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be provided on forms acceptable to the District before work commences. District reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time. Applicant shall provide an insurance certificate and an endorsement evidencing compliance with this provision at least annually. From time to time District may increase the requirement for a liability limit by providing reasonable written notice to Applicant of such a change.

F. APPLICANT STRICTLY LIABLE FOR COMPLIANCE OF CONTRACTORS

Applicant shall see that each of Applicant's contractors, subcontractors, and permittees complies with these insurance requirements, and Applicant shall be strictly liable for any failure of such contractors and subcontractors to meet these requirements.

G. PERFORMANCE AND PAYMENT BONDS

All persons and entities performing any work on District lands or District's interest in lands will provide performance and payment bonds for the full sum of their contracts, naming the District as co-obligee.

EXHIBIT D
CITY'S AUTHORITY RESOLUTION

EXHIBIT E
RIDGES AT ALPINE'S AUTHORITY RESOLUTION

MEMO

To: City Council
From: Mike Barker, City Manager
Date: 2025-06-17
Re: Approval of Resolution #25-31

Comments:

The is the 2nd addendum to the Cooperation Agreement with Metro Water to include certain existing City trails to its public, non-motorized trail system across portions of the SLA Corridor, including the Fango Trail, Two Hollows Trail, Mercer Hollow Trail, and Eagle Crest Trail.

ATTACHMENTS:

Resolution 25-31 Addendum No 2 To Metro Water Agreement.pdf
ATTACHMENTS:

Addendum No. 2 to Cooperation Agreement.pdf

RESOLUTION NO. 25-31

A RESOLUTION OF THE DRAPER CITY COUNCIL APPROVING ADDENDUM NO. 2 TO THE COOPERATION AGREEMENT WITH METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY ("DISTRICT)

WHEREAS, District is a political subdivision of the State of Utah responsible for transporting and treating public water, and as such District is engaged in protecting the SLA, SLA Corridor, District improvements and operations, and District water;

WHEREAS, District owns and operates the Salt Lake Aqueduct ("SLA") Corridor and certain improvements located within or on the SLA Corridor;

WHEREAS, City is currently using District's Aqueduct Corridor pursuant to a Cooperation Agreement ("Agreement") between District and City dated August 28, 2012 and recorded August 29, 2012 as Entry 11460100, Book 10050, Pages 5837 to 5867 in the records of the Salt Lake County Recorder, Application No. S-09-1078. The Agreement was amended by Addendum No. 1 to Cooperation Agreement dated March 6, 2019 and recorded March 14, 2019 as Entry 12949253, Book 10760, Pages 4294 to 4301 in the records of the Salt Lake County Recorder;

WHEREAS, City desires to include existing trails to its public, non-motorized trail system across portions of the SLA Corridor, including the Fango Trail, Two Hollows Trail, Mercer Hollow Trail, and Eagle Crest Trail; and

WHEREAS, the City Council finds it to be in the best interest of the City and its residents to approve the Addendum.

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

Section 1. Approval of the Agreement. Addendum No. 2 to the Agreement between Draper City and Metropolitan Water District of Salt Lake and Sandy attached hereto as Exhibit A is hereby approved by the Council, and the Mayor is hereby authorized to execute the same on behalf of Draper City.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF JUNE, 2025.

…

ATTEST: DRAPER CITY

_____ _____

Nicole Smedley, City Recorder Mayor Troy K. Walker

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Johnson	_____	_____
Councilmember T. Lowrey	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

EXHIBIT A
(Addendum)

When Recorded Return to:
Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093-2139

Application No.: S-09-1078.2
Version: 03-08-18

Utah County Parcel Nos.: 110170114, 110090046, 110090047, 110020152

ADDENDUM No. 2
TO COOPERATION AGREEMENT

This Addendum No. 2 to Cooperation Agreement is entered into effective this _____ day of _____, 2025, by the Metropolitan Water District of Salt Lake & Sandy ("District") and Draper City ("City").

ADDENDUM PURPOSES

District owns and operates the Salt Lake Aqueduct ("SLA") and SLA Corridor ("Aqueduct Corridor") and certain improvements located within or on the Aqueduct Corridor. District is a subdivision of the State of Utah responsible for transporting and treating public water, and as such District has regulatory authority to protect the Aqueduct, Aqueduct Corridor, District improvements and operations, and District water.

City is currently using District's Aqueduct Corridor pursuant to a Cooperation Agreement ("Agreement") between District and City dated August 28, 2012 and recorded August 29, 2012 as Entry 11460100, Book 10050, Pages 5837 to 5867 in the records of the Salt Lake County Recorder, Application No. S-09-1078. The Agreement was amended by Addendum No. 1 to Cooperation Agreement dated March 6, 2019 and recorded March 14, 2019 as Entry 12949253, Book 10760, Pages 4294 to 4301 in the records of the Salt Lake County Recorder.

City desires to include existing trails to its public, non-motorized trail system across portions of the SLA Corridor, including the Fango Trail, Two Hollows Trail, Mercer Hollow Trail, and Eagle Crest Trail. No changes are proposed to the maintenance and security plans.

NOW, THEREFORE, in consideration of the mutual covenants described in the Agreement as amended by Addendum No. 1 and this Addendum, the parties hereby amend the Agreement as follows:

1. Amend Paragraph III(B) of the Agreement to include the following:

District shall have the non-exclusive right of use of city maintenance trails and roads for the purposes of ingress and egress for the District to the SLA Corridor.

2. Paragraph III(D) of the Agreement as amended by Addendum No. 1 entitled "Location by Stationing" shall be replaced with the following:

SLA Station 1221+30 to 1531+88.34.

3. Exhibit C of the Agreement as amended by Addendum No. 1 entitled "SLA Corridor Legal Description(s)" shall be amended to include Exhibit A, attached hereto.

4. The City trail drawings attached hereto as Exhibit B shall be added to Exhibit D of the Agreement as amended by Addendum No. 1.

5. Legal description of SLA Corridor lands City will be using:

See Exhibit A.

6. The person(s) signing on behalf of City represents and warrants that they have been duly authorized by formal action of the governing body of City to execute this Addendum No. 2 to Cooperation Agreement on behalf of City.

7. The remaining terms of the Agreement as amended by Addendum No. 1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum No. 2 to Cooperation Agreement to be executed the day and year first above written.

DISTRICT:

METROPOLITAN WATER DISTRICT
OF SALT LAKE & SANDY

Annalee Munsey, General Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of February, 2025, personally appeared before me Annalee Munsey, and having been first duly sworn by me acknowledged that she is the General Manager of the Metropolitan Water District of Salt Lake & Sandy, that she was duly authorized by the Board of Trustees of the Metropolitan Water District of Salt Lake & Sandy to execute the above Addendum No. 2 to Cooperation Agreement for and on behalf of the Metropolitan Water District of Salt Lake & Sandy, and that she executed the above Addendum No. 2 to Cooperation Agreement on behalf of the Metropolitan Water District of Salt Lake & Sandy.

BREANA JACKSON
Notary Public - State of Utah
Comm. No. 733679
My Commission Expires on
Oct 13, 2027

NOTARY PUBLIC

CITY:

Troy K. Walker, Mayor

Nicole Smedley, City Recorder

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the ___ day of _____, 2025, personally appeared before me Troy K. Walker and Nicole Smedley, who having first been duly sworn acknowledged that they are the Mayor and City Recorder, respectively, of Draper City and they are duly authorized to sign the foregoing Addendum No. 2 to Cooperation Agreement on behalf of Draper City, and that they signed the same on behalf of Draper City.

NOTARY PUBLIC

Exhibit A
SLA Corridor Legal Description(s)

City's use of the SLA Corridor shall be expanded to include those portions of the SLA Corridor shown on the drawings attached as Exhibit B. City's trail use previously included portions of SLA Tracts 407B, 407, 406, 405, 404, 403, 402, 401, 400, 349B, 349A, 348B, and 348A. City's use is expanded to include portions of Tracts 347, 346B, 346A, and 345.

Tract 345 (District Fee):

A strip of land Fifty (50.0) Feet wide and included between two lines extended to the property lines and everywhere equally distant Twenty-five (25.0) Feet on each side of that portion of the following described center line of the Alpine-Draper Tunnel between Station 2+29.6 to Station 25+32.6, measured at right angles thereto. Said center line is more particularly described as follows:

Beginning at Station 2+29.6, a point in the West Half of the Northwest Quarter (W½NW¼) of Section Twenty-three (23), and the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section Twenty-two (22), all in Township Four (4) South, Range One (1) East, Salt Lake Base and Meridian, from which point the Northwest corner of said Section 23 bears North One Thousand Nine Hundred Eighty-four and Three-tenths (1,984.3) Feet and West Five Hundred Ninety (590.0) Feet; thence North 30°30' West Twenty-three Hundred Three (2303.0) Feet to Station 25+32.6, from which point the Northeast corner of said Section 22 bears East Five Hundred Seventy-eight and Eight-tenths (578.8) Feet.

Tract 346A / 346B (District Fee):

A strip of land fifty (50) feet wide and included between two lines extended to the property lines and everywhere equally distant Twenty-five (25.0) feet on each side of that portion of the following described center line of what is known as Alpine-Draper Tunnel between Station 25+32.6 to Station 71+28.5, measured at right angles thereto. Said center line is more particularly described as follows:

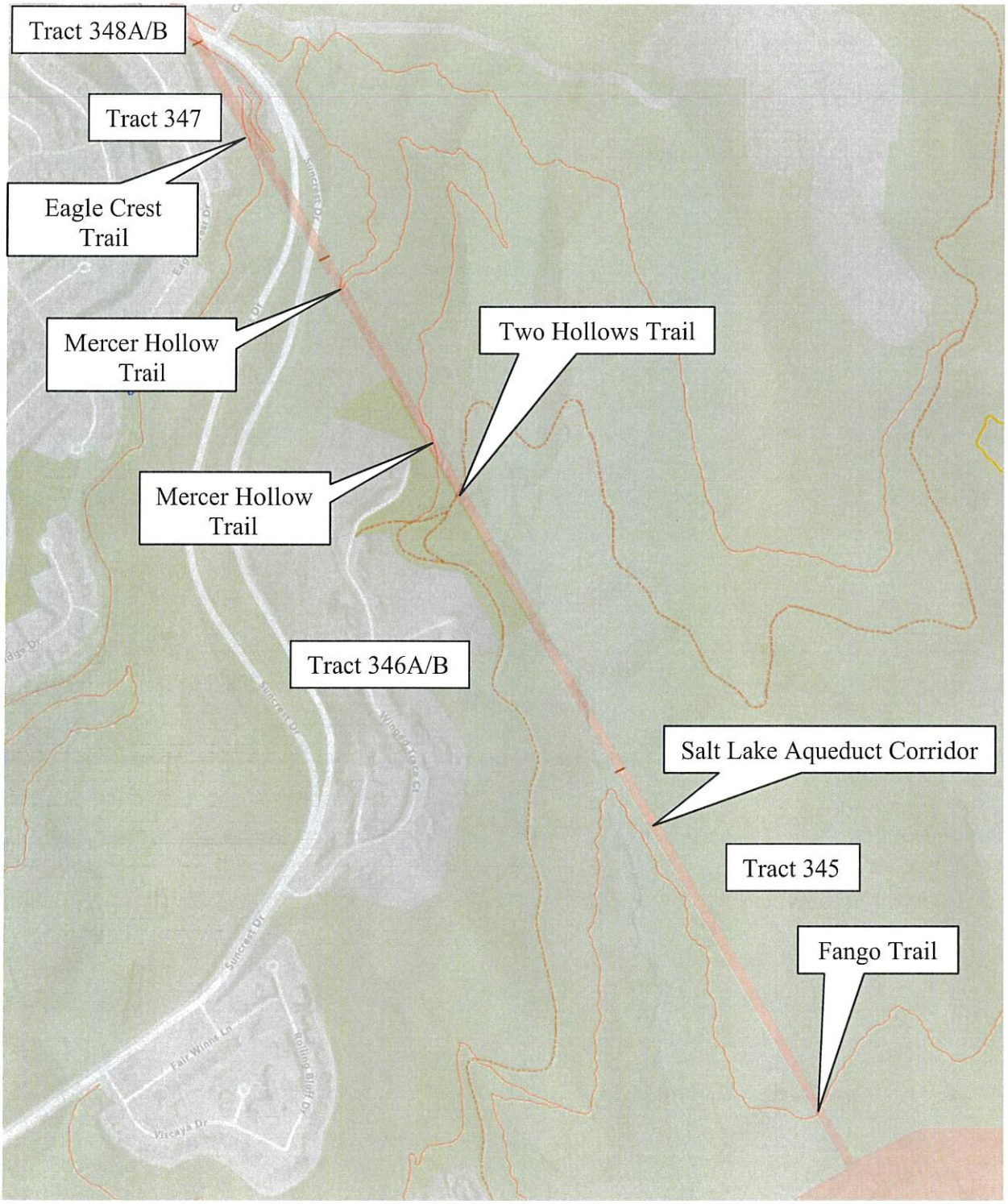
Beginning at Station 25+32.6, a point in the Southeast Quarter (SE¼) of Section Fifteen (15), Township Four (4) South, Range One (1) East, Salt Lake Base and Meridian, from which point the Southeast corner of said Section 15 bears East Five Hundred Seventy-eight and Eight-tenths (578.8) feet; thence North 30°30' West Forty-five Hundred Ninety-five and Nine-tenths (4595.9) feet to Station 71+28.5, from which point the Southeast corner of said Section 15 bears South Thirty-nine Hundred Sixty (3960.0) feet and East Twenty-nine Hundred Eleven and Five-tenths (2911.5) feet.

Tract 347 (District Fee):

A strip of land Fifty (50.0) Feet wide and included between two lines extended to the property lines and everywhere equally distant Twenty-five (25.0) Feet on each side of that portion of the following described center line of what is known as Alpine-Draper Tunnel between Station 71+28.5 to Station 86+60.5, measured at right angles thereto. Said center line is more particularly described as follows:

Beginning at Station 71+28.5, a point in the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section Fifteen (15), Township Four (4) South, Range One (1) East, Salt Lake Base and Meridian, from which point the Southeast corner of said Section 15 bears Thirty-nine Hundred Sixty (3960.0) feet and East Twenty-nine Hundred Eleven and Five-tenths (2911.5) feet; thence North 30°30' West Fifteen Hundred Thirty-two (1532.0) Feet to Station 86+60.5, a point from which point the Southeast corner of said Section 15 bears South Fifty-two Hundred Eighty (5280.0) Feet and East Thirty-six Hundred Eighty-nine (3689.0) Feet; containing 1.75 acres, more or less.

Exhibit B
Additional Draper Trails



MEMO

To: City Council
From: Jennifer Jastremsky, AICP
Date: 2025-06-17
Re: Public Hearing: Ordinance #1659

Comments:

This application is a request for approval of a Development Agreement for approximately 110 acres located to the east of Suncrest Dr., at approximately 3235 East 15780 South. The property is currently zoned RR-22. The applicant is requesting that a Development Agreement be approved to allow for a 50-lot single-family development.

The Planning Commission reviewed the Development Agreement and the Preliminary Subdivision Plat application at their June 12, 2025 meeting. An update on their recommendation will be provided to the City Council at the meeting.

The findings are as follows:

For Approval:

1. The proposed Development Agreement complies with DCMC Section 9-5-200(C) and (D).
2. The addition roadway width is needed for the safety of future residents living in the proposed development.

For denial:

1. The proposed Development Agreement does not comply with DCMC Section 9-5-200(C) and (D).

ATTACHMENTS:

Ord 1659- Alpine Hollow DA-Reduced.pdf
ATTACHMENTS:

Alpine Hollow Prelm Plat and DA- PC Staff Report -6-12-25 Reduced.pdf
ATTACHMENTS:

Alpine Hollow Public Comment- PC.pdf

ORDINANCE NO. 1659

AN ORDINANCE APPROVING THE ALPINE HOLLOW DEVELOPMENT AGREEMENT FOR APPROXIMATELY 110 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3235 EAST 15780 SOUTH WITHIN DRAPER CITY.

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the property is subject to the Suncrest Development Agreements, Suncrest Design Guidelines and the 1999 Land Use and Development Code of the Draper City Municipal Code; and

WHEREAS, the City Council hereby determines that it will be in the best interest of the City to allow development of the subject property in accordance with the Development Agreement; and

WHEREAS, the Development Agreement will allow for a wider roadway which will benefit the City and future residents when it comes to safety, maintenance, repair, emergency vehicle access, and snow removal; and

WHEREAS, the Development Agreement will allow a maximum of 50 dwelling unit, and requires all dwelling units to be fire sprinklered. This takes into account the number of units allowed by the Suncrest Development Agreement and access roadway limitations; and

WHEREAS, the proposed Development Agreement set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed modifications to development standards; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed Development Agreement, and the City Council has found the proposed Development Agreement to be consistent with the City's General Plan.

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

Section 1. Development Agreement. The City of Draper approves the Development Agreement provided in Exhibit A, otherwise known as the Alpine Hollow Development Agreement.

Section 2. Severability Clause. If any part or provision of this Ordinance is held

invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. **Correction of Editing Errors.** The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 4. **Effective Date**. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE ____ DAY OF , 2025.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, CMC, City Recorder

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

EXHIBIT A
DEVELOPMENT AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Draper City
Attn: City Recorder 1020 E. Pioneer Rd. Draper, UT 84020

DEVELOPMENT AGREEMENT
(Alpine Hollow)

This Development Agreement **("Agreement")** is entered into on the ____ day of _____, 2025, by and between **The Ridges at Alpine, LLC,** a Utah limited liability company **("Ridges")** and **Draper City ("City"),** a Utah Municipal Corporation**.** Each of the Ridges and City are sometimes referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. Ridges is the current owner of a 109.94 acre parcel of property located in Draper City, Utah County, Utah (Parcel No. 11:008:0012) and more particularly described on **Exhibit A ("Property").**

B. In 2016 Draper City sold the Property to Blue Bison Development, LLC. As part of the sale, Draper City granted an access easement to the Property. Said easement begins at Suncrest Drive, and continues across other properties owned by Draper City to the west boundary of the Property as highlighted in green and set forth in **Exhibit B.** Ridges purchased the Property together with the access easement, from Blue Bison on April 2, 2024.

C. In order to perfect the access easement granted by Draper City at the time of sale of the Property, a Cooperation Agreement (Metro Agreement) with Metro Water District of Salt Lake and Sandy (Metro Water) was required to cross over a fifty-foot wide parcel of land owned by Metro Water, as highlighted in pink and set forth in **Exhibit C.** City and Ridges are both parties to, and bound by the terms of said Cooperation Agreement with Metro Water found in **Exhibit E**.

D. Ridges is also, under separate application, seeking approval from the City for the Alpine Hollow Subdivision Plat, consisting of 50 residential lots, for the development of the Ridges Property (the "Project") in the general configuration highlighted in orange and set forth in **Exhibit D.**

E. The Suncrest Master Development Agreement (SMDA), along with the 1st and 2nd Amendments to the agreement, governs the development of the Project. Ridges is seeking a modification to the road requirements under the SMDA, to increase the width of the roads in the Project.

F. Ridges is also seeking modifications to the current Draper City Code to allow for a height increase of the fencing from 6 feet to 8 feet in height on the Project, and an increase to 12 feet in Height for the entrance feature columns and fencing.

G. The City Council of Draper City (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq*., as amended, and Draper City Municipal Code (1999 DCMC _____(the "City Code"), a copy of which is attached hereto and by this reference incorporated herein as **Exhibit F** and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to enter into this Agreement for the purpose of approving and regulating the development of the Project.

H. The Parties believe that this Agreement will benefit the City by 1) Providing private access and project related roads requiring the Developer/HOA to assume the care, maintenance and repair of said roads, 2) The safety and welfare of the residents of Draper, who reside within the development will be improved by Developer installing wider roads than required by the SMDA, and 3) Effectuating access to this property by virtue of a Cooperation Agreement with Metro Water resolves any potential issues related to access under the sales agreements, and this Project brings the value of roads and infrastructure that aligns with the City masterplan.

I. The City and Ridges intend for this Agreement to provide Ridges with vested entitlements for development of the Project. The City has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City's General Plan, and the City Code (collectively, the "Public Purposes"). As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project in accordance with the terms and provisions of this Agreement. This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-102(2).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals; Definitions.** The Recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement

shall have the meaning ascribed to such term in the City Code.

2. **Restriction on the Development of the Ridges' Property.** Due to the unique nature, topography, slopes, location, access, design, and guidelines pertaining to the Project, the Parties have agreed to the following conditions:

    a. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Ridges agrees that subdivision of the Project shall be developed in a manner that complies with applicable provisions of the SMDA and City Code (1999 version) as they exist on the date of execution of this Agreement. All other aspects of development and construction shall be governed by the current City Code.

    b. **Density.** A maximum number of Fifty (50) residential lots.

    c. **Single-Family Residences and Out-Buildings.** Except as otherwise stated, only single-family detached residential units may be constructed on the Lots. Pool houses, barns, casitas, mother-in-law apartments, detached garages and similar structures are permitted, so long as they are not used for rental space, the residential living space does not exceed 3,000 square feet, and all residential living spaces are fire sprinkled.

    d. **Setbacks.** The lots shall be developed with standard SFD 35 front, side and rear yard setbacks as outlined in the [SMDA]Suncrest Development Guidelines Table 1.

    e. **Public Utility Easements ("PUE").** All PUE's are to be as presently depicted on the preliminary plat drawings. ("Preliminary Plat") attached hereto as **Exhibit G**. Except for required stormwater drainage easements on specific lots and locations, all PUEs are located along the front property lines of the lots. All other side-yard and rear-yard protective PUEs listed in SMDA or Section 17-5-050(g) of the City Code are not required.

    f. **Access and Subdivision Roads.** The Parties acknowledge that the access road ("Access Road") for the Project was granted at the time of sale of the Property in 2016. The Access Road begins at Suncrest Drive and ends at the west boundary of the Property and is labeled as "*Alpine Peaks Way*" as reflected on the Preliminary Plat. The Access Road is divided into two parts, namely the public section beginning at Suncrest Drive and ending just before the turn about immediately before the Entrance Gate to the Project as shown on the approved plat. From that point, the Access Road is a private easement extending to and

throughout the Project. The Developer is responsible for the installation of the improvements associated with the Access Road and subdivision roads as shown on the Preliminary Plat. Following completion of the Access Road and other subdivision roads improvements, the care, upkeep, repair, and maintenance of the public portion of the Access Road shall be the responsibility of the City, while the care, upkeep, repair, and maintenance, including snow removal, of the private section of the Access Road, subdivision roads and associated improvements ("Associated Improvements") shall be the exclusive responsibility of the Developer and will ultimately be passed on to the Home Owner's Association upon completion of the Project. The Associated Improvements, situated on City property and located both within and outside of the Access Road]-, include, the drainage facilities (inlets, culverts, structures, basins, and swales), cut and fill slopes together with the necessary retaining walls along the private section of the Access Road.

g. **Width of Roads.** The Parties acknowledge that the width of the Access Road and the subdivision roads in the Project were originally governed by the SMDA. The SMDA requires roads to be 30 feet in width, which has proven to be less than ideal over the years. The Ridges and City have mutually agreed that: (i) widening the Access Road and the subdivision roads is beneficial for the safety and welfare of the residents, as well as for ease of maintenance, repair, emergency vehicle access, snow removal, etc., and (ii) the width of the Access Road and the subdivision roads for the Project shall be increased to 56 feet in width, as reflected on the Preliminary Plat.

h. **Site Fencing.** A wrought iron fence of 6' to 8' in height will be required to be installed around the exterior perimeter of the Project for Property where residential lots exist.

   The City will not issue a building permit for construction on an exterior perimeter lot which borders City-owned Property unless and until a temporary chain link fence is installed along the rear Property line to protect from any encroachment upon or entering into the adjacent City-owned property. The City shall withhold a final certificate of occupancy until the lot owner for the subject lot installs the permanent wrought iron fencing along the exterior perimeter of the Lot.

Lot owners shall ensure temporary chain link fencing or permanent wrought iron fencing is not installed within or upon any of the City-owned property. Lot owners shall further ensure that all temporary and permanent fencing is installed from the lot owner's side of the property and that the fence installation company does not enter City-owned property without permission. Corner pins will be installed on each lot to mark the rear boundary of the lot. If the corner pins are disturbed or missing, the Lot owners will be required to hire a certified land surveyor to reinstall the pins and ensure this requirement is met. The City will verify the fencing location prior to issuance of building permit and issuance of certificate of occupancy.

If fencing has been placed on the City-owned property, the lot owner shall remove the fencing and reinstall it on the lot boundary and shall prior to the issuance of a building permit or certificate of occupancy repair any damage to the City-owned property caused during construction on the lot.

i. **Entrance Feature and Fencing Heights and Monument Sign.** The Developer has submitted a drawing of the entrance gate and the guard building for the Project. The height of the gates, fencing, and entrance feature exceed the height allowed by ordinance, 1999 DCMC Section 9-3-090. The City acknowledges and agrees that given the location, scale of the entrance feature and its surroundings, a variation of 12 feet in height is appropriate and shall be allowed for the entrance feature area. The maximum height for the perimeter fencing for each lot on the Project is increased from 6-feet to 8-feet in height. The fencing across the bridge shall be as reflected on the plans. An entry monument and signage that complies with freestanding monument sign standards in City code is to be allowed on Suncrest Drive. A separate easement will be allowed for the sign.

j. **Water System Maintenance.** Maintenance of the water system will be the responsibility of the homeowners' association.
    i. **Private Community Responsibilities.**
        a. **Post-Transfer Maintenance**. Once the water system has been completed and transferred, the homeowners' association will assume full responsibility for the ongoing maintenance, repairs, and upgrades of the water infrastructure. This includes ensuring compliance with water quality regulations, scheduling

regular inspections, and promptly addressing any identified issues to prevent risks to public health and safety.

b. **Responsibility After City Water Meter.** All water infrastructure beyond the city water meter, including pipes and connections on private property, is the responsibility of the homeowners' association. The City is responsible only for infrastructure up to and including the water meter. Any issues beyond the meter, such as leaks or contamination, fall under the homeowners' association responsibility.

c. **Funding for Maintenance**. The homeowners' association will establish and manage a maintenance fund to cover the costs associated with the water system's upkeep. All residents will contribute to this fund through assessments or fees as determined by the homeowners' association.

d. **Third-Party Services.** The homeowners' association may hire licensed third-party contractors for specialized maintenance and repairs as needed. The homeowners' association will oversee these contracts and ensure contractors comply with all relevant water safety standards.

ii. **City Oversight and Intervention**. The City reserves the right to intervene if the homeowners' association fails to maintain the water system in a manner that ensures the health and safety of the public. If the City determines that the water infrastructure poses a risk to public health, it may step in to correct deficiencies at the homeowners' association expense. Ridges grants to the City an express right of entry in order to correct such deficiencies that are contemplated by this section. Additionally, the City has the authority to conduct routine flushing, water quality sampling, and other necessary testing to ensure compliance with health standards. However, the City is not responsible for any infrastructure failures, damages, or disruptions resulting from these activities or from issues within the private water system.

k. **Side Lot Lines.** The development plans include some lots with side lot lines that are not located at right angles to the roadway or radial to roadway curves as required by DCMC. This is a result of the unique topography of the site. The City agrees that the lots as designed provide for an adequate buildable width and building envelope that may not otherwise be achievable if the side lot lines were at right angles and radial.

3. **Metro Water District Contract – Party Responsibility and Survival.** A copy of the Cooperation Agreement for Non-District Use of District Lands and Interest in

Lands (Metro Agreement) is attached hereto and incorporated by reference herein as **Exhibit E.**

a. The Metro Agreement is specific in its terms and conditions and the specific responsibilities of Ridges and City, respectively.
b. The foregoing notwithstanding, it is expressly understood that:
    i. Ridges is solely responsible for the installation of the entire Access Road, utilities and all other improvements.
    ii. Ridges, its successors and assigns are solely responsible for the maintenance, repair, upkeep, snow removal and all other costs associated with the private section of the Access Road as more fully defined on the Alpine Peaks Way Dedication Plat – **Exhibit B.**
    iii. Ridges (not the City) is responsible to reimburse Metro Water for costs pursuant to the Metro Agreement, unless said costs are a result of the City's failure to perform its exclusive responsibilities under the Metro Agreement.
c. The obligations of each Party under the Metro Agreement are and shall remain an essential term of this Agreement. Each Party's performance under the Metro Agreement shall survive any termination or expiration of this Agreement and shall run with the land.

4. **Limitation and No Guarantee.** Ridges acknowledges that the development of the maximum number of lots (50), and every other aspect of the development of the Ridges Property requires that each development application, including each residential building permit application, comply with the City Code including, without limitation, the City's geologic hazards requirements. Subject to Section 8, the City's entry into this Agreement does not guarantee that Ridges will be able to construct the maximum number of homes or any other aspect of the Ridges Property until and unless it has complied with all the applicable requirements of the City Code.

5. **Access to City Trails.** Ridges hereby conveys to the City right-of-entry on the private portion of the Access Road as well as any other private roads necessary in the development for the express purpose of emergency service access and for servicing and maintaining any City-owned trails or trail infrastructure as identified in the attached Exhibit H. Such right-of-entry shall not be construed to mean public access. This section shall not be construed to grant access for construction of new trails.

6. **Time Frame for Performance and Time Limitation.** This Agreement will be binding on Ridges and its successors and assigns in perpetuity unless this Agreement is modified in accordance with the provisions of the Agreement outlined below or until buildout, which shall be the completion of all of the development on the entire Property in accordance with the approved plans. As time is of the essence, the City

agrees to expedite necessary reviews, comments, and approvals. The City will allow applicable applications to be submitted simultaneously and run concurrently for all approvals.

7. **Description of City Approvals.** Preliminary Plat [attached as Exhibit G] approval shall run concurrently with approval and execution of this Agreement. The following additional City approvals will be required through the City staff, before the commencement of construction of improvements on the Property may begin:

    a. Final Plat Approval
    b. Subdivision Land Disturbance Permit Approvals
    c. Applicable Bonds (Public Roadway and culinary water system)
    d. Applicable Pre-Construction Meetings

8. **Enforcement.** The City may enforce the terms and conditions of this Agreement by refusing to issue a building permit for any construction that would be in violation of the development limitations set forth herein. This section shall in no way limit the City's ability to enforce its ordinances through withholding a certificate of occupancy.

9. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

10. **No Modification.** This Agreement may not be amended or modified except in writing executed by the Party against whom such amendment or modification is being charged and recorded in the official records.

11. **Vested Rights**. To the maximum extent permissible under the laws of Utah and the United States and at equity, the City and Ridges intend that this Agreement grants Ridges all rights to develop the Property and Project in fulfillment of this Agreement except as specifically provided herein.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements with respect thereto, whether oral or written.

13. **No Waiver.** No delay or omission in exercising any right or in enforcing any provision of this Agreement shall constitute a waiver of such right or provision. Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of

such party to exercise at some future date any such right or any other right it may have.

14. **Mutual Drafting.** This Agreement is the result of mutual negotiation and drafting by both Parties. No provision of this Agreement shall be construed against either Party on the basis that one Party was the primary drafter.

15. **Limitation on Recovery for Default - No Damages.** The terms and conditions of this Agreement notwithstanding, no Party shall be entitled to any claim for monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Ridges (or any assign or purchaser of a portion of the Property) or the City shall be that of specific performance. Both Parties waive any claim for costs or attorneys' fees incurred in connection with any litigation associated with this Agreement.

16. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Ridges. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.

17. **Assignability.** The rights and responsibilities of Ridges under this Agreement may be assigned in whole or in part by Ridges with the consent of the City as provided herein.

    a. Ridges shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

    b. Unless the City objects in writing within thirty (30) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

    c. If any proposed assignment is for less than all of Ridges' rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds.

d. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Ridges or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City.

e. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

f. The foregoing notwithstanding, Ridges's selling or conveying lots, in any approved phase of the project, to builders, private lot owners, or sub-developers, shall not be deemed to be an "assignment" subject to the above- referenced approval by the City.

18. **Binding Effect.** If Ridges sells or conveys lots to builders, private lot owners or subdividers, the lots so sold and conveyed shall be subject to this Agreement.

19. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Ridges Property. This Agreement shall be deemed to run with the land.

20. **Binding Agreement.** Each Party represents and warrants that this Agreement has been duly and validly authorized, executed and delivered, and constitutes the valid and binding obligation of such Party, and is enforceable in accordance with its terms.

21. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original and all of which, taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

*[Signature Pages Foll***DEVELOPER:** **CITY:**

The Ridges at Alpine, LLC Draper City

_____ _____

By: David Killpack, Manager By: Troy Walker, Mayor

Date: _____ Date: _____

Approved as to form and legality: Attest:

_____ _____

Draper City Attorney Draper City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the _____ day of _____, 2025 personally appeared before me Troy Walker, who being by me duly sworn, did say that he/she is the Mayor of Draper City, a political subdivision of the State of Utah, and that said instrument was signed on behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the _____ day of _____, 2025 personally appeared before me David G. Killpack who being by me duly sworn, did say that he/she is the Manager of The Ridges at Alpine, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed on behalf of said company.

_____

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit A	Utah County Parcel Map of Subject Property and Legal Description of Parcel
Exhibit B	Alpine Peaks Way Dedication Plat - (Access Road)
Exhibit C	Metro Water District Parcel – and Aerial map
Exhibit D	Project Site Plan
Exhibit E	Cooperation Agreement for Non-District Use of District Lands and Interest in Lands (Metro Water)
Exhibit F	Current Draper City Municipal Code
Exhibit G	Preliminary Plat Drawings
Exhibit H	Trail Infrastructure Access Map

Exhibit A

Utah County Parcel Map of Subject Property and Legal Description of Parcel

Utah County Parcel Map

Map Search

Search by Parcel Serial:

Enter Serial

Search by Address:

Find address or pl

Search by Parcel Owner:

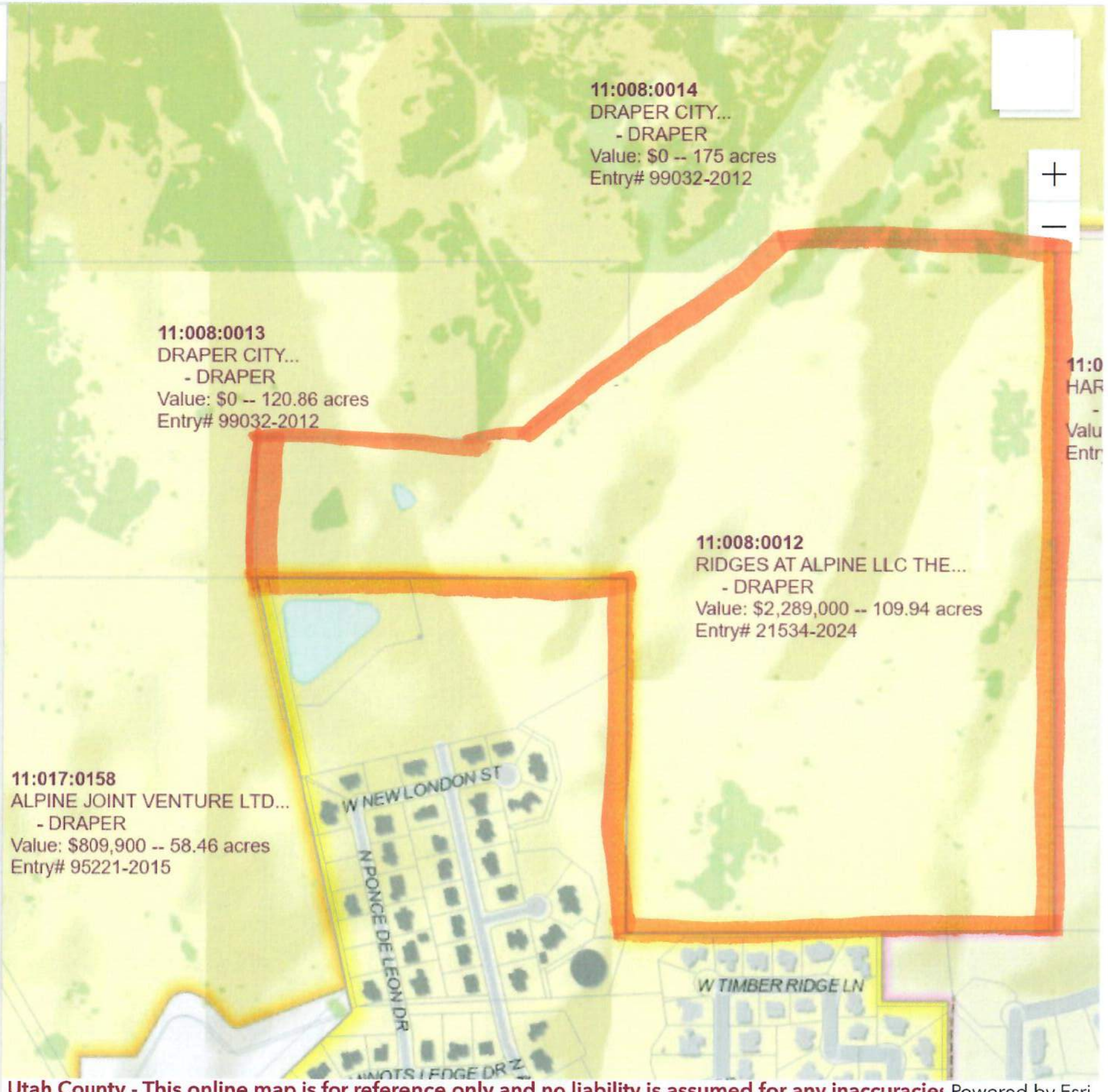
Enter Name

Search by City:

Search by PLSS Section:

Section:	Township:	Range:
1-36 (e.g. 33)	*South (e.g. 5)*	*East/West (e.g. 3E)*

Utah County
HEART of UTAH



Utah County - This online map is for reference only and no liability is assumed for any inaccuracies Powered by Esri

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EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE NORTH 523.00 FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°48'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191:2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

(11-008-0012)

Exhibit B

Alpine Peaks Way Dedication Plat - (Access Road)

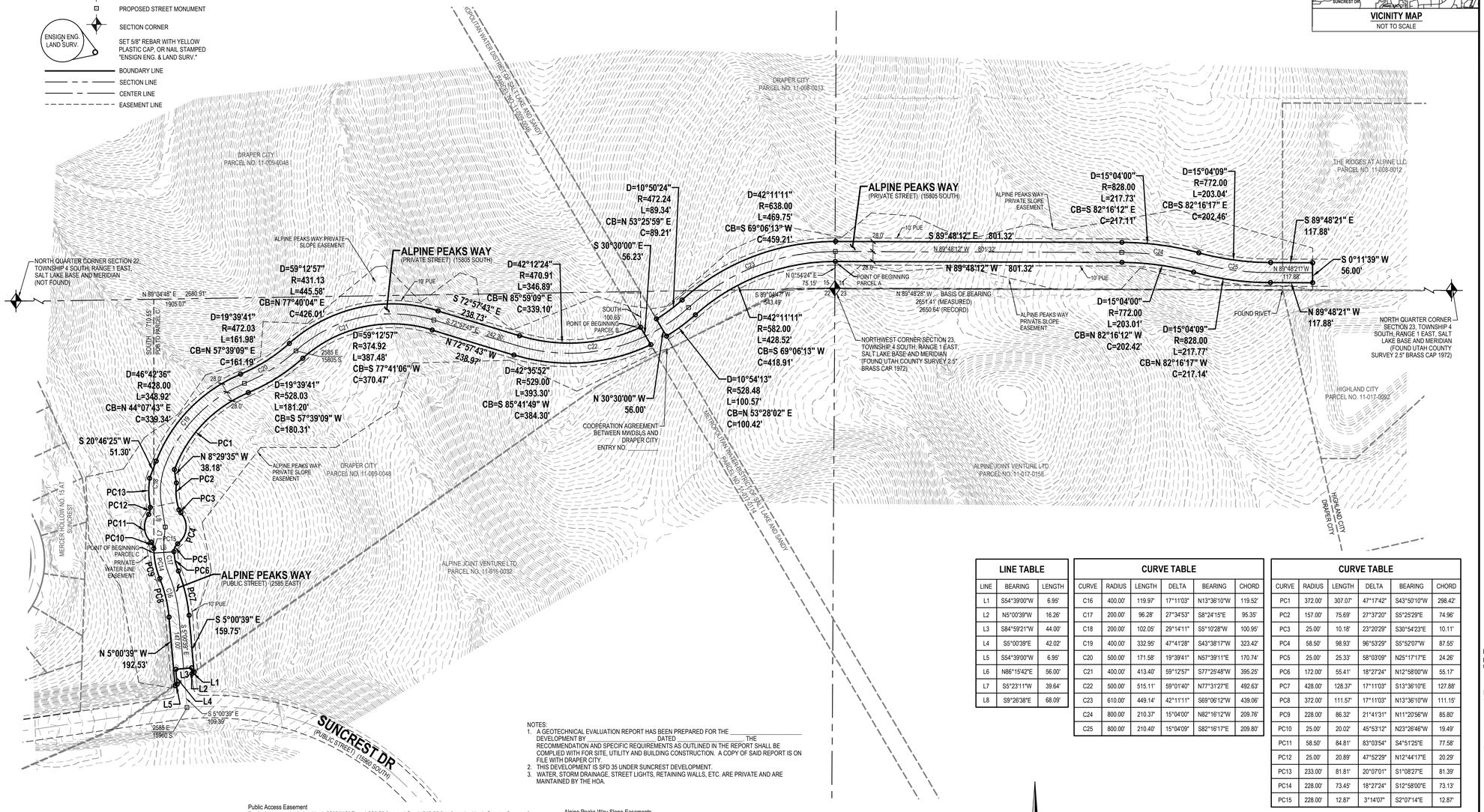
ALPINE PEAKS WAY DEDICATION PLAT

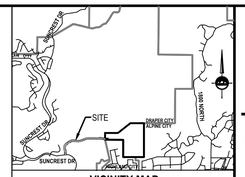
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE





LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°39'00"W	6.95'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.02'
L5	S54°39'00"W	6.95'
L6	N86°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S9°26'38"E	68.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.97'	17°11'03"	N13°36'10"W	119.52'
C17	200.00'	96.28'	27°34'53"	S8°24'15"E	95.35'
C18	200.00'	102.05'	29°14'11"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'40"	N77°31'27"E	492.63'
C23	610.00'	449.14'	42°11'11"	S69°06'12"W	439.06'
C24	800.00'	210.37'	15°04'00"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°50'10"W	298.42'
PC2	157.00'	75.69'	27°37'20"	S5°25'29"E	74.96'
PC3	25.00'	10.18'	23°20'29"	S30°54'23"E	10.11'
PC4	58.50'	98.93'	96°53'29"	S5°52'07"W	87.55'
PC5	25.00'	25.33'	58°03'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'24"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°36'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N23°26'46"W	19.49'
PC11	58.50'	84.81'	83°03'54"	S4°51'25"E	77.58'
PC12	25.00'	20.89'	47°52'29"	N12°44'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°08'27"E	81.39'
PC14	228.00'	73.45'	18°27'24"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. THIS DEVELOPMENT IS SFD 3S UNDER SUNCREST DEVELOPMENT.
3. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC EASEMENTS 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 528.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'38" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Peaks Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°50'47" East 45.41 feet; thence North 48°42'43" East 239.40 feet; thence North 65°41'34" East 161.53 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.48 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 68°57'12" East 82.44 feet; thence North 76°35'28" East 183.09 feet; thence South 77°29'52" East 81.15 feet; thence North 80°01'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'45" West 236.55 feet; thence North 75°26'17" West 189.34 feet; thence South 41°56'49" West 80.06 feet; thence North 89°52'48" West 185.69 feet; thence North 76°16'18" West 265.93 feet; thence South 85°46'25" West 183.26 feet; thence North 80°11'21" West 101.49 feet; thence South 48°33'15" West 97.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°30'34" West 356.30 feet to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°35'26" West 244.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'14" West 129.96 feet; thence South 56°23'18" West 205.93 feet; thence North 89°55'35" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 16.26 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'36" East 116.36 feet; thence North 34°48'55" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'58" East 99.15 feet; thence South 87°37'25" East 123.75 feet; thence North 50°17'02" East 247.58 feet; thence North 83°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.86 feet; thence South 53°29'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF_____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____MAYOR, ____OF__DRAPER CITY____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

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
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8664C
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.30 feet along the arc of a 529.00 foot radius curve to the right (center bears North 25°36'08" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 08°29'35" East 38.18 feet; thence Southeasterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southeasterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 86°15'42" East 56.00 feet; thence Northeasterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Parcel C:
Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 194962:2003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning.
Contains 18,908 Square Feet or 0.434 Acres

_____ _____
DATE PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____ _____
By: By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } S.S.

ON THE _____ DAY OF_____ A.D. 20 _____, 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: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS_____DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____, 20____.
BY DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 20____.
BY 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 DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ALPINE PEAKS WAY DEDICATION PLAT

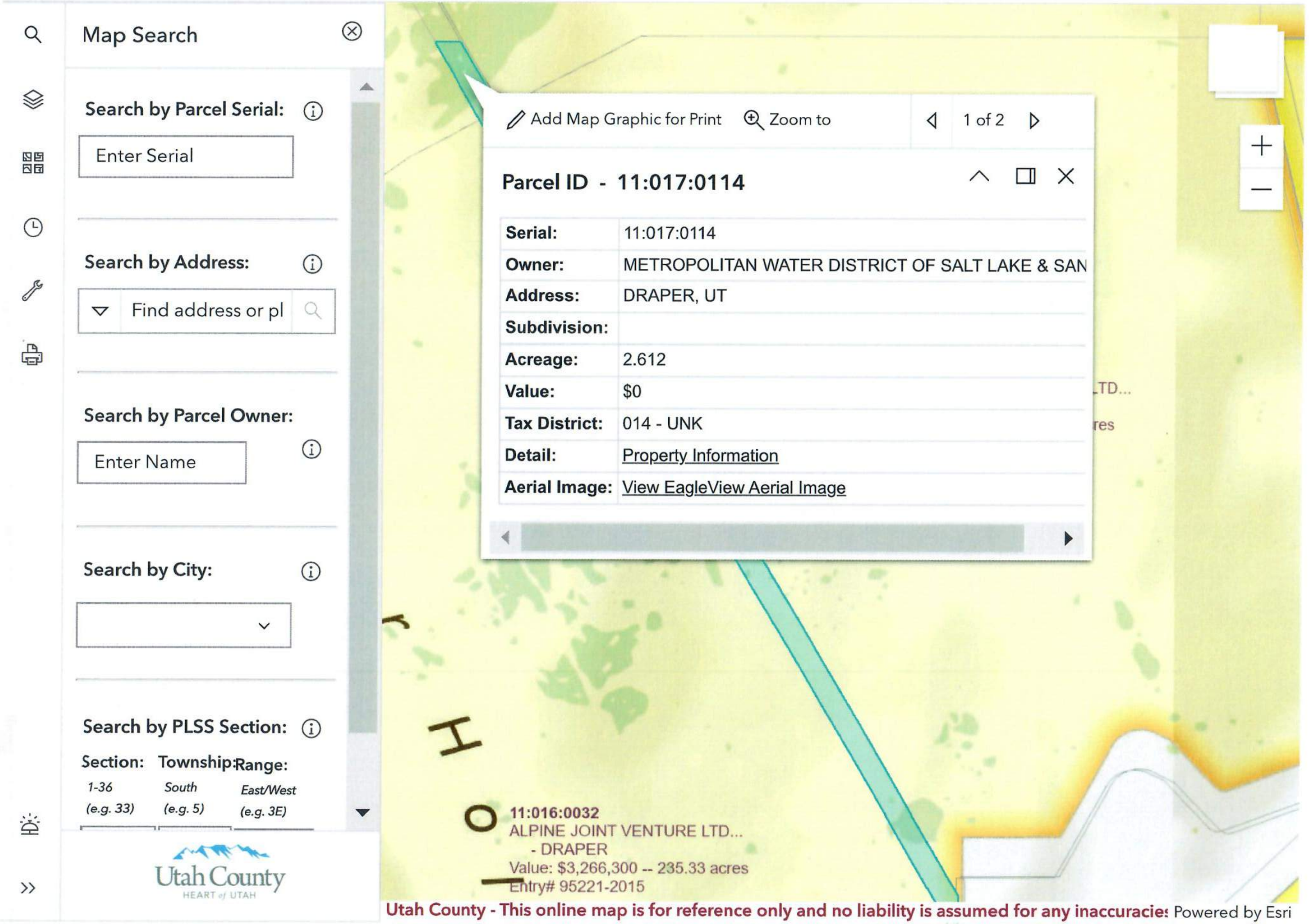
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

Exhibit C

Metro Water District Parcel

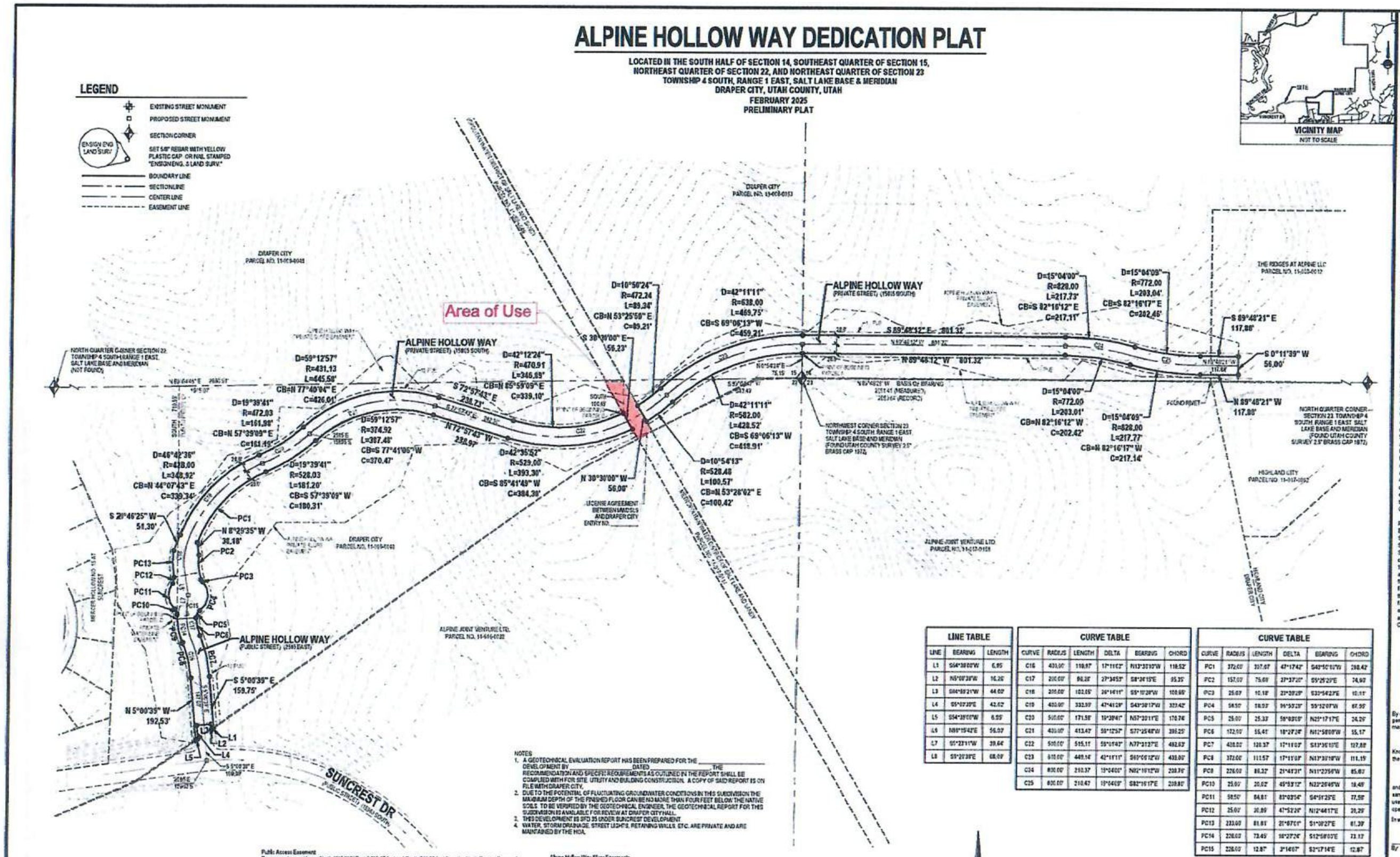
and Aerial Map

Utah County Parcel Map



ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°38'00"W	6.95
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.62
L5	S54°38'00"W	6.95'
L6	N89°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S5°23'39"E	68.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	403.00'	119.87'	17°11'52"	N13°35'03"W	119.52'
C17	206.00'	90.35'	25°34'53"	S8°36'15"E	89.59'
C18	206.00'	102.05'	28°23'01"	S5°10'28"W	100.99'
C19	403.00'	332.50'	47°41'29"	S43°36'13"W	323.42'
C20	505.00'	171.58'	19°28'41"	N37°30'11"E	170.76'
C21	403.00'	413.40'	58°47'25"	S77°25'48"W	395.55'
C22	505.00'	515.11'	58°27'43"	N77°31'27"E	492.93'
C23	505.00'	449.14'	42°27'11"	S60°09'12"W	433.00'
C24	806.00'	210.37'	14°57'00"	N82°16'12"W	209.79'
C25	806.00'	210.47'	15°04'09"	S82°16'17"E	209.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	207.07'	47°41'42"	S43°50'50"W	204.82'
PC2	157.00'	75.69'	27°37'07"	S5°25'29"E	74.96'
PC3	25.67'	10.18'	22°30'29"	S33°54'23"E	10.11'
PC4	56.50'	19.53'	19°48'33"	S9°52'23"E	19.50'
PC5	25.00'	25.33'	58°03'03"	N22°17'17"E	24.25'
PC6	172.00'	15.41'	5°08'09"	N15°58'09"W	15.41'
PC7	428.00'	128.37'	17°11'03"	S13°35'10"E	127.89'
PC8	372.00'	111.57'	17°11'03"	N13°35'10"W	111.15'
PC9	226.00'	86.32'	21°52'31"	N11°25'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N32°26'46"W	19.49'
PC11	56.50'	84.81'	83°00'54"	S4°01'25"E	77.59'
PC12	25.00'	20.89'	47°52'20"	N12°46'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°39'27"E	81.39'
PC14	226.02'	73.45'	18°37'24"	S12°58'03"E	73.13'
PC15	226.02'	12.87'	3°15'07"	S3°21'14"E	12.87'

Public Access Easement
Beginning at a point being North 00°54'19" East 1,913.37 feet and South 876.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Northeasterly 12.87 feet along the arc of a 226.00 foot radius curve to the right (center bears North 89°15'42" East and the chord bears North 12°47'14" West 12.87 feet) with a central angle of 03°15'07"; thence Northwesterly 21.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 83°23'46" West and the chord bears North 23°26'46" West 20.40 feet with a central angle of 48°10'12"); thence Northwesterly 84.81 feet along the arc of a 56.50 foot radius curve to the right (center bears North 43°33'28" East and the chord bears North 04°51'25" West 77.56 feet with a central angle of 83°00'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°18'20" West and the chord bears North 12°46'17" East 20.29 feet with a central angle of 47°52'20"); thence Northeasterly 73.45 feet along the arc of a 226.02 foot radius curve to the left (center bears North 78°48'02" East and the chord bears North 15°13'27" East 73.13 feet with a central angle of 18°37'24"); thence Northeasterly 12.87 feet along the arc of a 226.02 foot radius curve to the left (center bears North 74°30'31" East and the chord bears North 72°47'14" East 12.87 feet with a central angle of 03°15'07"); thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 71°45'51" East and the chord bears South 30°54'23" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 84.81 feet along the arc of a 56.50 foot radius curve to the right (center bears South 47°52'20" West and the chord bears South 05°25'27" West 77.59 feet with a central angle of 86°00'54"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°33'25" East and the chord bears South 58°03'03" West 24.25 feet with a central angle of 58°03'03") to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.39 feet and South 876.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'18" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 85.32 feet along the arc of a 226.00 foot radius curve to the left (center bears North 89°29'48" East and the chord bears South 11°20'57" East 85.80 feet with a central angle of 21°37'31"); thence Southeasterly 12.95 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.83 feet with a central angle of 01°59'27"); thence North 67°31'58" West 20.34 feet; thence North 10°58'16" West 85.19 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Hollow Way Slope Easements
Parcel A Slope Easement
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 403.00 feet and South 152.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 20°30'00" West 126.45 feet along said Easterly Boundary Line; thence North 81°15'42" East 43.41 feet; thence North 48°42'48" East 229.40 feet; thence North 05°14'36" East 101.53 feet; thence South 79°32'34" East 160.41 feet; thence North 57°25'33" East 104.48 feet; thence South 85°28'09" East 113.53 feet; thence South 84°38'20" East 81.65 feet; thence South 69°17'12" East 82.46 feet; thence North 76°35'26" East 183.09 feet; thence South 73°12'52" East 81.15 feet; thence North 03°01'05" East 332.35 feet; thence South 74°14'13" East 294.62 feet; thence South 03°11'38" West 117.30 feet; thence North 79°45'57" West 33.81 feet; thence North 89°24'07" West 238.55 feet; thence North 75°35'15" West 186.34 feet; thence South 41°56'48" West 83.68 feet; thence North 69°12'48" West 185.83 feet; thence North 78°12'16" West 265.83 feet; thence South 83°46'25" West 153.28 feet; thence North 83°11'27" West 101.40 feet; thence South 48°23'15" West 87.62 feet; thence South 81°28'12" West 134.17 feet; thence South 62°29'34" West 318.31 feet to the point of beginning. Contains 201,474 Square Feet or 6.462 Acres
Parcel B Slope Easement
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 00°54'19" West 578.55 feet along the section line and South 28.67 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 32°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°30'20" West 246.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.33 feet; thence South 19°27'16" West 128.86 feet; thence South 56°23'13" West 235.63 feet; thence North 89°55'25" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°43'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'15" East 148.53 feet; thence South 54°39'12" West 31.01 feet; thence North 05°00'39" West 16.33 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.62 feet; thence South 54°39'12" West 16.54 feet; thence North 83°27'20" West 83.14 feet; thence North 19°34'20" West 273.80 feet; thence North 37°35'15" West 158.68 feet; thence North 03°04'55" West 174.76 feet; thence North 77°58'36" East 103.63 feet; thence North 30°45'43" East 106.33 feet; thence North 59°09'39" East 118.35 feet; thence North 34°40'10" East 131.53 feet; thence North 71°54'51" East 101.55 feet; thence North 04°10'58" East 89.15 feet; thence North 87°37'27" East 123.35 feet; thence North 07°17'02" East 247.36 feet; thence North 89°13'46" East 27.49 feet; thence South 44°44'21" East 142.28 feet; thence North 53°17'58" East 133.32 feet; thence South 71°29'11" East 48.14 feet; thence South 67°39'57" East 74.65 feet; thence South 53°25'10" East 113.88 feet; thence North 68°18'42" East 253.08 feet; thence South 73°22'20" East 90.09 feet to the point of beginning. Contains 511,402 Square Feet or 11.742 Acres

Alpine Hollow Way Dedication Plat
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 00°54'19" West 578.55 feet along the section line and South 28.67 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 32°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°30'20" West 246.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.33 feet; thence South 19°27'16" West 128.86 feet; thence South 56°23'13" West 235.63 feet; thence North 89°55'25" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°43'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'15" East 148.53 feet; thence South 54°39'12" West 31.01 feet; thence North 05°00'39" West 16.33 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.62 feet; thence South 54°39'12" West 16.54 feet; thence North 83°27'20" West 83.14 feet; thence North 19°34'20" West 273.80 feet; thence North 37°35'15" West 158.68 feet; thence North 03°04'55" West 174.76 feet; thence North 77°58'36" East 103.63 feet; thence North 30°45'43" East 106.33 feet; thence North 59°09'39" East 118.35 feet; thence North 34°40'10" East 131.53 feet; thence North 71°54'51" East 101.55 feet; thence North 04°10'58" East 89.15 feet; thence North 87°37'27" East 123.35 feet; thence North 07°17'02" East 247.36 feet; thence North 89°13'46" East 27.49 feet; thence South 44°44'21" East 142.28 feet; thence North 53°17'58" East 133.32 feet; thence South 71°29'11" East 48.14 feet; thence South 67°39'57" East 74.65 feet; thence South 53°25'10" East 113.88 feet; thence North 68°18'42" East 253.08 feet; thence South 73°22'20" East 90.09 feet to the point of beginning. Contains 511,402 Square Feet or 11.742 Acres

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor as the State of Utah and that I hold License No. 280882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Sequoia Ridge Way Road Dedication Plat
Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23 Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23 Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 03°11'48" West and the chord bears South 69°39'13" West 418.91 feet) with a central angle of 42°11'11"; thence Southeasterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°58'25" West and the chord bears South 53°28'02" West 100.42 feet) with a central angle of 10°54'13"; thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°26'58" East and the chord bears North 53°25'56" East 89.21 feet) with a central angle of 10°50'24"; thence Northeasterly 468.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 458.21 feet) with a central angle of 42°11'11"; thence South 89°48'12" East 801.32 feet; thence Southeasterly 212.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 212.11 feet) with a central angle of 15°04'00"; thence Southeasterly 213.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.45 feet) with a central angle of 15°04'09"; thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet) with a central angle of 15°04'09"; thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet) with a central angle of 15°04'00"; thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,928 Square Feet or 2.432 Acres

Parcel B
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114 said point being South 89°48'21" West 540.43 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 20°30'20" East 56.23 feet along said Westerly Boundary Line; thence Southeasterly 393.31 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°20'08" West and the chord bears South 85°41'43" East 384.33 feet) with a central angle of 42°39'57"; thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°02'17" East and the chord bears South 77°41'06" West 370.47 feet) with a central angle of 59°12'57"; thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°15'42" West and the chord bears South 57°39'09" West 180.31 feet) with a central angle of 19°39'41"; thence Southwesterly 348.92 feet along the arc of a 372.00 foot radius curve to the left (center bears South 23°35'25" East and the chord bears South 43°50'15" West 336.42 feet) with a central angle of 53°44'42"; thence South 69°57'54" West 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 20°02'06" East and the chord bears South 89°25'22" West 74.96 feet) with a central angle of 27°37'07"; thence Southwesterly 13.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'01" East and the chord bears South 21°54'22" East 13.01 feet) with a central angle of 30°12'29"; thence Southwesterly 85.80 feet along the arc of a 56.50 foot radius curve to the right (center bears South 47°32'32" West and the chord bears South 05°25'27" West 77.59 feet) with a central angle of 86°57'20"; thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°47'08" East and the chord bears South 29°17'47" West 24.26 feet with a central angle of 58°03'03"); thence South 80°15'42" West 56.00 feet; thence Northwesterly 13.97 feet along the arc of a 226.02 foot radius curve to the right (center bears North 80°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°32'48"); thence Northeasterly 20.02 feet along the arc of a 25.01 foot radius curve to the left (center bears South 89°29'48" West and the chord bears North 33°39'40" West 19.49 feet with a central angle of 45°51'12"); thence Northwesterly 84.80 feet along the arc of a 56.50 foot radius curve to the right (center bears North 43°33'28" East and the chord bears North 04°51'25" West 77.56 feet with a central angle of 83°00'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'48" West and the chord bears North 12°46'17" East 20.29 feet with a central angle of 47°52'20"); thence Northeasterly 87.61 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°18'27" West 81.39 feet with a central angle of 21°57'01"); thence North 23°42'25" East 51.30 feet; thence Northeasterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 66°17'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'35"); thence Northeasterly 181.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 19°39'41" West and the chord bears North 57°39'09" East 180.91 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°52'02" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence North 72°57'42" East 238.73 feet; thence Northeasterly 345.89 feet along the arc of a 471.91 foot radius curve to the left (center bears North 17°02'20" East and the chord bears North 85°39'09" East 338.10 feet with a central angle of 42°12'26") to the point of beginning.
Contains 185,499 Square Feet or 2.426 Acres

Parcel C
Beginning at a point being South 89°29'48" West 1,905.01 feet along the section line and South 710.95 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 02°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.03 foot radius curve to the left (center bears North 89°15'42" East and the chord bears South 12°19'07" East 55.17 feet) with a central angle of 18°27'27"; thence Southeasterly 128.27 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°35'10" East 127.88 feet) with a central angle of 17°11'03"; thence South 05°00'39" East 158.75 feet; thence South 54°39'07" West 6.95 feet to the easterly right-of-way line of 2431 East as dedicated on the Sunrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 19486:2013 and Map Filing No. 9868 in the Office of the Utah County Recorder; thence along the easterly, northerly and easterly rights-of-way lines of said 2431 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.62 feet; thence South 54°39'07" West 6.95 feet; thence North 05°02'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°39'21" West and the chord bears North 13°35'10" West 111.15 feet) with a central angle of 17°11'03"; thence Northeasterly 73.45 feet along the arc of a 226.02 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'03" West 73.13 feet) with a central angle of 18°37'24"; to the point of beginning.
Contains 16,908 Square Feet or 0.434 Acres

DATE _____ PATRICK M. HARRIS P.L.S. 280882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies a permanent easement and right of way on and to those areas reflected on this map and defined as "PRIVATE STREET" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE HOLLOW WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah, (1) all those parts or portions of said tract of land designated as streets, the same to be used for public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

By _____ By _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

On the _____ day of _____, A.D. 20____, personally appeared before me _____, who being by me duly sworn, did say that he/she is a member or manager of _____, a limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement, and said member or manager acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

On the _____ day of _____, A.D. 20____, personally appeared before me _____ and _____, who being by me duly sworn, did say that he/she is the _____ of _____, a municipal corporation, and that said instrument was signed in behalf of said municipal corporation by authority of its governing body, and said _____ acknowledged to me that said municipal corporation executed the same.

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10600 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON
SCALLOP
GEORGETOWN
RICHFIELD

SHEET 1 OF 1
PROJECT NUMBER 8884
MANAGER RGE
DRAWN BY KFA
CHECKED BY PPH
DATE 2/3/25

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL		SOUTH VALLEY SEWER DISTRICT APPROVAL	PLANNING COMMISSION APPROVAL	UTAH COUNTY HEALTH DEPARTMENT APPROVAL	CITY ENGINEER APPROVAL	CITY MAYOR APPROVAL	CITY ATTORNEY'S APPROVAL
CENTURYLINK	DATE	APPROVED THIS ____ DAY OF _____, 20____ BY SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS ____ DAY OF _____, 20____ BY DRAPER CITY PLANNING COMMISSION.	APPROVED THIS ____ DAY OF _____, 20____ BY UTAH COUNTY HEALTH DEPARTMENT.	APPROVED THIS ____ DAY OF _____, 20____ BY DRAPER CITY ENGINEER.	PRESENTED TO THE MAYOR OF THE DRAPER CITY COUNCIL THIS ____ DAY OF _____, AD 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	APPROVED THIS ____ DAY OF _____, 20____ BY DRAPER CITY ATTORNEY.
ROCKY MOUNTAIN POWER	DATE						
ENBRIDGE GAS UTAH	DATE						
COMCAST	DATE	SOUTH VALLEY SEWER DISTRICT MANAGER	CHIEF DRAPER CITY PLANNING COMMISSION	UTAH COUNTY HEALTH DEPARTMENT	DRAPER CITY ENGINEER	ATTEST: CLERK _____ MAYOR	DRAPER CITY ATTORNEY

PROFESSIONAL LAND SURVEYOR No 280882 PATRICK M HARRIS STATE OF UTAH

SURVEY NOTES	TOTAL PUBLIC AREA	TOTAL ENGINEERING	TOTAL LANDSCAPING	TOTAL OPEN SPACE

Exhibit D

Project 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

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

HORZ: 1 inch = 200 ft.

NORTH

SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

NOTES

- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
- SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST. BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

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, 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.

SALT LAKE AQUEDUCT

11:009:0048 DRAPER CITY

MERCER HOLLOW

11:008:013 DRAPER CITY

HOG HOLLOW

SPRING HOLLOW

SPRING HOLLOW WAY

CARIBOU CIRCLE

TRAIL RIDGE WAY

12' TRAIL ACCESS GATE

56' ROAD CROSS SECTION PER DETAIL 1/C-503

56' ROAD CROSS SECTION PER DETAIL 3/C-503

56' ROAD CROSS SECTION PER DETAIL 2/C-503

ALPINE PEAKS WAY (15805 SOUTH)

DRAPER CITY HIGHLAND CITY

DETENTION POND

PALISADES CIRCLE

ALPINE PEAKS WAY

TRAIL RIDGE WAY

DRAPER CITY ALPINE CITY

HIGHLAND CITY ALPINE CITY

11:007:0014 METRO WATER DISTRICT OF SALT LAKE & SANDY

11:016:0032 ALPINE JOINT VENTURE LTD

HIGHLAND CITY DRAPER CITY

BEACON HILL

ALPINE PEAKS WAY (2885 EAST)

SUNCREST DRIVE (15960 SOUTH)

SUNRISE SOUTH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

Robert Q. Elder
No. 169379
ROBERT Q. ELDER
3-7-2025
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
8684C	3/4/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100

Exhibit E

Cooperation Agreement for Non-District Use of District Lands and Interest in Lands (Metro Water)

When Recorded Return to:
Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093-2139

Application No.: S-24-1506
Version: 02-11-2025

PARCEL NO.: 11:017:0114

COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTEREST IN LANDS

(SLA)

THIS COOPERATION AGREEMENT ("Agreement") is entered into effective this _____ day of _____, 2025, between Metropolitan Water District of Salt Lake & Sandy ("District") and Draper City ("City") and The Ridges at Alpine, LLC ("Ridges at Alpine"). City and Ridges at Alpine (together, "Applicant") shall be jointly and severally liable under this Agreement.

AGREEMENT PURPOSES

District owns and operates the Salt Lake Aqueduct ("SLA") Corridor and certain improvements located within or on the SLA Corridor. (As used in this Agreement "improvements" is intended to include all manner of works, equipment, facilities and infrastructure.) District is a political subdivision of the State of Utah responsible for transporting and treating public water, and as such District is engaged in protecting the SLA, SLA Corridor, District improvements and operations, and District water.

Ridges at Alpine intends to construct, or cause to be constructed, a private road known as Alpine Hollow Way, which will exclusively serve the Alpine Hollow Subdivision. The road, including associated grading, utilities, sidewalk, curb, gutter, and related amenities, will cross a portion of the SLA Corridor.

Ridges at Alpine has requested permission for the non-exclusive road use as described below of that portion of the SLA Corridor also described below. District is willing to permit the described use of the described portion of the SLA Corridor, without representation or warranty whatsoever. Without intending to limit the scope of the immediately preceding disclaimer of **all** warranties, District specifically disclaims any representation or warranty of title, and any representation or warranty regarding the condition or fitness of the SLA Corridor for the intended use by Applicant.

This Agreement grants a non-exclusive right to Applicant for only those uses of the SLA Corridor described herein. This Agreement is intended to document the fact that the described use of the described portion of the SLA Corridor is acceptable to District and consistent with District

policies. Applicable District policies are available to Applicant for review. Applicant is solely responsible to obtain and maintain all other required agreements, permits, licenses, etc., including any necessary planning or zoning approvals. District has not agreed to provide any assistance to Applicant in understanding or meeting these other requirements.

AGREEMENT TERMS AND CONDITIONS

The parties agree as follows:

I. APPLICANT'S USE OF SLA CORRIDOR.

Notwithstanding anything written in this Agreement, no permission is intended to be given to: 1) adversely impact in any respect District improvements; or 2) introduce any substance into District improvements or water; or 3) adversely impact in any respect District's operations.

(A) Description of Applicant's Use of SLA Corridor:

Alpine Hollow Way:

City received an application for the 50-lot Alpine Hollow Subdivision from Ridges of Alpine. The development will be solely accessed along a private road known as Alpine Hollow Way, which is designed to cross the SLA Corridor. Due to the unique circumstances of the SLA and SLA Corridor in this location, and the City's direct involvement in the development of the road and associated improvements and willingness to assume responsibility for maintenance of the road and associated improvements within the SLA Corridor, the District is permitting the following uses under the conditions of this Agreement.

Ridges at Alpine may construct, or cause to be constructed, a 56-foot-wide road across the SLA Corridor. The road includes asphalt, curb, and sidewalk. Grading will be required approximately 45 feet north and 10 feet south of the road to meet existing topography and to manage stormwater runoff. The road will be constructed in strict compliance with this Agreement and Exhibit A, attached.

The road will be a private road owned by the homeowner's association formed for the Alpine Hollow Subdivision ("the HOA"). Notwithstanding the HOA's ownership of the road, after completion of the road, City shall be responsible for the reasonable maintenance of the road.

District reserves the right to temporarily disrupt access to the road in the event it determines to excavate the SLA Corridor to access the SLA or install other facilities within the SLA Corridor. City is responsible for securing an alternative access to the Alpine Hollow Subdivision during such periods of temporary disruption.

The SLA Corridor shall be depicted on the final subdivision plat(s) for all phases of the Alpine Hollow Subdivision in a form reasonably approved in advance in writing by the District in advance of recording, with the depiction referencing the recording information for this Agreement. A reference to the recording information for this Agreement shall also be included in the

declaration of covenants, conditions, and restrictions (or similar) recorded for all phases of the Alpine Hollow Subdivision, and any amendment thereto.

Buried Utilities Within Alpine Hollow Way:

City may install, or cause to be installed, City-owned buried utilities within the road so long as any such utility is parallel to the road. No appurtenances related to buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. City shall provide final as-built drawings of any City-owned buried utilities upon completion of the installation. The District reserves the right to require the City to relocate (vertically or horizontally) City-owned buried utilities at the City's expense in the event the District determines to excavate SLA Corridor to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

The parties anticipate third-party buried utilities may also be installed within the road. Applicant shall ensure that such third-party utilities comply with the requirements of this Agreement. No appurtenances related to third-party buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. Applicant shall notify the District in writing prior to the installation of third-party utilities within the SLA Corridor and provide a copy of the design drawings with sufficient time for review by District prior to installation. The District reserves the right to require third parties to modify design of such utilities to be in compliance with District and other generally accepted requirements. Applicant shall provide final as-built drawings of any third-party utilities upon completion of the installation. The District reserves the right to require any third-party utilities to be relocated (vertically or horizontally) at the City's expense in the event the District determines to excavate the road to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

Notice to Third Parties:

Applicant shall notify all third parties performing construction within the road (including utilities) of this Agreement, and cause said third party to meet the requirements contained herein.

(B) Term:

Perpetual. District has the right to modify risk and insurance requirements consistent with its then-usual practice for other agreements regarding use of the SLA Corridor every twenty-five years.

(C) Location by Stationing:

Approximate SLA Station 1243+00

(D) Legal Description of SLA Corridor Lands City Will Be Using:

Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being

South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 81°51'54" East 64.01 feet to the easterly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence South 30°30'00" East 124.45 feet along said easterly boundary line; thence South 73°20'40" West 51.50 feet to the westerly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence North 30°30'00" West 152.09 feet along said westerly boundary line to the point of beginning.

Contains 6,913 Square Feet or 0.159 Acres

(E) Legal Description of Property Benefited by this Agreement to Which the Rights and Responsibilities Shall Run:

Not applicable.

(F) Plans, Drawings, Maps, Plats, etc. Attached and Incorporated Into This Agreement:

Exhibit A: Alpine Hollow Way Road Dedication Plat
Exhibit B: Salt Lake Aqueduct Plan and Profile, Sheet PP-7

II. GRANT OF RIGHT OF ACCESS.

Applicant hereby grants District access along the length of Alpine Hollow Way for pedestrian and vehicular access to the SLA Corridor.

III. REIMBURSEMENT OF COSTS.

In the event that Applicant is required to reimburse District for costs pursuant to this agreement, City shall reimburse District for all costs reasonably incurred by District within thirty (30) days of mailing of an itemized invoice from District for such costs.

IV. WORK.

(A) Applicant warrants and agrees that no earthwork, construction work or other work performed by or for Applicant on the SLA Corridor or close enough to the SLA Corridor to present risk to District improvements or operations will take place except as expressly described in plans and specifications approved in writing by District. Any modifications to such plans and specifications must be approved in writing by District.

(B) Applicant warrants that all earthwork, construction work and other work will:

(i) strictly comply with plans and specifications approved in writing by District;

(ii) meet or exceed all applicable codes, ordinances, other legal requirements, and all applicable generally recognized written trade and industry standards and recommendations;

(iii) be performed by skilled, experienced, competent and properly licensed contractors and workers;

(iv) be conducted in a timely, careful, safe, workmanlike and professional manner;

(v) be conducted so as not to damage District improvements;

(vi) be consistent with *District Standard Specifications*, as they may from time to time change. *District Standard Specifications* are available to City for review, and are incorporated herein by reference.

(C) District shall have the right, but no obligation, to inspect the progress of the work or to inspect materials at all times. District may also reasonably require inspection or testing by others of any work or materials. District shall have the right to stop work and require correction of any work, or replacement of any materials, which in its reasonable judgment does not comply with any term or condition of this Agreement. If, after notice from District which is reasonable under the circumstances, City fails to remove or correct unacceptable work or materials, correction or removal of unacceptable work or materials may be accomplished by District, or its contractor, and City shall reimburse District as described in Article III. District shall have no obligation whatsoever to review or supervise the method or manner in which the work is accomplished. District shall have no obligation whatsoever for the safety of workers or others on or adjacent to the job site. No approval, observation, inspection or review undertaken by District is intended to be for the benefit of City, its contractors, suppliers, subcontractors, or their respective employees. Unless expressly stated in writing, any approval, observation, inspection or review by District shall not constitute an acceptance of work or materials that do not comply with the approved plans or specifications or this Agreement.

V. MAINTENANCE OF THE IMPROVEMENTS.

(A) All of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, shall be maintained in a condition which:

(i) is reasonably satisfactory to District;

(ii) does not interfere with the ability of District to use, operate, repair, reconstruct, maintain, improve or modify the SLA, SLA Corridor or any District improvements for District's purposes, as those purposes may from time to time change;

(iii) is reasonably safe and attractive;

(iv) complies with all applicable codes, ordinances, other legal requirements, as well as generally recognized written trade and industry standards and recommendations; and

(v) complies with all applicable written policies of District, as those policies and specifications may change from time to time.

(B) District may from time to time and as is reasonable have any or all of the improvements which are on the SLA Corridor inspected by qualified professionals. City shall reimburse District as described in Article III above.

(C) If after notice from District that is reasonable under the circumstances, City fails to correct any unacceptable condition of any of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, correction may be accomplished by District, and City shall reimburse District as described in Article III above.

(D) Except in times of emergency, removal or correction work will be accomplished by District with an appropriately skilled and licensed contractor, and reasonable steps will be taken to minimize disruption of public service.

VI. COSTS ADVANCED.

(A) Ridges at Alpine agrees to pay the sum of $1,500.00 to District to cover some or all of the costs to District for its initial engineering and/or other costs incurred for the review of plans and specifications, preparation of documents, inspection of work and materials, and administration of this Agreement. Ridges at Alpine further agrees to pay the sum of $26,272.07 to District at the time of the signing of this Agreement for those uses described in I(A) of District lands.

(B) City agrees to reimburse District for any additional costs which District reasonably incurs as a result of the use of the SLA Corridor or enforcement of this Agreement.

VII. RIGHTS RESERVED.

(A) Any and all rights of Applicant under the terms of this Agreement shall be limited by, subject to, and subordinate to, any and all rights of District and District Trustees, employees, agents, and permittees to enjoy, manage, supervise, use, operate, occupy, enter, exit, inspect, repair, maintain, replace, improve or modify the SLA Corridor and any District improvements or operations. To the extent Applicant's use of the SLA Corridor increases the cost of District's exercise of its rights, City may be required to reimburse the District as described in Article III above.

(B) District will make reasonable efforts to provide reasonable advance notice to City of any work District reasonably recognizes as materially adverse to the authorized use of the SLA Corridor. District may implement electronic notice procedures. City shall be responsible for providing notice to the owners of lots within the Alpine Hollow Subdivision. Applicant accepts

all risks that any or all of the improvements installed on the SLA Corridor may be modified, destroyed or reconstructed at City's sole cost and expense to accommodate District's exercise of District rights to use the SLA Corridor.

(C) District reserves the right to issue additional licenses or permits for uses of the SLA Corridor. District will not provide a conflicting license without a finding that doing so is necessary for public purpose after reasonable efforts to notify the City. District will make reasonable efforts to provide advance notice that is reasonable under the circumstances to City of additional licenses that District reasonably recognizes may be temporarily or permanently disruptive to the authorized use of the SLA Corridor. District may implement electronic notice procedures.

(D) District and its officers, Trustees, employees and contractors shall have no liability for any damage to, or interference with the road, City-owned utilities, third-party utilities, or associated improvements as a result of the exercise by District of any of its rights.

(E) All reservations of rights by District under this Agreement are in addition to any and all other rights which District may have by operation of law or otherwise.

VIII. CONTRACTORS, INSURANCE, BONDS.

(A) Applicant shall be jointly and severally liable for any act, fault, error, omission or non-compliance with this Agreement by Applicant or any third-party utilities authorized by Applicant, including contractors, employees, or subcontractors of Applicant or third-party utilities authorized by Applicant.

(B) Applicant warrants that all persons or entities performing earthwork or construction work on the SLA Corridor on behalf of Applicant will provide insurance and bonds in strict compliance with Exhibit C attached hereto and incorporated herein.

(C) City, itself, shall maintain a broad form general liability policy of insurance in a form reasonably acceptable to the District in strict compliance with Exhibit C.

(D) If Applicant permits a third party utility, or similar public service provider, to install a buried utility within the road, Applicant may require evidence of self-insurance generally in line with Exhibit C, in lieu of insurance and bonds.

IX. DEFENSE, INDEMNITY.

Applicant shall defend, indemnify and hold District and its officers, trustees and employees harmless, including costs and attorneys' fees, from any claim, demand, action or cause of action: (i) alleging that District was at fault in allowing Applicant's use of the SLA Corridor; or (ii) alleging that District was at fault in failing to supervise, inspect, direct, instruct, warn or otherwise manage or control Applicant's use of the SLA Corridor, or (iii) alleging that District knew of, should have known of, or had constructive knowledge of a dangerous condition created by Applicant or any employee, agent or contractor of Applicant; or (iv) alleging District is vicariously liable for acts or omissions of Applicant or any employee, agent or contractor of Applicant (under

the Peculiar Risk Doctrine or otherwise), or (v) challenging in any manner Applicant's use of the SLA Corridor. This defense and indemnity obligation is not intended to hold District or its officers, trustees, or employees harmless from any claim that is not derivative of Applicant's use of the SLA Corridor. In no event shall any fault of Applicant or Applicant's employees or contractors be reapportioned to District, its officers, trustees or employees. Applicant shall indemnify and hold District and its officers, trustees and employees harmless from any such reapportionment of fault. The described duty to defend and indemnify is not intended to run to the benefit of any District liability insurer to the extent such insurer would be responsible for defense costs or indemnity beyond District's deductible or self-insured retention.

X. TERMINATION.

(A) District may, at its sole option, terminate this Agreement and Applicant's right to use the SLA Corridor for nonuse for a period of one (1) year.

(B) The following, as described in this Agreement, shall survive any termination of this Agreement:

(i) All of Applicant's obligations to reimburse any costs incurred by the District;

(ii) All of Applicant's obligations to remove Applicant's improvements and make restoration;

(iii) All of Applicant's obligations to defend and indemnify District and its officer, trustees and employees, as described in this Agreement; and

(iv) All provisions regarding remedies, and limitations of warranties or representations.

(C) Notwithstanding termination, Applicant's use of the SLA Corridor following termination shall not be considered adverse and shall not cause any adverse possessory right or prescriptive right of City to begin to accrue.

XI. REMOVAL OF FACILITIES.

District will reasonably determine what portion of the uses, if any, on the SLA Corridor will be removed upon termination of this Agreement and set a deadline and specifications for removal and restoration. Such removal and restoration will be at the sole expense of the City.

XII. REMEDIES.

(A) Applicant will first submit any claim or dispute to the authorized District representative. If the matter is not resolved satisfactorily, Applicant may submit the dispute or claim in concise written form with any supporting documentation to District's Board of Trustees, or committee assigned by the Board to hear the matter. If the matter is not resolved satisfactorily the dispute or claim will be submitted to non-binding mediation, with a qualified mediator selected

by the parties, with each party sharing the cost of that non-binding mediation. After and only if these processes are first followed and Applicant's dispute or claim remains unresolved, an action may be brought in the Third Judicial District Court of the State of Utah In and For Salt Lake County. Under no circumstances shall District or its officers, trustees or employees be liable for any consequential damages resulting from interruption of Applicant's use of the SLA Corridor.

(B) If improvements are to be removed from the SLA Corridor by Applicant and are not removed timely as described in this Agreement, or items are prohibited under the terms of this Agreement or District policies, District may, after giving City sixty (60) days written notice, remove and dispose of such items from the SLA Corridor, or hire a contractor to do the same, and send City an invoice for the reasonable out of pocket costs of such removal and disposal, to be paid as described in Article III of this Agreement.

(C) The Parties agree that the District would be irreparably harmed in the event any provision of this Agreement was not performed in accordance with the terms of the Agreement and District shall be entitled to an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions of this Agreement in addition to any other remedy to which they are entitled at law or in equity.

XIII. INTERPRETATION.

Because the SLA is critical public infrastructure, any ambiguity in this Agreement shall be interpreted in favor of District's full use and enjoyment of the SLA and SLA Corridor, with a minimum of delay, restriction or expense resulting from Applicant's use of the SLA Corridor. In the event of conflict between this Agreement and District written policies, as the same may change from time to time, such District policies shall control.

XIV. PRESUMPTION.

As against the Applicant, any calculation, determination or interpretation made by District in good faith with respect to this Agreement shall be *prima facia* correct, subject to rebuttal by a preponderance of the evidence.

XV. SUCCESSORS, ASSIGNS.

City's rights and obligation may not be assigned or transferred. Any attempt to assign shall be considered null and void.

Ridges at Alpine's rights and obligations shall be automatically assigned to the HOA upon the HOA's legal formation. In the event of dissolution of the HOA, the HOA's rights and obligations shall be automatically assigned to the owners of the lots of the Alpine Hollows Subdivision, with all such owners being jointly and severally liable. Ridges at Alpine's rights and obligations may not otherwise be assigned or transferred without the prior written consent of the District, which District is under no obligation to give. Any attempt to assign (other than to the HOA) shall be considered null and void.

XVI. AUTHORITY.

The person(s) signing on behalf of City represents and warrants that they have been duly authorized by formal action of the governing body of City to execute this Agreement on behalf of City. Certifications of the authority of persons signing on behalf of City are attached at Exhibit D.

The person(s) signing on behalf of Ridges at Alpine represents and warrants that they have been duly authorized to execute this agreement on behalf of Ridges at Alpine. Certifications of the authority of persons signing on behalf of Ridges at Alpine are attached at Exhibit E.

XVII. NO WARRANTY.

(A) District makes no warranty or representation, either express or implied, as to the extent or validity of any grant or license contained in this Agreement.

(B) District makes no warranty or representation as to the condition of the SLA Corridor or any District improvements, or the fitness or compatibility of any of the same for use as described above.

XVIII. COMPLIANCE WITH APPLICABLE LAWS.

(A) Applicant shall strictly comply with all applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws.

(B) Applicant shall strictly comply with all of District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, as those policies may change from time to time.

(C) If after reasonable notice from District, Applicant fails to bring Applicant's use of the SLA Corridor into compliance with this Agreement and any applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws, including, but not limited to, District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, District may, at its sole option, effect such compliance and City shall reimburse District as described in Article II above.

XIX. NOTICES.

Any notice required by this Agreement shall be deemed given when mailed or delivered to:

Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093
Phone: (801) 942-1391
Email: rightsofway@mwdsls.gov

Draper City
Attn: City Manager
1020 East Pioneer Road
Draper, Utah 84020
Phone: 801-576-6500
Email: mike.barker@draperutah.gov

The Ridges at Alpine, LLC
Attn: David Killpack, Manager
5151 South 900 East, Suite 250
Salt Lake City, Utah 84117
Phone: 801-718-3222
Email: Davidk@Triumphcmg.com

Each party may change the designation of the addressee or the address for that party to receive notice by sending written notice of the change. Applicant will be responsible to timely provide District with current contact information.

XX. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and supersedes any prior negotiations or discussion regarding Applicant's described use of the SLA Corridor, and cannot be altered except through a written instrument signed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

[signatures on next pages]

DISTRICT:

METROPOLITAN WATER DISTRICT
OF SALT LAKE & SANDY

_____
Annalee Munsey, General Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2025, personally appeared before me Annalee Munsey, and having been first duly sworn by me acknowledged that she is the General Manager of the Metropolitan Water District of Salt Lake & Sandy, that she was duly authorized by the Board of Trustees of the Metropolitan Water District of Salt Lake & Sandy to execute the above Cooperation Agreement for and on behalf of the Metropolitan Water District of Salt Lake & Sandy, and that she executed the above Cooperation Agreement on behalf of the Metropolitan Water District of Salt Lake & Sandy.

_____
NOTARY PUBLIC

CITY:

_____
Troy Walker, Mayor

_____
Nicole Smedley, Recorder

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2025, personally appeared before me Troy Walker and Nicole Smedley and being first duly sworn, acknowledged that they are the Mayor and City Recorder, respectively, of Draper, Utah, and that they have been duly authorized through an affirmative vote of the City Council of Draper, Utah to execute the above Cooperation Agreement for and on behalf of Draper, Utah.

_____
NOTARY PUBLIC

RIDGES AT ALPINE:

_____

David Killpack, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2025 personally appeared before me David Killpack, the Manager of The Ridges at Alpine, LLC and having been first duly sworn, acknowledges that they have been duly authorized to execute the foregoing Cooperation Agreement for and on behalf of The Ridges at Alpine, LLC.

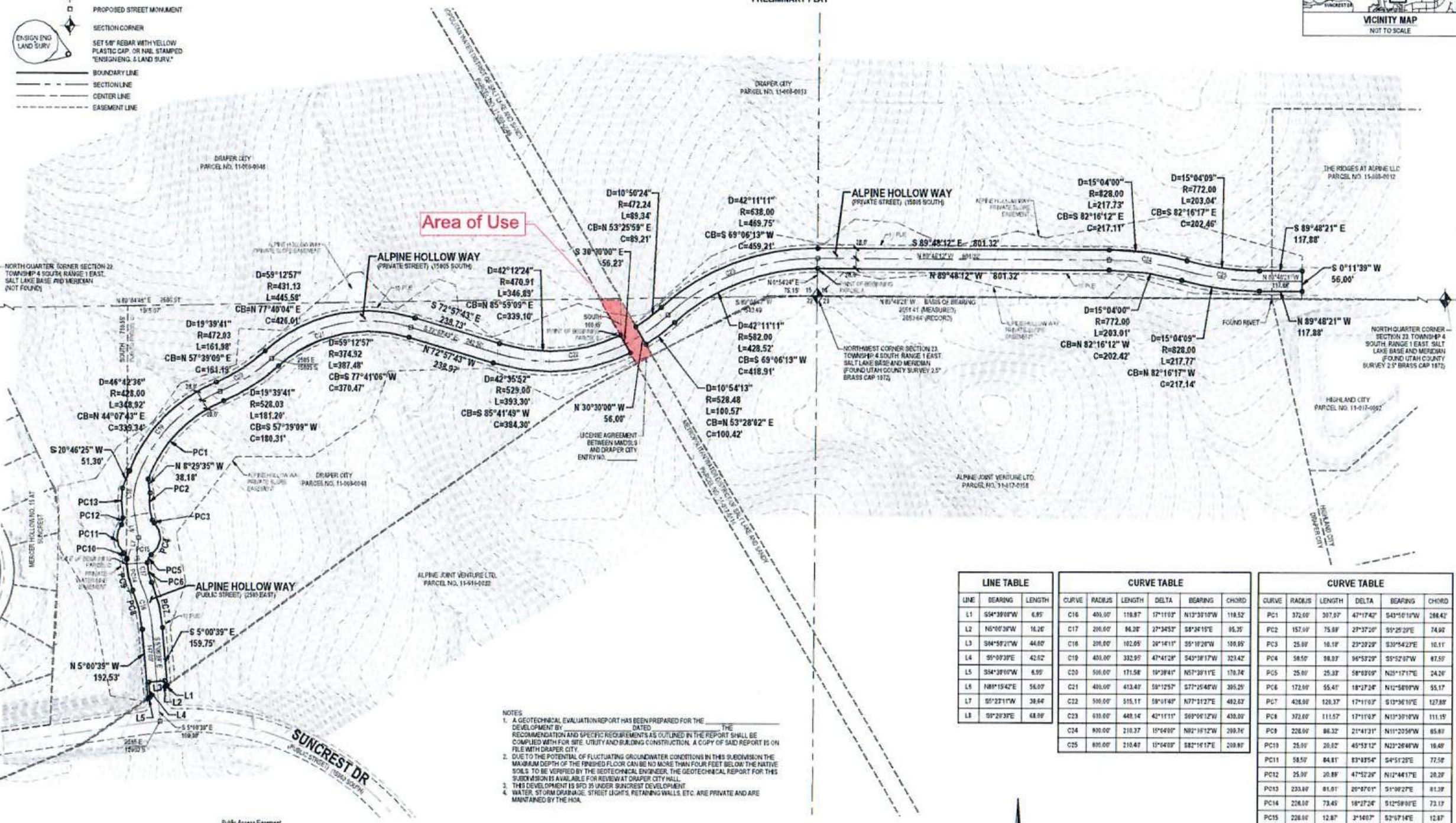
_____

NOTARY PUBLIC

EXHIBIT A
Alpine Hollow Way Road Dedication Plat

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT





NOTES
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS BYO 35 UNDER SUNCREST DEVELOPMENT.
4. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°39'09"W	6.85'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.62'
L5	S84°39'09"W	6.99'
L6	N85°15'42"E	56.00'
L7	S5°23'11"W	38.64'
L8	S9°20'39"E	68.99'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.87'	17°11'03"	N13°30'10"W	119.52'
C17	200.00'	94.20'	27°34'53"	S8°34'15"E	93.35'
C18	200.00'	102.05'	29°14'31"	S5°10'26"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'48"	N77°31'27"E	492.63'
C23	600.00'	448.14'	42°11'11"	S69°06'13"W	438.00'
C24	800.00'	210.37'	15°04'09"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°10'10"W	298.42'
PC2	157.00'	75.88'	27°41'20"	S9°25'23"E	74.90'
PC3	25.00'	16.19'	37°05'29"	S35°54'23"E	15.91'
PC4	58.50'	98.83'	96°48'29"	S5°52'07"W	87.59'
PC5	25.00'	25.33'	58°02'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'26"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°30'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.62'	45°52'12"	N23°26'48"W	19.48'
PC11	58.50'	84.81'	83°03'04"	S4°51'25"E	77.50'
PC12	25.00'	20.89'	47°52'26"	N12°44'17"E	20.29'
PC13	233.00'	81.01'	20°40'01"	S1°39'27"E	81.39'
PC14	228.00'	73.45'	18°27'26"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Sequoia Ridge Way Road Dedication Plat
Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southeasterly 105.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 31°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°30'00" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'29" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0154, said point being South 00°54'40" West 543.40 feet along the section line and South 150.05 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southeasterly 393.33 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°30'00" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42° 11'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 317.07 feet along the arc of a 372.05 foot radius curve to the left (center bears South 22°29'58" East and the chord bears South 43°50'10" West 288.42 feet with a central angle of 48°49'42"); thence South 69°29'35" East 35.18 feet; thence Southwesterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°39'06" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'29"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 79°48'51" East and the chord bears South 26°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southeasterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 42°52'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°52'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 39°41'07" East and the chord bears South 25°17'17" West 24.25 feet with a central angle of 58°01'48"); thence South 66°15'42" West 56.00 feet to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Private Water Line Easement
Beginning at a point being North 00°54'18" East 1,913.38 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.62 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'39" West and the chord bears South 23°26'06" East 19.99 feet with a central angle of 46°53'12"); thence Southeasterly 85.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 69°29'48" East and the chord bears South 11°20'59" East 85.00 feet with a central angle of 21°47'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 87°48'18" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'23"); thence North 62°01'39" West 20.24 feet; thence North 19°58'18" West 85.15 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Hollow Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0154, said point being North 00°54'18" East 463.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 126.45 feet along said Easterly Boundary Line; thence North 81°55'42" East 45.41 feet; thence North 48°42'43" East 216.40 feet; thence North 65°47'34" East 161.93 feet; thence South 79°32'34" East 166.41 feet; thence North 59°25'39" East 106.48 feet; thence South 85°36'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 69°57'12" East 82.44 feet; thence North 76°35'29" East 183.09 feet; thence South 72°29'53" East 81.15 feet; thence North 69°41'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 89°11'39" West 117.30 feet; thence North 76°45'50" West 83.81 feet; thence North 89°34'07" West 250.55 feet; thence North 75°26'17" West 180.34 feet; thence South 41°54'49" West 83.06 feet; thence North 69°52'48" West 185.69 feet; thence North 76°12'08" West 265.93 feet; thence South 80°48'25" West 183.33 feet; thence North 89°11'21" West 181.48 feet; thence South 40°23'15" West 87.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°39'34" West 356.31 feet to the point of beginning. Contains 201,474 Square Feet or 6.462 Acres

Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0154, said point being North 00°54'40" West 578.55 feet along the section line and South 26.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°25'10" West 244.69 feet; thence North 65°16'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'16" West 128.89 feet; thence South 50°12'28" West 205.63 feet; thence North 89°55'35" West 216.91 feet; thence South 37°59'47" West 266.14 feet; thence South 10°46'56" East 138.24 feet; thence South 18°22'20" West 126.25 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'07" West 31.01 feet; thence North 65°16'39" West 16.28 feet; thence South 84°58'27" West 44.00 feet; thence South 05°16'39" East 42.62 feet; thence South 54°39'09" West 16.54 feet; thence North 81°17'26" West 93.14 feet; thence North 19°54'28" West 273.80 feet; thence North 33°25'18" West 158.68 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.89 feet; thence North 33°46'49" East 156.33 feet; thence North 50°16'08" East 116.36 feet; thence North 34°46'05" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°16'58" East 99.15 feet; thence South 89°37'25" East 123.75 feet; thence North 53°17'32" East 247.58 feet; thence North 81°18'47" East 27.49 feet; thence South 44°41'27" East 142.38 feet; thence North 53°12'58" East 138.32 feet; thence South 71°26'11" East 48.14 feet; thence South 57°39'57" East 74.95 feet; thence South 53°29'19" East 113.69 feet; thence North 68°18'47" East 253.08 feet; thence South 72°23'29" East 89.08 feet to the point of beginning. Contains 511,462 Square Feet or 11.742 Acres

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE HOLLOW WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20____ 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 THAT _____ IS THE _____ MANAGER OF _____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID MUNICIPAL CORPORATION, AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN, DID SAY THAT _____ IS THE _____ MAYOR OF _____ (OR _____ MANAGER OF _____), A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID MUNICIPAL CORPORATION, AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NORTH

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

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
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 8004C
MANAGER: RCE
DRAWN BY: KFW
CHECKED BY: PRH
DATE: 2/13/25

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY SOUTH VALLEY SEWER DISTRICT

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY UTAH COUNTY HEALTH DEPARTMENT

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No 286882
PATRICK M HARRIS
STATE OF UTAH

UTAH COUNTY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-AUDITOR'S SEAL

EXHIBIT B
Salt Lake Aqueduct Plan and Profile, Sheet PP-7

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

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

BENCHMARK

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

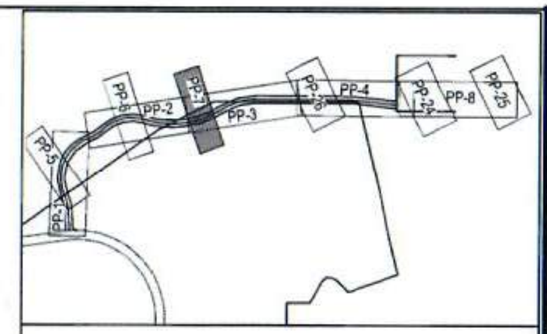
GENERAL NOTES

1. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

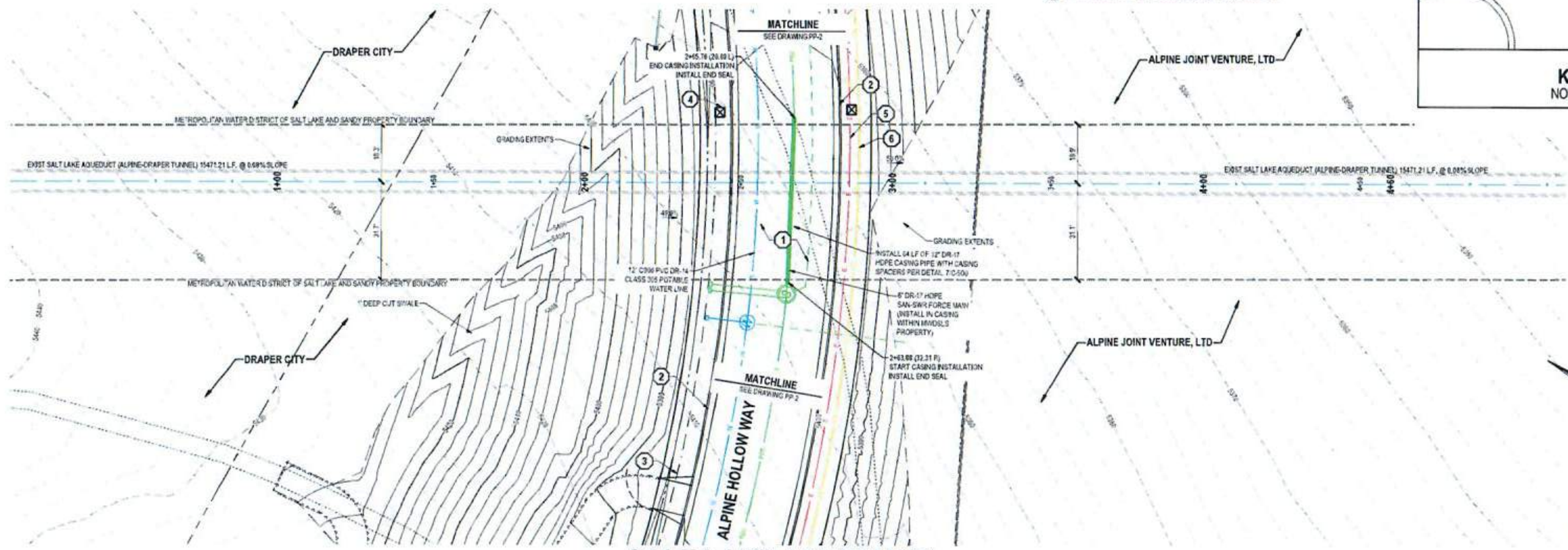
SCOPE OF WORK:

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

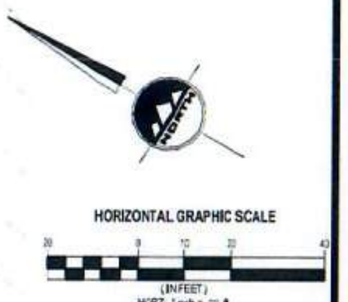
1. ASPHALT PAVEMENT (3" ASPHALTIC CONCRETE OVER 11" UNTREATED BASE COURSE) PER GEOTECHNICAL REPORT.
2. 30" STANDARD CURB AND GUTTER PER DRAPER CITY STANDARD DETAIL ST-10 AND SPECIFICATIONS.
3. 6" THICK CONCRETE SIDEWALK PER DRAPER CITY STANDARD DETAIL ST-12 AND SPECIFICATIONS.
4. PROPOSED GAS LINE LOCATION. DESIGN TO BE PROVIDED BY OTHERS.
5. PROPOSED ELECTRICAL LINE LOCATION. DESIGN TO BE PROVIDED BY OTHERS.
6. PROPOSED FIBER OPTIC LINE. DESIGN TO BE PROVIDED BY OTHERS.

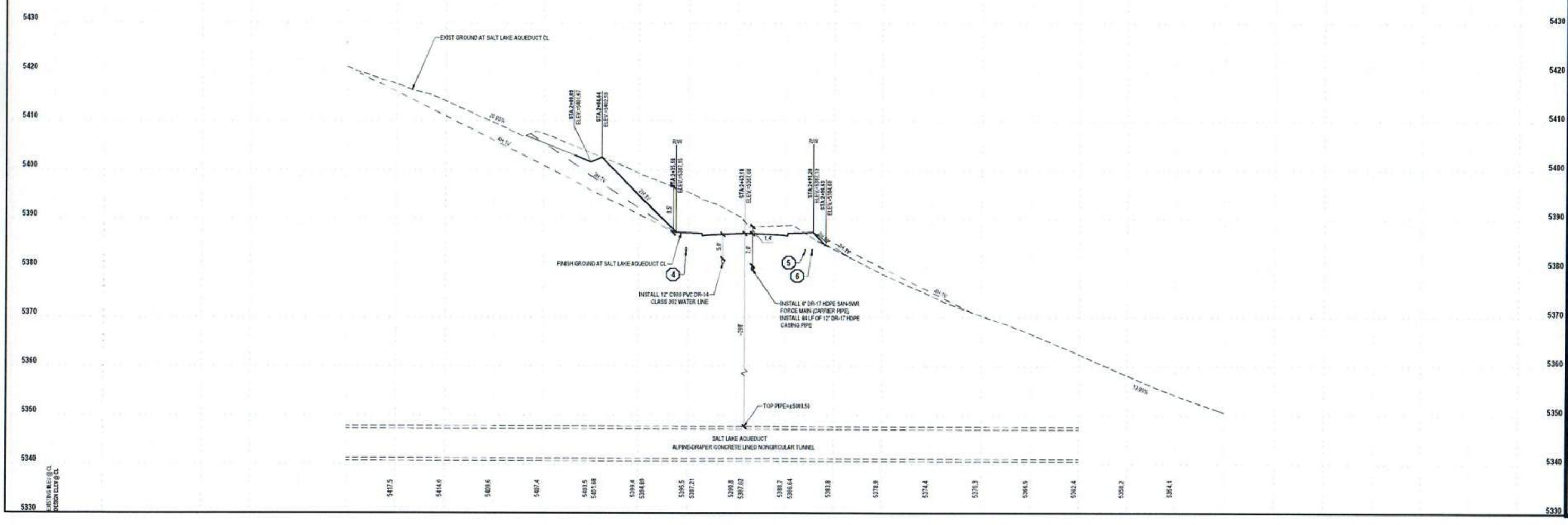


KEYMAP
NOT TO SCALE



SALT LAKE AQUEDUCT





ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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:
TRUWPH DESIGN BUILD
515 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE 801-718-0222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

SALT LAKE AQUEDUCT PLAN AND PROFILE

PROJECT NUMBER	PLOT DATE
6004C	2/19/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

PP-7

EXHIBIT C

INSURANCE AND BOND REQUIREMENTS FOR PARTIES ENTERING INTO AGREEMENTS WITH METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY

Last Update: August 8, 2023

Applicant shall maintain, at no cost to the District, the following insurance, and provide evidence of compliance satisfactory to District.

A. MINIMUM LIMITS OF INSURANCE

Except as approved in writing by District in advance Applicant and all of Applicant's contractors and subcontractors shall maintain limits no less than:

1. **GENERAL LIABILITY (including claims arising from: premises-operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract.):**
   - i. Combined Single Limit (Bodily Injury and Property Damage):
     1. $2,000,000 Per Occurrence
   - ii. Personal Injury (including completed operations and products liability):
     1. $2,000,000 Each Occurrence
   - iii. General Aggregate:
     1. $3,000,000
   - iv. Products - Comp/OP Aggregate:
     1. $3,000,000
   - v. Limits to apply to this project individually.

2. **AUTOMOBILE LIABILITY:**
   - i. $2,000,000 Per Occurrence
   - ii. "Any Auto" coverage required.

3. **WORKERS' COMPENSATION and EMPLOYERS LIABILITY:**
   - i. Workers' compensation statutory limits.
   - ii. Employers Liability statutory limits.

4. **CONTRACTORS POLLUTION LIABILITY:**
   - i. $1,000,000 Per Claim
   - ii. $1,000,000 Aggregate
   - iii. Coverage applies to this project individually.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions (SIRs) must be declared to and approved by the District in writing. At the option of the District, either; the insurer may be required to reduce or eliminate such deductibles or SIRs as respects the District, its trustees, officers, and employees as additional insureds; or Applicant may be required to procure a bond or other instrument guaranteeing payment of losses and related

investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds.

The District does not ordinarily approve deductibles in an amount exceeding 2.5% of the required minimum limits described above or $50,000, whichever is less. The District does not ordinarily approve SIRs in an amount exceeding 1.0% of the required minimum limits described above or $20,000, whichever is less. With respect to any deductible or SIR, Applicant shall pay for costs related to losses, investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds that would otherwise be covered by an insurer under the coverages described in these insurance requirements if no deductible or SIR existed.

C. OTHER INSURANCE PROVISIONS

The General Liability, Automobile Liability, and Pollution Liability Coverages are to contain, or be endorsed to contain, the following provisions:

1. District, its trustees, officers, and employees are to be covered as additional insureds as respects: claims arising out of any activities conducted on District lands or interests in lands including products completed. The coverage shall contain no special limitations on the scope of protection afforded to District, its trustees, officers, and employees.

2. Additional insured coverage shall be on a primary basis for ongoing and completed work.

A waiver with respect to the District, its trustees, officers, and employees of Worker's Compensation subrogation shall be provided.

D. ACCEPTABILITY OF INSURERS

Insurance and bonds are to be placed with insurers admitted in the State of Utah with a Bests' rating of no less than A-, IX, and in the limits as listed in this document, unless approved in writing by the District.

E. VERIFICATION OF COVERAGE

Applicant and all of Applicant's contractors and all subcontractors of Applicant's contractors shall furnish District with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be provided on forms acceptable to the District before work commences. District reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time. Applicant shall provide an insurance certificate and an endorsement evidencing compliance with this provision at least annually. From time to time District may increase the requirement for a liability limit by providing reasonable written notice to Applicant of such a change.

F. **APPLICANT STRICTLY LIABLE FOR COMPLIANCE OF CONTRACTORS**

Applicant shall see that each of Applicant's contractors, subcontractors, and permittees complies with these insurance requirements, and Applicant shall be strictly liable for any failure of such contractors and subcontractors to meet these requirements.

G. **PERFORMANCE AND PAYMENT BONDS**

All persons and entities performing any work on District lands or District's interest in lands will provide performance and payment bonds for the full sum of their contracts, naming the District as co-obligee.

EXHIBIT D
CITY'S AUTHORITY RESOLUTION

EXHIBIT E
RIDGES AT ALPINE'S AUTHORITY RESOLUTION

Exhibit F

Current Draper City Municipal Code

On file with the Draper City Recorders Office.

Exhibit G

Preliminary Plat Drawings

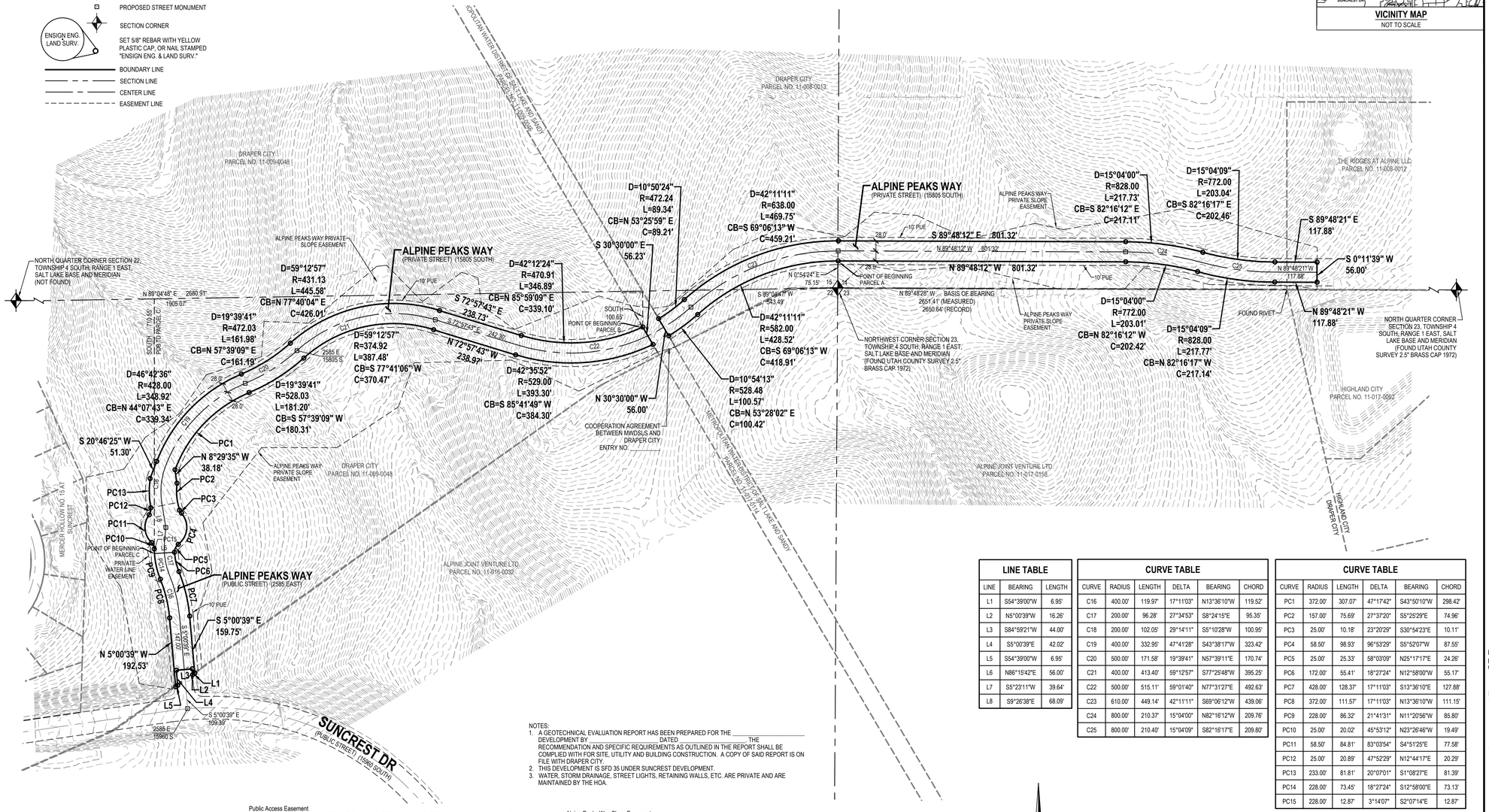
ALPINE PEAKS WAY DEDICATION PLAT

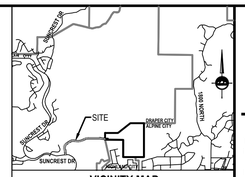
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE





LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°39'00"W	6.95'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.02'
L5	S54°39'00"W	6.95'
L6	N86°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S9°26'38"E	68.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.97'	17°11'03"	N13°36'10"W	119.52'
C17	200.00'	96.28'	27°34'53"	S8°24'15"E	95.35'
C18	200.00'	102.05'	29°14'11"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'40"	N77°31'27"E	492.63'
C23	610.00'	449.14'	42°11'11"	S69°06'12"W	439.06'
C24	800.00'	210.37'	15°04'00"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°50'10"W	298.42'
PC2	157.00'	75.69'	27°37'20"	S5°25'29"E	74.96'
PC3	25.00'	10.18'	23°20'29"	S30°54'23"E	10.11'
PC4	58.50'	98.93'	96°53'29"	S5°52'07"W	87.55'
PC5	25.00'	25.33'	58°03'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'24"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°36'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N23°26'46"W	19.49'
PC11	58.50'	84.81'	83°03'54"	S4°51'25"E	77.58'
PC12	25.00'	20.89'	47°52'29"	N12°44'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°08'27"E	81.39'
PC14	228.00'	73.45'	18°27'24"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. THIS DEVELOPMENT IS SFD 3S UNDER SUNCREST DEVELOPMENT.
3. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUbDE 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 528.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears South 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'38" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Peaks Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°30'47" East 45.41 feet; thence North 48°42'43" East 239.40 feet; thence North 65°41'34" East 161.53 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.48 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 68°57'12" East 82.44 feet; thence North 76°35'28" East 183.09 feet; thence South 77°29'52" East 81.15 feet; thence North 80°01'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'45" West 236.55 feet; thence North 75°26'17" West 189.34 feet; thence South 41°56'49" West 80.06 feet; thence North 89°52'48" West 185.69 feet; thence North 76°16'18" West 265.93 feet; thence South 85°46'25" West 183.26 feet; thence North 80°11'21" West 101.49 feet; thence South 48°33'15" West 97.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°30'34" West 356.30 feet to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°35'26" West 244.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'14" West 129.96 feet; thence South 56°23'18" West 205.93 feet; thence North 89°55'35" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 16.26 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'36" East 116.36 feet; thence North 34°48'55" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'58" East 99.15 feet; thence South 87°37'25" East 123.75 feet; thence North 80°27'26" West 247.58 feet; thence North 83°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.86 feet; thence South 53°29'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF_____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____MAYOR, ____OF__DRAPER CITY____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

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
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8664C
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.30 feet along the arc of a 529.00 foot radius curve to the right (center bears North 25°36'08" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 08°29'35" East 38.18 feet; thence Southeasterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southeasterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 86°15'42" East 56.00 feet; thence Northeasterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Parcel C:
Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 194962:2003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning.
Contains 18,908 Square Feet or 0.434 Acres

DATE _____ PATRICK M. HARRIS P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } S.S.

ON THE _____ DAY OF_____ A.D. 20 _____ 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: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.
UTAH COUNTY HEALTH DEPARTMENT

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

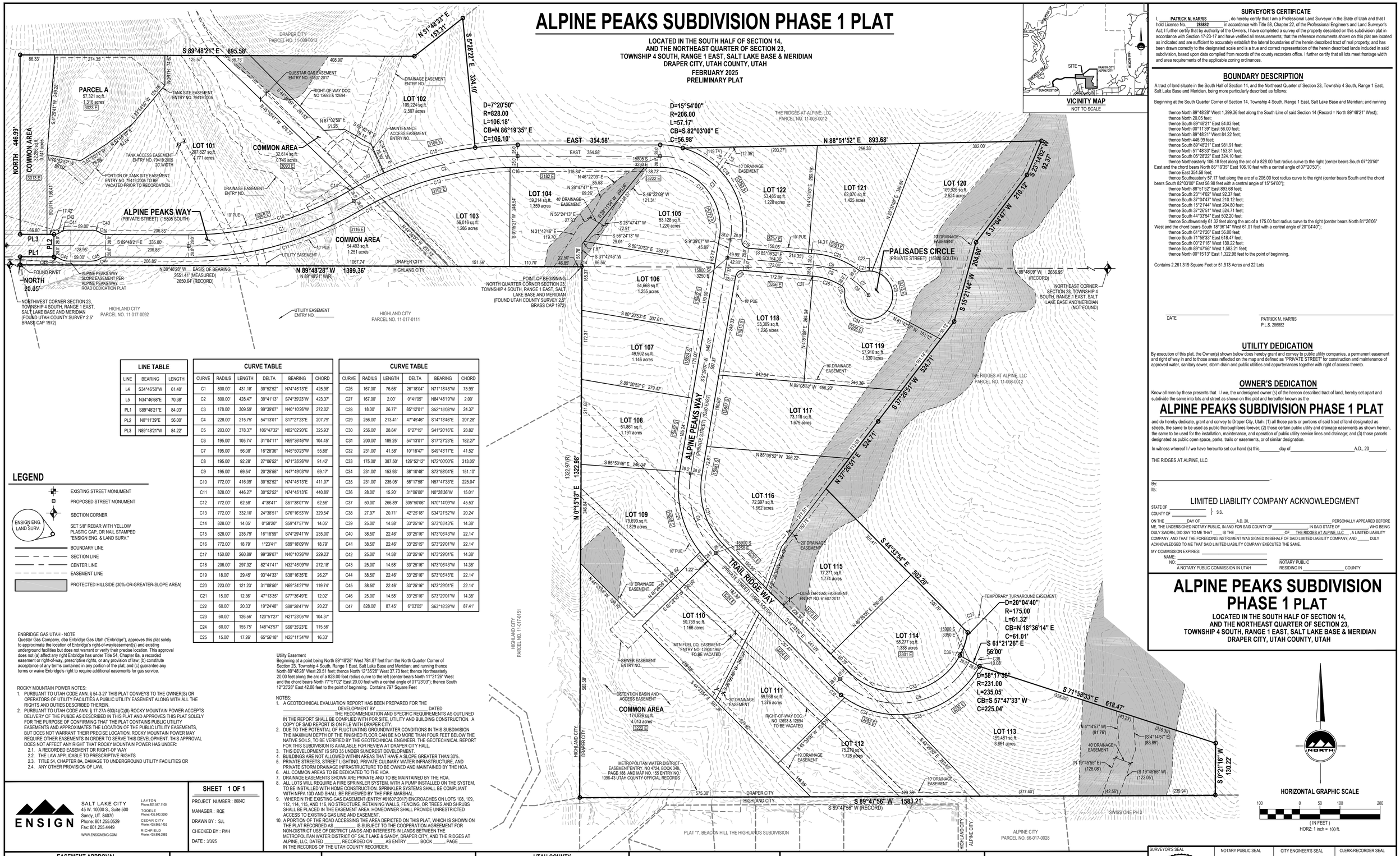
CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D.,20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L4	S34°46'58"W	61.40'
L5	N34°46'58"E	70.38'
PL1	S89°48'21"E	84.03'
PL2	N0°11'39"E	56.00'
PL3	N89°48'21"W	84.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	800.00'	431.18'	30°52'52"	N74°45'13"E	425.98'
C2	800.00'	428.47'	30°41'13"	S74°39'23"W	423.37'
C3	178.00'	309.59'	99°39'07"	N40°10'26"W	272.02'
C4	228.00'	215.75'	54°13'01"	S17°27'23"E	207.79'
C5	203.00'	378.37'	106°47'32"	N82°02'20"E	325.93'
C6	195.00'	105.74'	31°04'11"	N69°36'46"W	104.45'
C7	195.00'	56.08'	16°28'36"	N45°50'23"W	55.88'
C8	195.00'	92.28'	27°06'52"	N71°35'26"W	91.42'
C9	195.00'	69.54'	20°25'55"	N47°49'03"W	69.17'
C10	772.00'	416.09'	30°52'52"	N74°45'13"E	411.07'
C11	828.00'	446.27'	30°52'52"	N74°45'13"E	440.89'
C12	772.00'	62.58'	4°38'41"	S61°38'07"W	62.56'
C13	772.00'	332.10'	24°38'51"	S76°16'53"W	329.54'
C14	828.00'	14.05'	0°58'20"	S59°47'57"W	14.05'
C15	828.00'	235.79'	16°18'59"	S74°29'41"W	235.00'
C16	772.00'	18.79'	1°23'41"	S89°18'09"W	18.79'
C17	150.00'	260.89'	99°39'07"	N40°10'26"W	229.23'
C18	206.00'	297.32'	82°41'41"	N32°45'09"W	272.18'
C19	18.00'	29.45'	93°44'33"	S38°16'35"E	26.27'
C20	223.00'	121.23'	31°08'50"	N69°34'27"W	119.74'
C21	15.00'	12.36'	47°13'35"	S77°36'49"E	12.02'
C22	60.00'	20.33'	19°24'48"	S88°28'47"W	20.23'
C23	60.00'	126.56'	120°51'27"	N21°23'05"W	104.37'
C24	60.00'	155.75'	148°43'57"	S66°35'23"E	115.56'
C25	15.00'	17.26'	65°56'18"	N25°11'34"W	16.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	167.00'	76.66'	26°18'04"	N71°18'45"W	75.99'
C27	167.00'	2.00'	0°41'05"	N84°48'19"W	2.00'
C28	18.00'	26.77'	85°12'01"	S52°15'08"W	24.37'
C29	256.00'	213.41'	47°45'46"	S14°13'46"E	207.28'
C30	256.00'	28.84'	6°27'15"	S41°20'16"E	28.82'
C31	200.00'	189.25'	54°13'01"	S17°27'23"E	182.27'
C32	231.00'	41.58'	10°18'47"	S49°43'17"E	41.52'
C33	175.00'	387.50'	126°52'12"	N72°00'00"E	313.05'
C34	231.00'	153.93'	38°10'48"	S73°58'04"E	151.10'
C35	231.00'	235.05'	58°17'58"	N57°47'33"E	225.04'
C36	28.00'	15.20'	31°06'00"	N0°28'36"W	15.01'
C37	50.00'	266.89'	305°50'06"	N70°14'09"W	45.53'
C38	27.97'	20.71'	42°25'18"	S34°21'52"W	20.24'
C39	25.00'	14.58'	33°25'16"	S73°05'43"E	14.38'
C40	38.50'	22.46'	33°25'16"	N73°05'43"W	22.14'
C41	38.50'	22.46'	33°25'15"	S73°29'01"W	22.14'
C42	25.00'	14.58'	33°25'16"	N73°29'01"E	14.38'
C43	25.00'	14.58'	33°25'16"	N73°05'43"W	14.38'
C44	38.50'	22.46'	33°25'16"	S73°05'43"E	22.14'
C45	38.50'	22.46'	33°25'16"	N73°29'01"E	22.14'
C46	25.00'	14.58'	33°25'16"	S73°29'01"W	14.38'
C47	828.00'	87.45'	6°03'05"	S63°18'39"W	87.41'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

ENSIGN ENG. LAND SURV.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. 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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUADE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Utility Easement
Beginning at a point being North 89°48'28" West 784.87 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'28" West 20.51 feet; thence North 12°35'28" West 37.73 feet; thence Northeasterly 20.00 feet along the arc of a 828.00 foot radius curve to the left (center bears North 11°21'26" West and the chord bears North 77°57'02" East 20.00 feet with a central angle of 01°23'03"); thence South 12°35'28" East 42.08 feet to the point of beginning. Contains 797 Square Feet

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM, WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. WHEREIN THE EXISTING GAS EASEMENT (ENTRY #81607:2017) ENCROACHES ON LOTS 108, 109, 112, 114, 115, AND 116, NO STRUCTURE, RETAINING WALLS, FENCING, OR TREES AND SHRUBS SHALL BE PLACED IN THE EASEMENT AREA. HOMEOWNER SHALL PROVIDE UNRESTRICTED ACCESS TO EXISTING GAS LINE AND EASEMENT.
10. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____, IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC. DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PWH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DATE

PATRICK M. HARRIS
P.L.S. 286882

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°48'28" West 1,399.36 feet along the South Line of said Section 14 (Record = North 89°48'21" West);
thence North 20.05 feet;
thence South 89°48'21" East 84.03 feet;
thence North 00°11'39" East 56.00 feet;
thence North 89°48'21" West 84.22 feet;
thence North 446.99 feet;
thence South 89°48'21" East 981.91 feet;
thence North 51°48'33" East 153.31 feet;
thence South 05°28'22" East 324.10 feet;
thence Northeasterly 106.18 feet along the arc of a 828.00 foot radius curve to the right (center bears South 07°20'50" East and the chord bears North 86°19'35" East 106.10 feet with a central angle of 07°20'50");
thence East 354.58 feet;
thence Southeasterly 57.17 feet along the arc of a 206.00 foot radius curve to the right (center bears South and the chord bears South 82°03'00" East 56.98 feet with a central angle of 15°54'00");
thence North 88°51'52" East 893.68 feet;
thence South 23°14'02" West 92.37 feet;
thence South 37°04'47" West 210.12 feet;
thence South 15°21'44" West 204.80 feet;
thence South 37°26'51" West 524.71 feet;
thence South 44°33'54" East 502.20 feet;
thence Southwesterly 61.32 feet along the arc of a 175.00 foot radius curve to the right (center bears North 81°26'06" West and the chord bears South 18°36'14" West 61.01 feet with a central angle of 20°04'40");
thence South 61°21'26" East 56.00 feet;
thence South 71°58'33" East 618.47 feet;
thence South 00°21'16" West 130.22 feet;
thence South 89°47'56" West 1,583.21 feet;
thence North 00°15'13" East 1,322.98 feet to the point of beginning.

Contains 2,261,319 Square Feet or 51.913 Acres and 22 Lots

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF THE RIDGES AT ALPINE, LLC ____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

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 JORDAN BASIN IMPROVEMENT DISTRICT.

JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT

CURVE TABLE

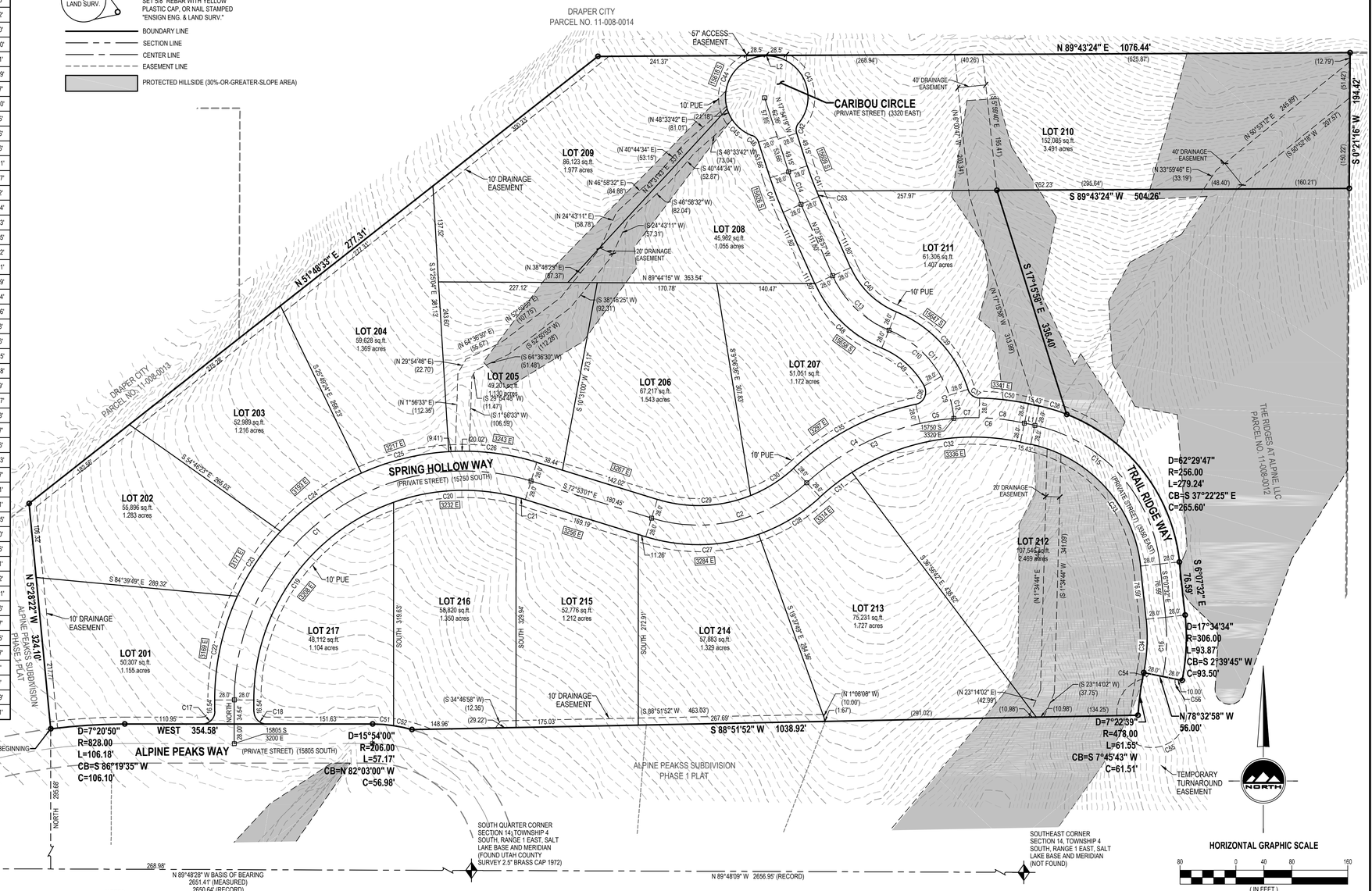
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	328.00'	613.21'	107°06'59"	S53°33'30"W	527.73'
C2	228.00'	238.45'	59°55'19"	N77°09'20"E	227.73'
C3	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C4	350.00'	185.09'	30°17'57"	S62°20'39"W	182.94'
C5	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C6	350.00'	101.47'	16°36'41"	N86°10'11"W	101.12'
C7	350.00'	36.13'	5°54'54"	S88°28'56"W	36.12'
C8	350.00'	65.34'	10°41'47"	N83°12'44"W	65.25'
C9	150.00'	63.08'	24°05'42"	N16°52'40"W	62.62'
C10	150.00'	101.85'	38°54'14"	N48°22'38"W	99.90'
C11	150.00'	131.25'	50°08'04"	N42°45'42"W	127.10'
C12	150.00'	33.68'	12°51'52"	N11°15'44"W	33.61'
C13	150.00'	114.88'	43°52'47"	S45°53'21"E	112.09'
C14	472.00'	49.79'	6°02'38"	S20°55'38"E	49.77'
C15	228.00'	285.49'	71°44'35"	N41°59'43"W	267.20'
C16	278.00'	85.28'	17°34'34"	N2°39'45"E	84.95'
C17	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C18	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C19	300.00'	369.29'	70°31'43"	S35°15'52"W	346.41'
C20	300.00'	177.75'	33°56'55"	S87°30'11"W	175.17'
C21	300.00'	13.82'	2°38'21"	N74°12'11"W	13.82'
C22	356.00'	153.22'	24°39'37"	S12°19'49"W	152.04'
C23	356.00'	111.89'	18°00'29"	S33°39'52"W	111.43'
C24	356.00'	143.72'	23°07'53"	S54°14'03"W	142.75'
C25	356.00'	129.13'	20°46'56"	S76°11'27"W	128.42'
C26	356.00'	127.59'	20°32'04"	N83°09'03"W	126.91'
C27	256.00'	164.19'	36°44'48"	N88°44'35"E	161.39'
C28	256.00'	103.55'	23°10'36"	N58°46'56"E	102.84'
C29	200.00'	136.39'	39°04'23"	N87°34'48"E	133.76'
C30	200.00'	72.78'	20°50'57"	N57°37'08"E	72.38'
C31	322.00'	58.03'	10°19'46"	S52°21'29"W	57.96'
C32	322.00'	250.73'	44°36'53"	S79°49'43"W	244.45'
C33	200.00'	250.43'	71°44'29"	N41°59'46"W	234.38'
C34	250.00'	76.69'	17°34'34"	N2°39'45"E	76.39'
C35	378.00'	199.89'	30°19'39"	S62°20'39"W	197.57'
C36	18.00'	33.43'	106°25'09"	N24°17'04"E	28.83'
C37	18.00'	22.26'	70°51'57"	S53°07'39"E	20.87'
C38	256.00'	41.31'	9°14'43"	N73°14'40"W	41.26'
C39	178.00'	155.75'	50°08'04"	N42°45'42"W	150.83'
C40	122.00'	93.43'	43°52'47"	S45°53'21"E	91.17'
C41	444.00'	38.52'	4°58'16"	S20°23'27"E	38.51'
C42	15.00'	15.03'	57°24'56"	S10°48'09"W	14.41'
C43	59.00'	133.65'	129°47'13"	N25°22'59"W	106.85'
C44	59.00'	109.41'	106°15'08"	S36°35'50"W	94.40'
C45	59.00'	54.37'	52°47'43"	S42°55'36"E	52.46'
C46	15.00'	13.46'	51°25'08"	N43°36'53"W	13.01'
C47	500.00'	52.74'	6°02'38"	S20°55'38"E	52.72'
C48	178.00'	136.32'	43°52'47"	S45°53'21"E	133.01'
C49	122.00'	82.84'	38°54'14"	N48°22'38"W	81.26'
C50	378.00'	70.57'	10°41'47"	N83°12'44"W	70.47'
C51	206.00'	30.48'	8°28'37"	N85°45'41"W	30.45'
C52	206.00'	26.69'	7°25'23"	N77°48'41"W	26.67'
C53	444.00'	8.31'	1°04'22"	S23°24'46"E	8.31'
C54	28.00'	9.24'	18°54'20"	S41°57'12"W	9.20'
C55	50.00'	265.58'	304°19'54"	S73°37'58"E	46.69'
C56	29.22'	12.61'	24°43'05"	N6°06'39"W	12.51'

LINE TABLE

LINE	BEARING	LENGTH
L1	S77°51'50"E	15.43'
L2	N0°16'36"W	0.50'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)



ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBDE 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 3S UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM, WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____, IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

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.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located North 89°48'28" West 265.98 feet along the Section Line and North 295.68 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 05°28'22" West 324.10 feet;
thence North 51°48'33" East 1,035.48 feet;
thence North 89°43'24" East 1,076.44 feet;
thence South 00°21'16" West 194.42 feet;
thence South 89°43'24" West 504.26 feet;
thence South 17°15'58" East 336.40 feet;
thence Southeasterly 279.24 feet along the arc of a 256.00 foot radius curve to the right (center bears South 21°22'41" West and the chord bears South 37°22'25" East 265.60 feet with a central angle of 62°29'47");
thence South 06°07'32" East 76.59 feet;
thence Southwesterly 93.87 feet along the arc of a 306.00 foot radius curve to the right (center bears South 83°52'28" West and the chord bears South 02°39'45" West 93.50 feet with a central angle of 17°34'34");
thence North 78°32'58" West 56.00 feet;
thence Southwesterly 61.55 feet along the arc of a 478.00 foot radius curve to the left (center bears South 78°32'58" East and the chord bears South 07°45'43" West 61.51 feet with a central angle of 07°22'39");
thence South 88°51'52" West 1,038.92 feet;
thence Northwesterly 57.17 feet along the arc of a 206.00 foot radius curve to the left (center bears South 15°54'00" West and the chord bears North 82°03'00" West 56.98 feet with a central angle of 15°54'00");
thence West 354.58 feet;
thence Southwesterly 106.18 feet along the arc of a 828.00 foot radius curve to the left (center bears South and the chord bears South 86°19'35" West 106.10 feet with a central angle of 07°20'50") to the point of beginning.

Contains 1,276,172 Square Feet or 29.297 Acres and 17 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____DAY OF _____ A.D. 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF ____THE RIDGES AT ALPINE, LLC ____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY 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

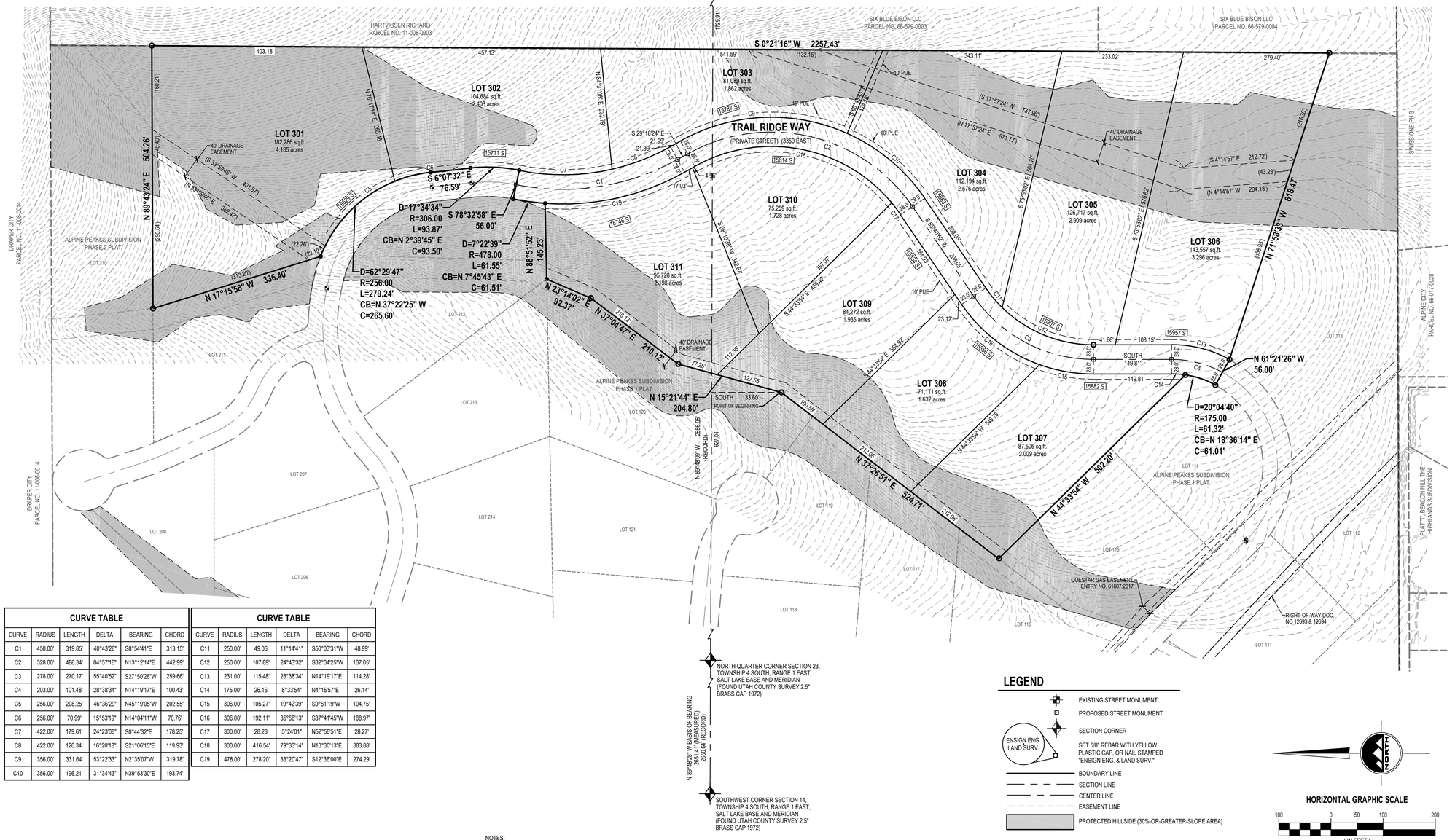
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY ATTORNEY

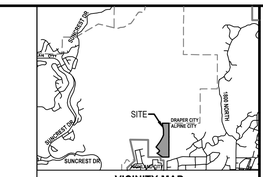
DRAPER CITY ATTORNEY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	319.85'	40°43'26"	S8°54'41"E	313.15'
C2	328.00'	486.34'	84°57'16"	N13°12'14"E	442.99'
C3	278.00'	270.17'	55°40'52"	S27°50'26"W	259.66'
C4	203.00'	101.48'	28°38'34"	N14°19'17"E	100.43'
C5	256.00'	208.25'	46°36'29"	N45°19'05"W	202.55'
C6	256.00'	70.99'	15°53'19"	N14°04'11"W	70.76'
C7	422.00'	179.61'	24°23'08"	S0°44'32"E	178.25'
C8	422.00'	120.34'	16°20'18"	S21°06'15"E	119.93'
C9	356.00'	331.64'	53°22'33"	N2°35'07"W	319.78'
C10	356.00'	196.21'	31°34'43"	N39°53'30"E	193.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	250.00'	49.06'	11°14'41"	S50°03'31"W	48.99'
C12	250.00'	107.89'	24°43'32"	S32°04'25"W	107.05'
C13	231.00'	115.48'	28°38'34"	N14°19'17"E	114.28'
C14	175.00'	26.16'	8°33'54"	N4°16'57"E	26.14'
C15	306.00'	105.27'	19°42'39"	S9°51'19"W	104.75'
C16	306.00'	192.11'	35°58'13"	S37°41'45"W	188.97'
C17	300.00'	28.28'	5°24'01"	N52°58'51"E	28.27'
C18	300.00'	416.54'	79°33'14"	N10°30'13"E	383.88'
C19	478.00'	278.20'	33°20'47"	S12°36'00"E	274.29'

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUEDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. 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.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM. WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____ IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the Southeast Quarter of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 89°48'09" East 927.04 feet along the section line and South 133.60 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 15°21'44" East 204.80 feet;
thence North 37°04'47" East 210.12 feet;
thence North 23°14'02" East 92.37 feet;
thence North 89°51'52" East 145.23 feet;
thence Northeasterly 61.55 feet along the arc of a 478.00 foot radius curve to the right (center bears South 85°55'37" East and the chord bears North 07°45'43" East 61.51 feet with a central angle of 07°22'39");
thence South 78°32'58" East 56.00 feet;
thence Northeasterly 93.87 feet along the arc of a 306.00 foot radius curve to the left (center bears North 78°32'58" West and the chord bears North 02°39'45" East 93.50 feet with a central angle of 17°34'34");
thence North 06°07'32" West 76.59 feet;
thence Northwesterly 279.24 feet along the arc of a 256.00 foot radius curve to the left (center bears South 83°52'28" West and the chord bears North 37°22'25" West 265.60 feet with a central angle of 62°29'47");
thence North 17°15'58" West 336.40 feet;
thence North 89°43'24" East 504.26 feet;
thence South 00°21'16" West 2,257.43 feet;
thence North 71°58'33" West 618.47 feet;
thence North 61°21'26" West 56.00 feet;
thence Northeasterly 61.32 feet along the arc of a 175.00 foot radius curve to the left (center bears North 61°21'26" West and the chord bears North 18°36'14" East 61.01 feet with a central angle of 20°04'40");
thence North 44°33'54" West 502.20 feet;
thence North 37°26'51" East 524.71 feet to the point of beginning.

Contains 1,251,633 Square Feet or 28.734 Acres and 11 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC _____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
ENBRIDGE GAS UTAH _____ DATE _____
COMCAST _____ DATE _____

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

Exhibit H

Trail Infrastructure Access Map

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

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

BENCHMARK

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

HORZ: 1 inch = 200 ft.

NORTH

SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

NOTES

- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
- SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST. BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

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, 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.

SALT LAKE AQUEDUCT

11:009:0048 DRAPER CITY

MERCER HOLLOW

11:008:013 DRAPER CITY

56' ROAD CROSS SECTION PER DETAIL 1/C-503

56' ROAD CROSS SECTION PER DETAIL 3/C-503

ALPINE PEAKS WAY (15805 SOUTH)

12' TRAIL ACCESS GATE

HOG HOLLOW

SPRING HOLLOW

SPRING HOLLOW WAY

CARIBOU CIRCLE

TRAIL RIDGE WAY

DRAPER CITY ALPINE CITY

56' ROAD CROSS SECTION PER DETAIL 2/C-503

PALISADES CIRCLE

DRAPER CITY HIGHLAND CITY

DETENTION POND

ALPINE PEAKS WAY (2885 EAST)

SUNCREST DRIVE (15960 SOUTH)

11:016:0032 ALPINE JOINT VENTURE LTD

METRO WATER DISTRICT OF SALT LAKE & SANDY

11:017:0014

HIGHLAND CITY DRAPER CITY

BEACON HILL

DRAPER CITY HIGHLAND CITY

HIGHLAND CITY ALPINE CITY

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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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:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

R. Q. Elder
No. 169379
ROBERT Q. ELDER
3-7-2025
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

OVERALL SITE PLAN

Trail Infrastructure Access Map

PROJECT NUMBER	PRINT DATE
8684C	3/4/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
June 3, 2025

To: Draper City Planning Commission
Business Date: June 12, 2025

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: Alpine Hollow – Development Agreement and Preliminary Subdivision Plat Request

Application No.:	2025-0077-DA, 2024-0029-SUB
Applicant:	David Killpack, representing Triumph Design Build, LLC
Project Location:	3235 East 15780 South
Current Zoning:	RR-22 (Rural Residential, 20,000 sq ft lots), RR-43 (Rural Residential, 40,000 sq ft lots) Zone
Acreage:	115.2 Acres (Approximately 5,018,112 ft^2)
Request:	Request for approval of a Development Agreement and Preliminary Subdivision Plat in the RR-22 and RR-43 zones regarding a 50-lot single-family development.

BACKGROUND AND SUMMARY

This application is a request for approval of a Development Agreement (Agreement) and Preliminary Subdivision Plat for approximately 115.2 acres located to the east of Suncrest Dr., at approximately 3235 East 15780 South (Exhibit B & C). The property is currently zoned RR-22 and RR-43. The applicant is requesting that a Agreement and Preliminary Subdivision Plat be approved to allow for a 50-lot single-family development.

The subject property is part of the Suncrest Development and was slated for residential uses with the original approval in 1999. The 1999 plan included 3,775 acres of land and called for 3,888 residential units. The original developers of Suncrest went bankrupt and Zions Bank picked up the undeveloped portions of Suncrest. At that time, only a portion of the residential units had been developed. Draper City was able to purchase those

undeveloped acres from Zions Bank in 2011. The intent of that purchase was to preserve a majority of the property in its current natural state, and the City has placed a substantial amount of the property in conservation easements. However, there were selected pieces of the property that were identified to be sold off for potential development which would help with the purchase of the overall property. The City sold the subject property in 2017 to a private developer. The money from that sale was used to pay off the outstanding bond from the Zion's bank purchase. The sale included approval for an access road through City open space from Suncrest Dr. to the property. The 115.2 acre project area includes the 110 acre development and the access road.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density, Open Space/Parks	Exhibit D
Current Zoning	RR-22, RR-43	Exhibit E
Proposed Use	Single-family Residential	
Adjacent Zoning		
East	CR-40,000 (Alpine City)	
West	RR-22, RR-43	
North	RR-22, RR-43	
South	A5 (Agricultural), R1-40 (Highland City)	

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

Residential Hillside Low Density

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

The Open Space/Parks land use designation is characterized as follows:

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	• Applies to natural areas that have the potential to be permanent open space • Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation • Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	• City's established parks • Public/private golf courses • Greenbelts/linear parks • Large retention areas that have recreational potential • Natural area open space
COMPATIBLE ZONING	• Public Open Space (OS) • Agricultural (A2) • Agricultural (A5)
OTHER CRITERIA	• A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

The zoning designations of RR-22 and RR-43 are from the old 1999 Draper City Municipal Code (1999 DCMC). Since the property was originally part of Suncrest, it is vested under the Suncrest zoning found in the 1999 DCMC. Per Section 9-4-020 of the 1999 DCMC the purpose of the RR-22 and RR-43 zones are to "*promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.*"

Development Agreement. The proposed Agreement has been included as Exhibit J of this staff report. The proposal is for several modifications to code standards, which are outlined below. The City Council will be reviewing this Agreement at their June 17, 2025 meeting. A condition of approval has been included that if the City Council does not approve the Agreement, the applicant will be required to modify the subdivision plans to comply with code with their Final Subdivision Plat application. The Final Subdivision Plat application does not require Planning Commission review, and is reviewed by staff and approved by the Zoning Administrator.

Density: The Agreement sets the maximum number of dwelling units at 50. This is the number that has been agreed to after reviewing the access road limitations and density standards for Suncrest. The Suncrest agreement allows 1.03 dwelling units per acre, or 113 units.

Buildings: All lots may contain a single-family home, plus outbuildings such as pool houses, barns, garages, and mother-in-law apartments so long as the living area is not rented and

does not exceed 3,000 sq ft in size. The mother-in-law apartments will not be considered Accessory Dwelling Units as they won't be able to be rented out. Any living area has to be fire sprinklered, including main dwellings and mother-in-law apartments.

Setbacks: The setbacks for the development are the Suncrest designation SFD35. This is the standard Suncrest setback requiements for lots that are at least 35,000 sq ft in size. Setbacks in this designation are as follows:

Table 2	SFD35 Standards
Front Yard	20-feet
Side Yard	15-feet
Rear Yard	30-feet
Front Access Garage	30-feet
Side Access Garage	20-feet
Detached Garages	
Side and Rear Yard	15-feet

Public Utility Easements: The applicant is requesting 10-foot-wide public utility easements along the front property lines, with an elimination of side and rear easements due to the steep slopes on the properties. The DCMC normally requires 7-foot easements along the rear and one side lot line.

Roadways: The access road, Alpine Peaks Way, will be a private roadway from the entrance gate through the development. The roadway will be public for the first 150-feet. All private portions will be owned and maintained by a home owners association. All roadway widths in the development will be 56-feet-wide. The Suncrest standards require private roads to be 30-feet-wide, however; the applicant and City acknowledge that a 30-foot-wide roadway is not ideal, and the proposed 56-foot-wide roadway will be a benefit when it comes to safety, maintenance, repair, emergency vehicle access, and snow removal.

Fencing: The Agreement requires fencing of 6-feet to 8-feet in height along City open space, and allows fencing up to 8-feet in height generally. It sets out standards similar to the Lone Peak Canyon and Mercer Mountain developments to prevent encroachments into City open Space. A building permit will not be issued for a house until a temporary chain link fence is installed along City open space, and a home will not receive a certificate of occupancy until the chain link fence is replaced with a permanent wrought iron fence.

Entrance Feature: The applicant is proposing fencing and walls at the entrance gate, along with a monument sign on City property adjacent to Suncrest Dr. The proposed entrance feature design can be found in Exhibit I of this report. The fencing varies in height but goes up to 12-feet in some places. The DCMC allows a maximum height of 6-feet in height.

Water System Maintenance: Due to changes in Utah State Law the City has been including language outlining responsibilities for private water system maintenance within development agreements. The language included in this Agreement is the same that was included for the recent Mercer Mountain and Urbana developments.

Side Lot Lines: The DCMC requires side lot lines to be at right angles or radial to streets and street curves. There are several lots within the proposed development with side lot lines that do not meet these standards. This is due to the unique topography of the site. The goal of the applicant is to ensure that each lot has a buildable width and adequate building envelope once lot line locations and setbacks are taken into account.

Metro Water Agreement: The access road will cross over land owned by the Metropolitan Water District (Metro). Metro has a water line located within the property. The City and applicant plan to enter into an agreement with Metro on rights and responsibilities of all three parties for this road crossing over their water improvements. The subject Agreement acknowledges the requirements of the Metro Agreement. The City Council will be reviewing for approval the Metro Agreement on the same night as the proposed Agreement. A condition of approval has been included that an agreement with Metro shall be approved prior to Final Subdivision Plat approval and fully executed prior to recordation of the subdivision plat.

Subdivision Layout. The proposed subdivision plats can be found in Exhibit G of this report. The proposal is for a private gated community with 50 single-family lots. The applicant is proposing three phases. The roadway will be 56-feet wide, which is wider than the required 30-feet in the Suncrest Design Guidelines. The development will have one entrance from Suncrest Dr. No access will be provided to Alpine City. The applicant has been working with Highland City to secure an emergency only gated access to the trailhead that is located directly south of the access road. In addition, Highland City has a water tank within the boundaries of the development. The water tank will be located on Parcel A, a 1.3-acre piece of property in the northwest corner of the development.

Table 3 Subdivision Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Number of Lots	50	50	Suncrest allows 1.03 du/ac. Access concerns have limited the development to 50 units. Development Agreement request
Lot/Parcel Size	0.8 acres (35,000 sq ft)	1.1 acres - 4.7 acres	Suncrest

			standard
Lot Width	130-feet	137-feet - 606-feet	Suncrest standard
Street Frontage	50-feet	109-feet - 787-feet	
Street Width	30-feet	56-feet	Development Agreement request
Street Ownership	Private	Public and Private	Entrance off Suncrest Dr. is public. Area from gate entrance east is private.
Common Area	NA	4 common areas equaling 6.75 acres, plus roadways	Detention areas and roadways. Landscape Plans can be found in Exhibit H.
Easements-			
PUE Front	7-foot	10-foot	
PUE Rear	7-foot	zero	Development Agreement request
PUE Side	7-foot	zero	Development Agreement request
Other	As needed	Water tank access (Highland City), drainage easements, Questar Gas, slope easements, sewer easements	
Trails	None	Trail access is planned from the Highland City trail head to the Hog Hollow trail system	
Entrance Gate	Turn around for public required	Turn around provided	Condition has been included requiring safety features to comply with DCMC 9-27-200.

Criteria For Approval.

Development Agreements

DCMC does not contain criteria for review and potential approval of a Development Agreement. It does, however; contain a list of items that are required as part of an Agreement and limitations to a Development Agreement, as found in DCMC Section 9-5-200(C) and (D). This section depicts the required materials for such requests as:

C. *Procedure: All development agreements, upon proper execution, shall be recorded with the respective County Recorder's Office, shall run with the land, and shall be binding on all successors in the ownership of the affected property. A development agreement shall contain, at a minimum, the following:*
   1. *A legal description of the land subject to the development agreement.*
   2. *The restrictions or conditions to be attached to the property including development standards and the provision of public facilities.*
   3. *The configuration of the project as shown on a project master plan.*
   4. *A statement of the benefits and value the development agreement will have for the City as a whole, including, but not limited to, assurances of design standards, dedication and improvement of open space, parks, trails, amenities, or infrastructure such as public rights-of-way or utilities.*
   5. *The time frames for performance by the parties.*
   6. *A description of the various City approvals required before the commencement of construction and other procedures that will be required after approval of the development agreement.*
   7. *Provisions for enforcement of the terms and conditions of the development agreement.*
   8. *Provisions for making amendments to the development agreement.*
   9. *The time limitation of the agreement.*
   10. *Such other terms as may be proposed and agreed to between the City and developer or subdivider.*

D. *Limitations:*
   1. *A development agreement under this section may not:*
      a. *Limit the City's authority in the future to:*
         i. *Enact a land use regulation; or*
         ii. *Take any action allowed under Utah Code Annotated Section 10-8-84, as amended;*
      b. *Require the City to change the zoning designation of an area of land within the City in the future; or*
      c. *Contain a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject to the development agreement, unless the city council approves the development agreement in accordance with the same procedures for*

enacting a land use regulation under Utah Code Annotated Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

2. *The City may not require a development agreement as the only option for developing land within the City.*
3. *To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by;*
   a. *Utah Code Annotated 10-9a-530, as amended; and*
   b. *Applicable land use regulations of this Title.*

Preliminary Subdivision Plat

The criteria for review and potential approval of a preliminary subdivision plat request is found in Section 17-3-040(A) of the DCMC. This section depicts the standard of review for such requests as:

> *A. Planning Commission: The Planning Commission shall review the preliminary plat submittal and determine compliance with the standards and criteria set forth in this chapter and all other ordinances of Draper City, including, but not limited to, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria. Review of the preliminary plat submittal shall follow the process outlined in section 17-1-080 of this title. After the fourth or final review, the preliminary subdivision plat application shall be scheduled for a public meeting. The Planning Commission shall make findings specifying any inadequacy in the application, noncompliance with City regulations, questionable or undesirable design or engineering, and the need for any additional information. The Planning Commission may review all relevant information pertaining to the proposed development, including fire protection, sufficient supply of culinary and secondary water to the proposed subdivision, sewer service, traffic considerations, and the potential for flooding. The Planning Commission shall hold a public meeting, and shall approve, approve with conditions or if the preliminary subdivision plat application does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Development Agreement and Preliminary 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 reviews of the Development Agreement and

Preliminary Subdivision Plat 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 Development Agreement and Preliminary Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Development Agreement and Preliminary Subdivision Plat. 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 Development Agreement and Preliminary Subdivision Plat 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 Development Agreement and Preliminary Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Development Agreement and Preliminary 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

Development Agreement

Staff recommends that the Planning Commission review the request based on the findings listed below 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.

Preliminary Subdivision Plat

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 on the site.
3. That if the City Council does not approve the Alpine Hollow Development Agreement, the plans shall be revised with the Final Plat application to comply with all DCMC and Suncrest Design Guideline standards.
4. That the City Council approve a Cooperation Agreement for Non-District Use of District Land and Interest in Lands with the Metropolitan Water District of Salt Lake and Sandy prior to Final Subdivision Plat approval and such agreement be fully executed prior to plat recordation.
5. The safety features on the entrance gate shall comply with DCMC Section 9-27-200, included emergency access and operation.
6. Address outstanding redlines in Exhibit A.

MODEL MOTIONS AND FINDINGS

Development Agreement

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Development Agreement, application 2025-0077-DA, based on the following findings for approval and subject to the conditions listed in the Staff Report dated June 3, 2025.

The findings for approval are as follows:

1. The proposed Development Agreement complies with DCMC Section 9-5-200(C) and (D).
2. The addition roadway width is needed for the safety of future residents living in the proposed development.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Development Agreement, application 2025-0077-DA, based on the findings for approval and subject to the conditions listed in the Staff Report dated June 3, 2025 and as modified by the following findings or conditions below:

Additional Findings or Conditions:

1. (List any additional findings or conditions…)

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Development Agreement, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Development Agreement, application 2025-0077-DA, based on the findings for denial listed in the Staff Report dated June 3, 2025, and as modified by the findings below:

The findings for denial are as follows:

1. The proposed Development Agreement does not comply with DCMC Section 9-5-200(C) and (D).

Preliminary Subdivision Plat

Sample Motion for Approval – I move that we approve the Preliminary Subdivision Plat, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Preliminary Subdivision Plat, application 2024-0029-SUB, based on the following findings for approval and subject to the conditions listed in the Staff Report dated June 3, 2025.

The findings for approval are as follows:

1. The proposed plat complies with DCMC Section 17-3-040(A).

Sample Motion for Modified Approval– I move that we approve the Preliminary Subdivision Plat, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Preliminary Subdivision Plat, application 2024-0029-SUB, based on the findings for approval and subject to the conditions listed in the Staff Report dated June 3, 2025 and as modified by the following findings or conditions below:

Additional Findings or Conditions:

1. (List any additional findings or conditions…)

Sample Motion for Denial – I move that we deny Preliminary Subdivision Plat, as requested by David Killpack, representing Triumph Design Build, LLC for Alpine Hollow Preliminary Subdivision Plat, application 2024-0029-SUB, based on the findings for denial listed in the Staff Report dated June 3, 2025, and as modified by the findings below:

The findings for denial are as follows:

1. The proposed plat does not comply with DCMC Section 17-3-040(A).

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: 2025.06.04 16:32:54-06'00'

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: 2025.06.06 14:03:59-06'00'

Draper City Planning Division

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: 2025.06.05 06:54:01-06'00'

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. Update the landscape plans with the Final Subdivision Plat application to address the following:
    a. Where will the call/code box be located? The gate house is too far back for a car to be parked in front of the gate and roll down a window and talk to a person in the gatehouse, if it's a manned gatehouse, or use a call box at the gate house.
    b. Preliminary Subdivision plans show two parking spaces by the gate house. If this is a manned gatehouse then parking for staff will be needed. Update plans to account for the parking spaces.
2. Staff recommends modifying the wrought iron fence style to a type that has a bar running across the top, rather than posts/pickets. It is more animal safe.

Engineering and Public Works Divisions Review.

1. For sites over five (5) acres, certified SWPPP is required. Contact Colton Konesky, 801-576-6331, to verify compliance. *Comment is informational – no additional action required prior to preliminary subdivision approval.*
2. Final geotechnical report is required per DCMC 17-3-030(E) and 17-3-030(L). Engineering cannot provide a positive recommendation until the city accepts the geotechnical and geohazards reports, through its peer review process, and all the recommendations are incorporated into the site design and construction drawings. *Approvals received with the fifth submittal*.
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to subdivision approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *No additional action required prior to preliminary subdivision approval*.
4. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. Comment is informational – *no additional action required prior to preliminary subdivision approval*.
5. Box culverts and bridge structures are not reviewed as part of the subdivision process. Structural review by a third party will be required as part of the building permit process. Comment is informational – *no*

additional action required prior to preliminary subdivision approval.

6. Once final plat has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division. Comment is informational – *no additional action required prior to preliminary subdivision approval*.
7. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Comment is informational – *no additional action required prior to preliminary subdivision approval*.
8. Draper City requires the engineer of record to provide the subdivision as-built drawings, retention basins volume certifications, and site grading and drainage certification letter after subdivision construction is complete. Informational comment – *no additional action is required prior to subdivision approval*.
9. Private street section detail 3 shown on sheet C-502 includes portions of the public street section from station 9+24 to sta 13+30. The street section for the public street section requires minimum 4" asphalt over 10" road base, over property prepared subgrade.

Fire Division Review.

1. Engineers Water Supply Analysis: Design team will provide to the Draper City Fire Marshal an engineer's water supply analysis. The engineer's water supply analysis will identify the characteristics of the water supply for this area and will identify the existing and proposed water main size and location that will supply this site, and identify any dead-end pipe runs and the distance to the nearest circulating main. The engineer's water supply analysis will also identify the water supply capacity for fire flow and duration and reliability of the water supply system for this area. The design team will also identify the available fire flow at this site, measured at a residual pressure of 20 p.s.i. The engineer's water supply analysis will include all flow test data, including date and time of test, who conducted the test or supplied information, test elevation, static gauge pressure at no flow, flow rate with residual gauge pressure, hydrant butt coefficient, and location of test in relation to the hydraulic reference point of service to this facility. Not submitted as of yet.

2. 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 12%. Grades may be checked prior to building permits being issued.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096to 7925 mm).

❖ This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area. D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

❖ Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

3. 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. Throughout development, please keep all construction parking to one side of road to allow fire access.

❖ 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.

4. Fire Hydrants Are Required there shall be a fire hydrants spaced every 1000ft up to where there are homes and then the spacing will be required at every 450ft.
5. 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.
6. 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.
7. Residential Fire Sprinklers Required. A deferred submittal for a NFPA 13D fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT. All homes will require a pump to be installed on the fire sprinkler system. A note stating Fire Sprinklers Required in all homes shall be shown on plat.
8. Fire Department Approved Turn Around Required. Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds. This project WILL meet this requirement. Dead-End roads in excess of 300ft will be required to have fire department turn outs every 150ft or where the terrain allows. A temporary turn-around will be required for all phases until the next phase starts and a permanent can be installed.
9. 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.
10. 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.
11. If this project is going to have gates at any point it will need to comply with the Draper Gate Ordinance. If there is to be a gated entrance to the private drive it must be able to meet the fire department access requirements. Gates must be a minimum width of twelve (12) feet wide on each side of gate width. A fire department lock box would be required to house emergency access device for emergency vehicles and must meet the City Ordinance for gates to be approved by the Fire Department and Police Department.

<u>Building Division Review:</u>

1. Each individual lot will require a lot specific grading permit through the

Building Department, which is essentially site specific geotech engineering and geology for the proposed lot and home to be built. This geotech engineering and review process will be required to have been reviewed and approved through our geohazards ordinance prior to submitting for building permits for the homes.

Parks & Trails Division Review.

1. RECOMMENDATION - Due to the limited authorized access for maintenance and emergency vehicles to the lower half of the Spring Hollow/Turkey Road (refer to below map), including access to the Carpe Diem and Longview Trails, the Parks & Recreation Department recommends a maintenance/emergency access easement be provided on the existing Spring Hollow dirt road up to the Draper City open space. The development may restrict public access on this road by utilizing gates and signage.
2. A note shall be placed on the final plat that the landscaping within the public right of way is to be maintained by the HOA.

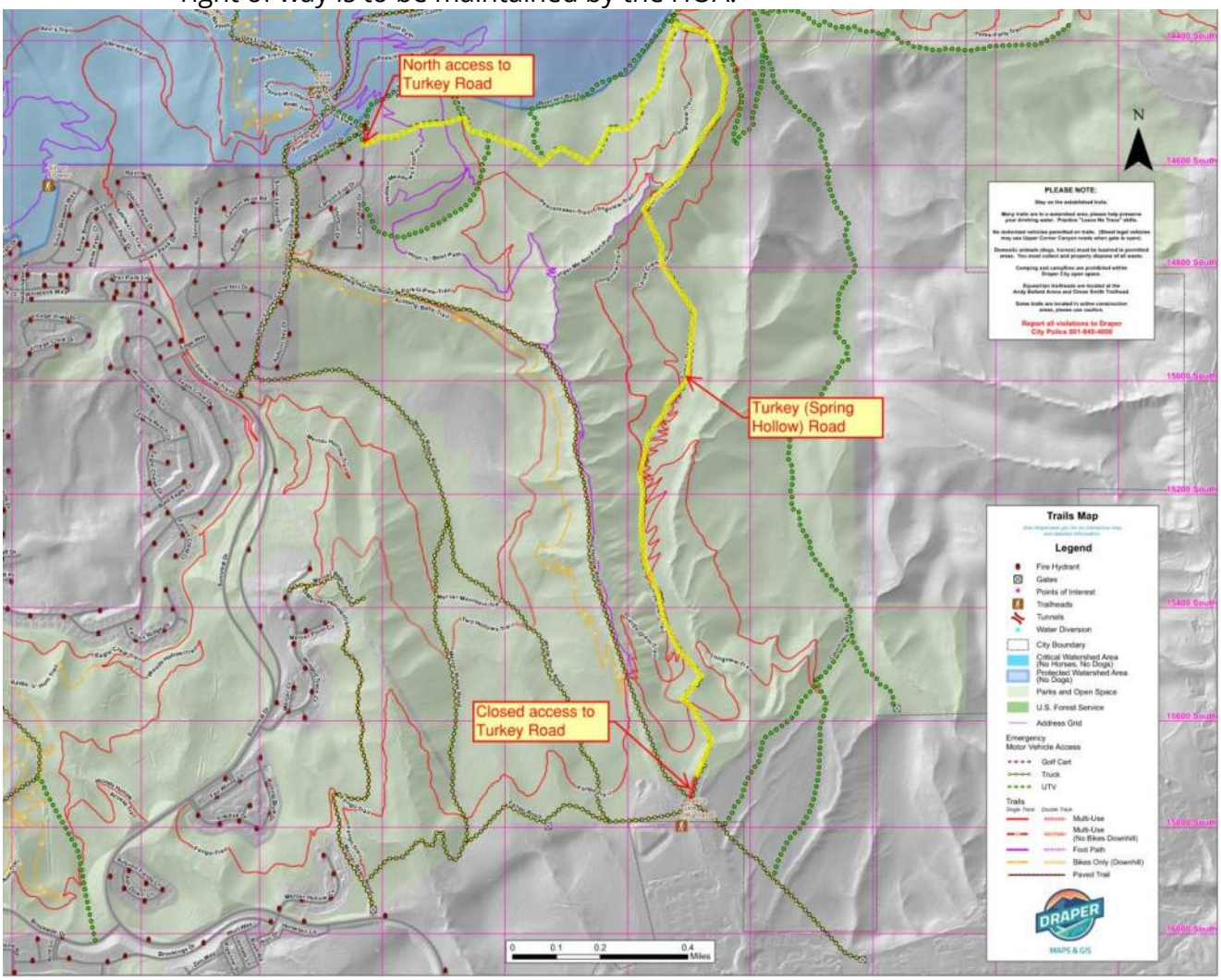


EXHIBIT B
VICINITY MAP

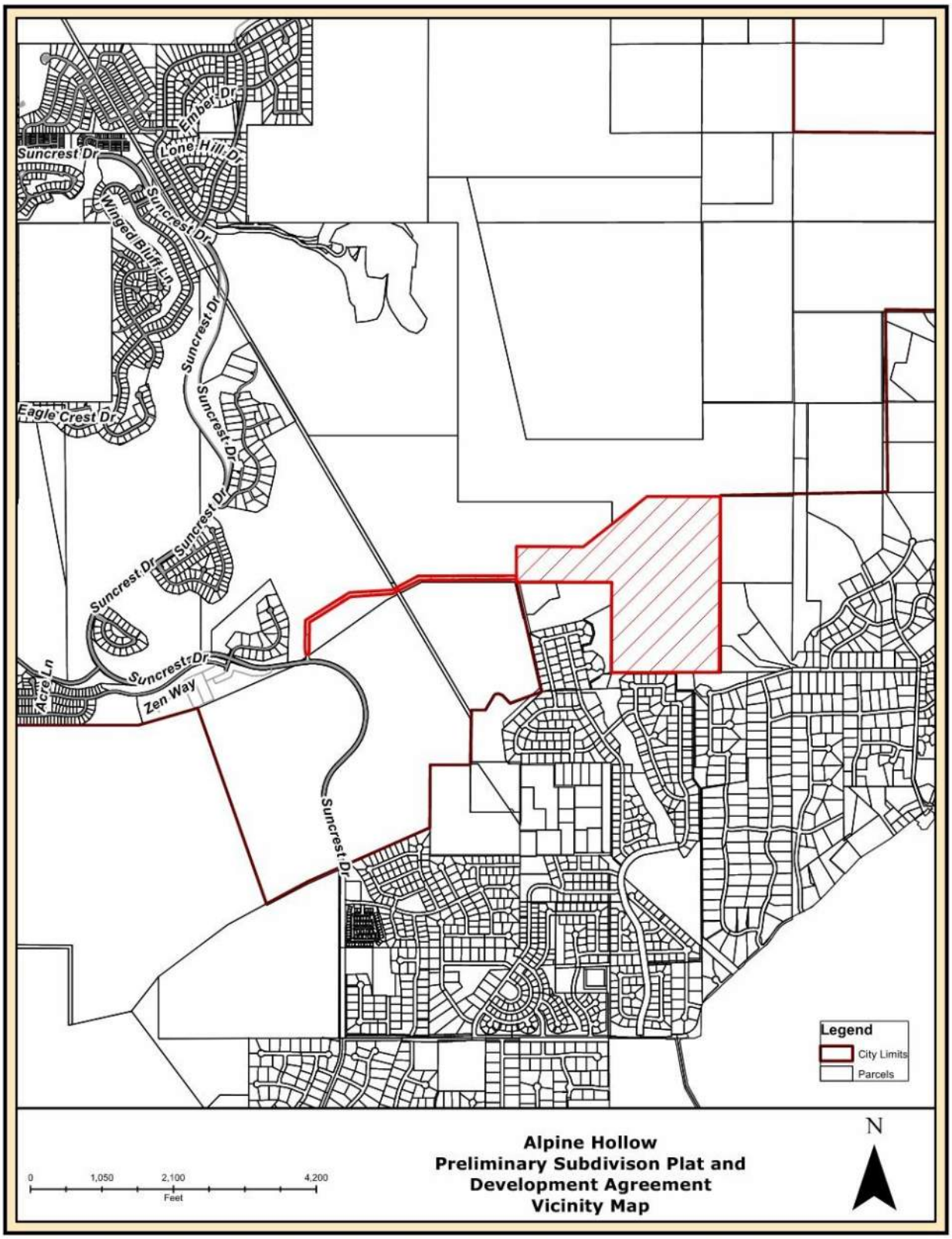


EXHIBIT C
AERIAL MAP

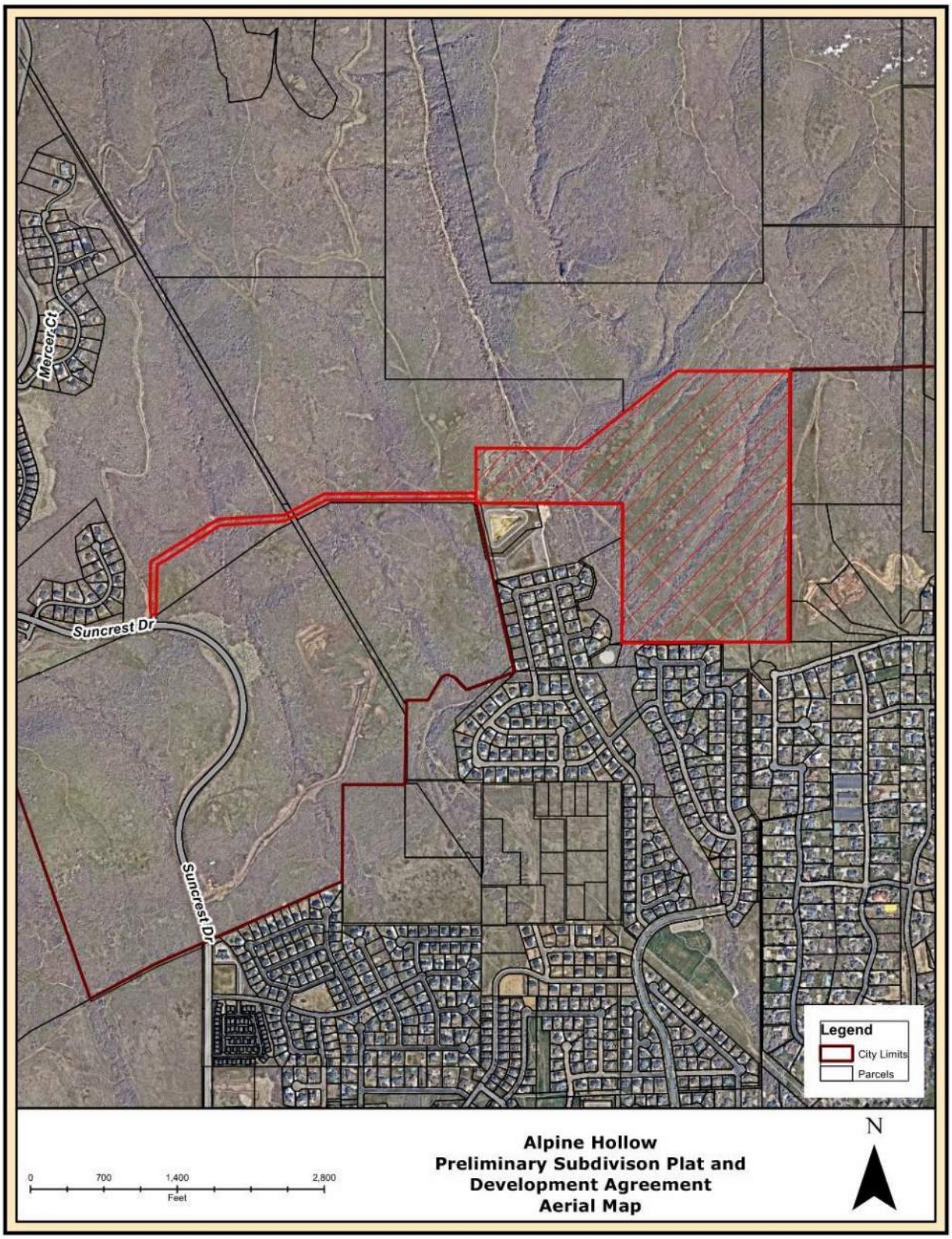


EXHIBIT D
LAND USE MAP

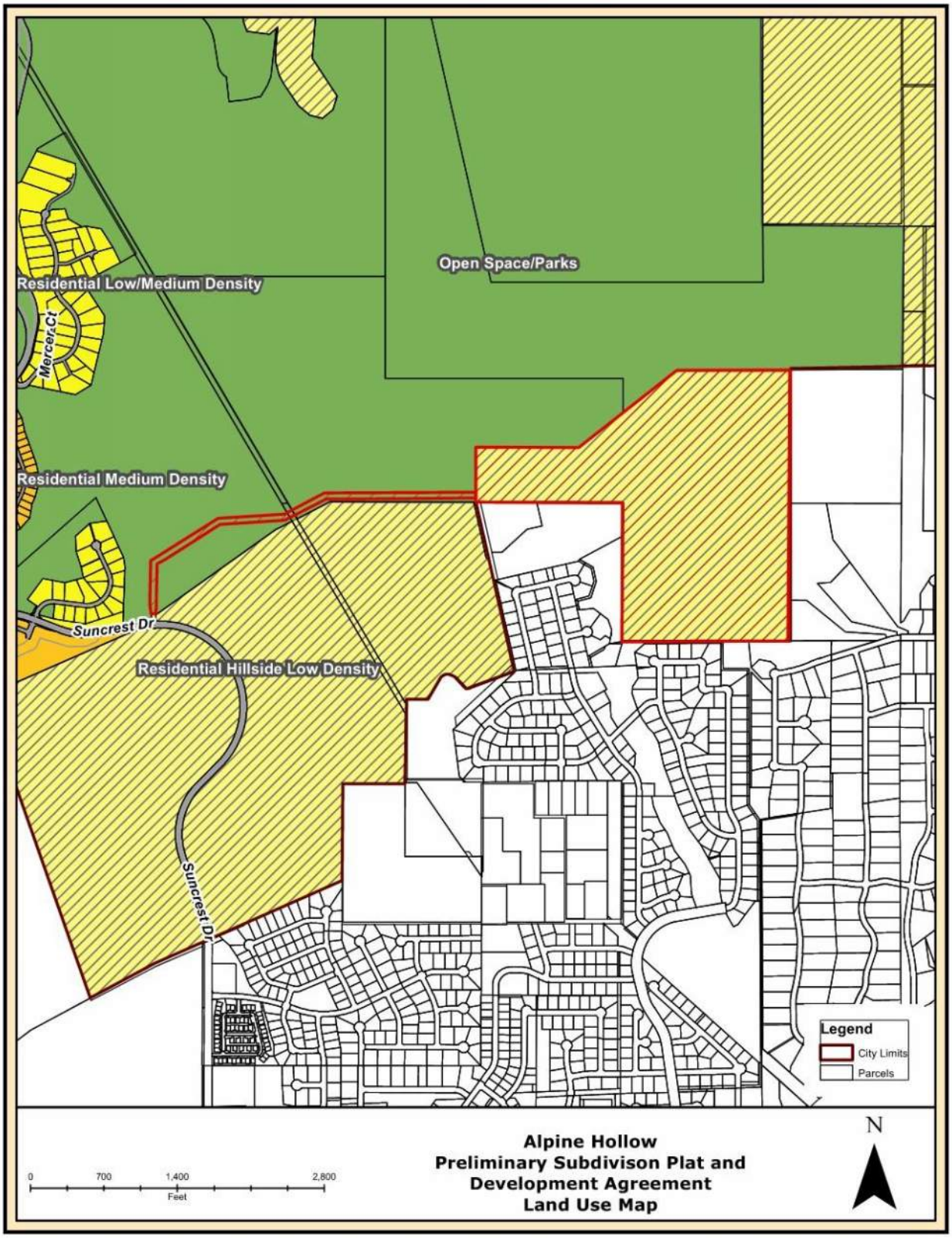


EXHIBIT E
ZONING MAP

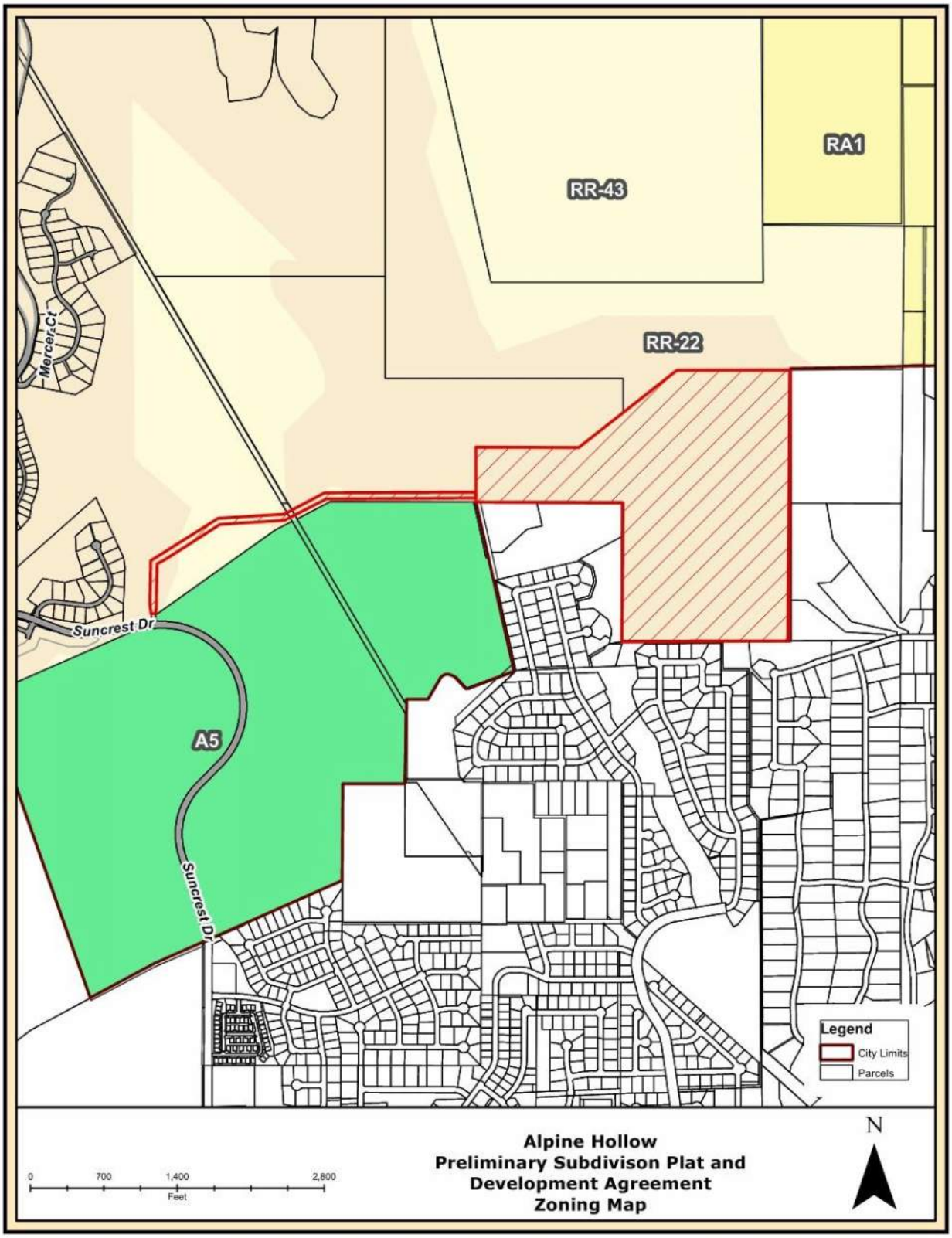


EXHIBIT F
SITE PLAN

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

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

BENCHMARK

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

HORZ: 1 inch = 200 ft.

NORTH

SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

NOTES

- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
- SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST. BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

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, 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.

SALT LAKE AQUEDUCT

11:009:0048 DRAPER CITY

MERCER HOLLOW

11:008:813 DRAPER CITY

ALPINE PEAKS WAY (15805 SOUTH)

56' ROAD CROSS SECTION PER DETAIL 1/C-503

56' ROAD CROSS SECTION PER DETAIL 3/C-503

56' ROAD CROSS SECTION PER DETAIL 2/C-503

12' TRAIL ACCESS GATE

HOG HOLLOW

SPRING HOLLOW

SPRING HOLLOW WAY

CARIBOU CIRCLE

TRAIL RIDGE WAY

PALISADES CIRCLE

DRAPER CITY

ALPINE CITY

HIGHLAND CITY

DETENTION POND

METRO WATER DISTRICT OF SALT LAKE & SANDY

11:016:0032 ALPINE JOINT VENTURE LTD

HIGHLAND CITY DRAPER CITY

BEACON HILL

ALPINE PEAKS WAY (2885 EAST)

SUNCREST DRIVE (15960 SOUTH)

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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

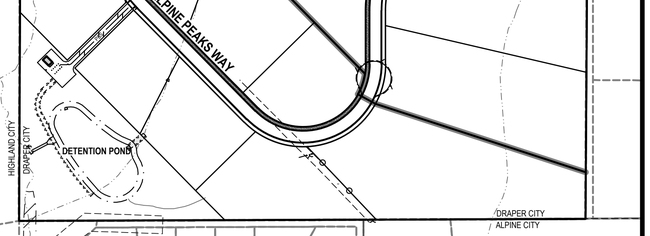
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
8684C	3/4/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100

EXHIBIT G
SUBDIVISION PLAT

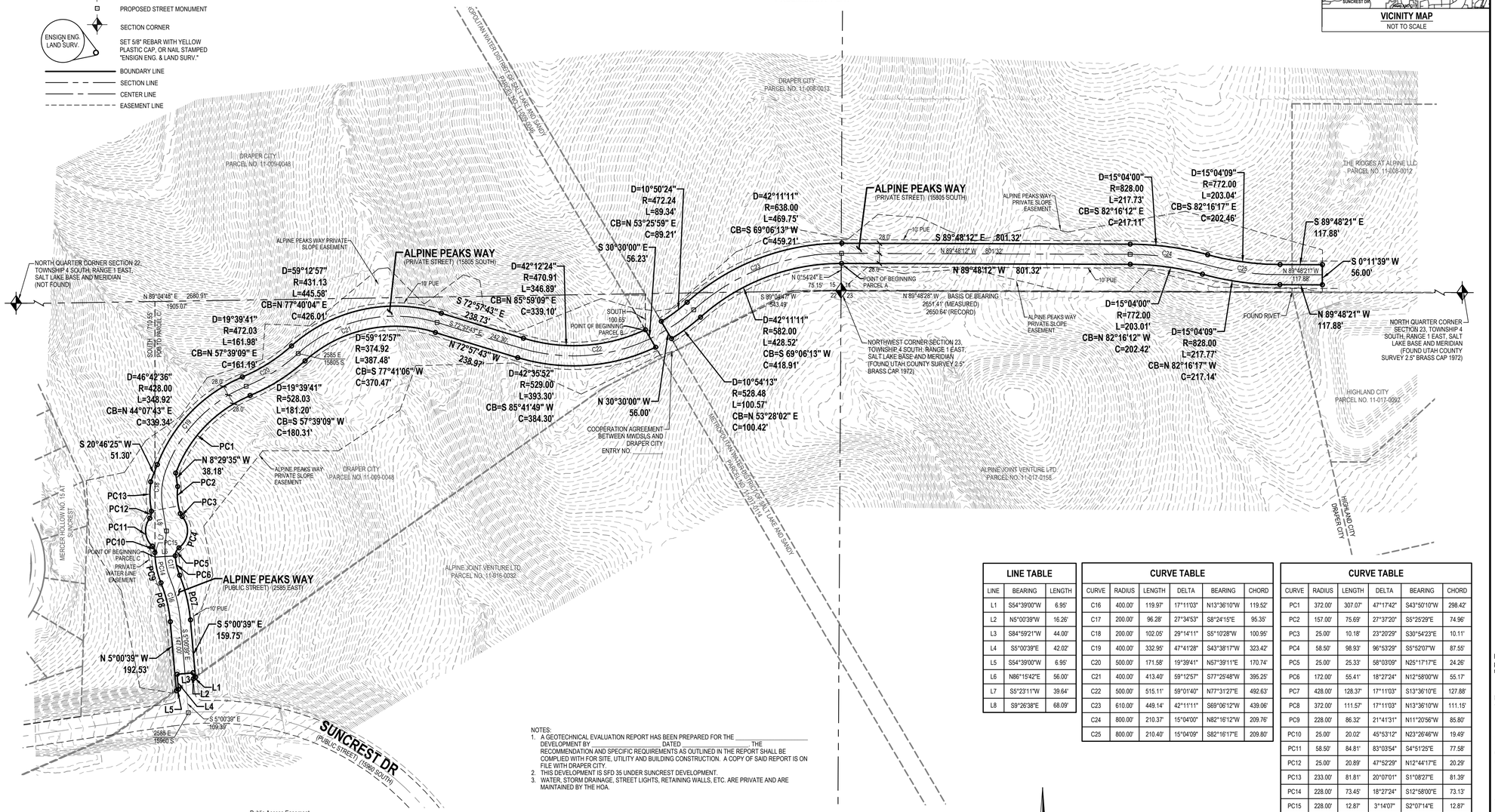
ALPINE PEAKS WAY DEDICATION PLAT

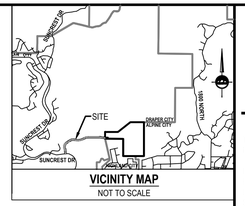
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE





VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°39'00"W	6.95'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.02'
L5	S54°39'00"W	6.95'
L6	N86°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S9°26'38"E	68.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.97'	17°11'03"	N13°36'10"W	119.52'
C17	200.00'	96.28'	27°34'53"	S8°24'15"E	95.35'
C18	200.00'	102.05'	29°14'11"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'40"	N77°31'27"E	492.63'
C23	610.00'	449.14'	42°11'11"	S69°06'12"W	439.06'
C24	800.00'	210.37'	15°04'00"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°50'10"W	298.42'
PC2	157.00'	75.69'	27°37'20"	S5°25'29"E	74.96'
PC3	25.00'	10.18'	23°20'29"	S30°54'23"E	10.11'
PC4	58.50'	98.93'	96°53'29"	S5°52'07"W	87.55'
PC5	25.00'	25.33'	58°03'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'24"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°36'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N23°26'46"W	19.49'
PC11	58.50'	84.81'	83°03'54"	S4°51'25"E	77.58'
PC12	25.00'	20.89'	47°52'29"	N12°44'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°08'27"E	81.39'
PC14	228.00'	73.45'	18°27'24"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. THIS DEVELOPMENT IS SFD 3S UNDER SUNCREST DEVELOPMENT.
3. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUbDE 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 528.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears South 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears North 43°36'38" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Peaks Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°50'47" East 45.41 feet; thence North 48°42'43" East 239.40 feet; thence North 65°41'34" East 161.53 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.48 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 68°57'12" East 82.44 feet; thence North 76°35'28" East 183.09 feet; thence South 77°29'52" East 81.15 feet; thence North 80°01'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'45" West 236.55 feet; thence North 75°26'17" West 189.34 feet; thence South 41°56'49" West 80.06 feet; thence North 89°52'48" West 185.69 feet; thence North 76°16'18" West 265.93 feet; thence South 85°46'25" West 183.26 feet; thence North 80°11'21" West 101.49 feet; thence South 48°33'15" West 97.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°30'34" West 356.30 feet to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°35'26" West 244.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'14" West 129.96 feet; thence South 56°23'18" West 205.93 feet; thence North 89°55'35" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 16.26 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'36" East 116.36 feet; thence North 34°48'55" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'58" East 99.15 feet; thence North 87°37'25" East 123.75 feet; thence North 50°17'02" East 247.58 feet; thence North 83°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.86 feet; thence South 53°29'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF_____ A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____MAYOR, ____OF ___DRAPER CITY____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

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
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8664C
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.30 feet along the arc of a 529.00 foot radius curve to the right (center bears North 25°36'08" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 08°29'35" East 38.18 feet; thence Southeasterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southeasterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 86°15'42" East 56.00 feet; thence Northeasterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northeasterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Parcel C:
Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 194962:2003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning.
Contains 18,908 Square Feet or 0.434 Acres

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } S.S.

ON THE _____ DAY OF_____ A.D. 20 _____ 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: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

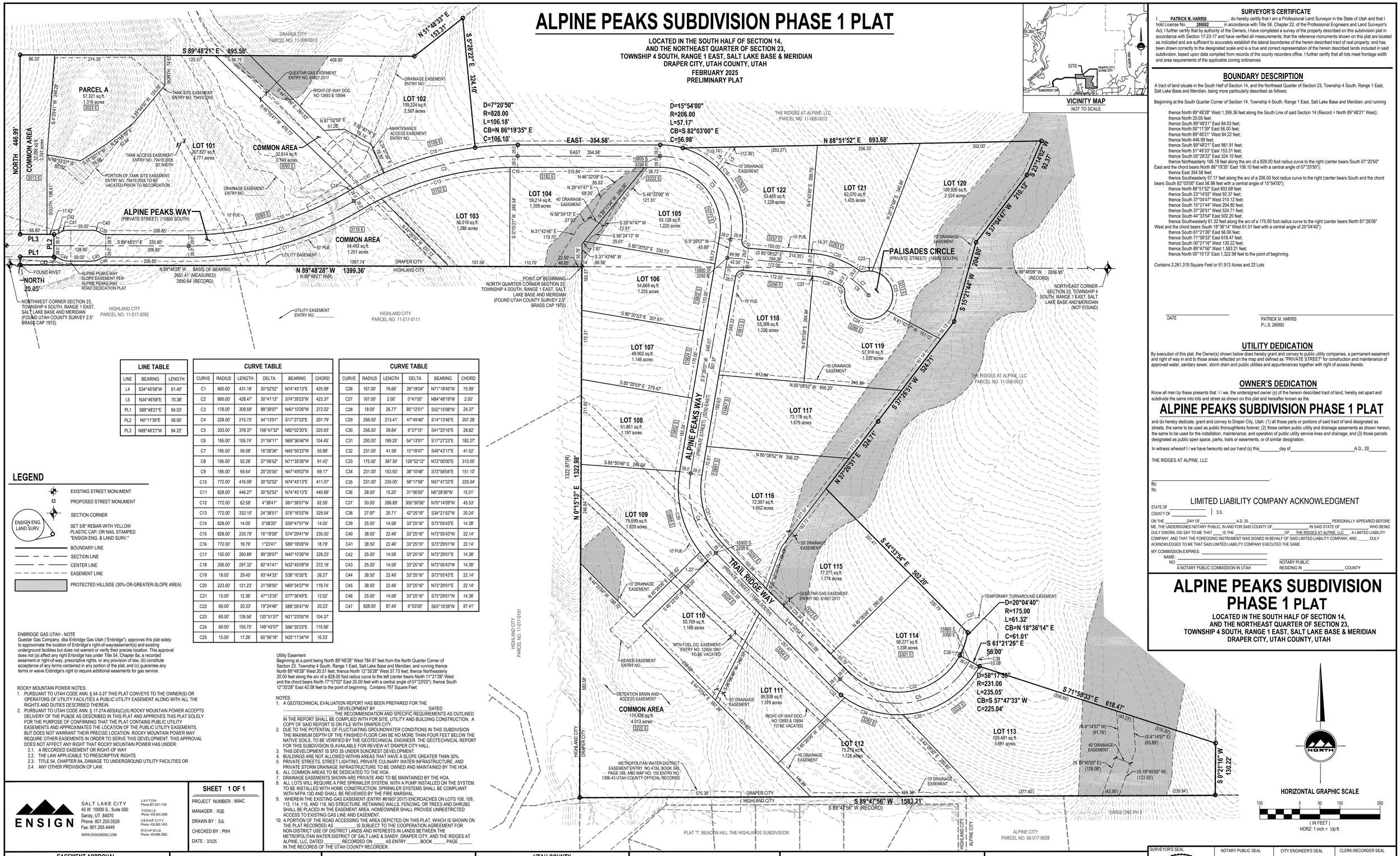
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ALPINE PEAKS WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT


ALPINE PEAKS WAY (PRIVATE STREET) (15805 SOUTH)
PALISADES CIRCLE (PRIVATE STREET) (15800 SOUTH)
TRAIL RIDGE WAY (PRIVATE STREET) (15900 SOUTH)
LOT 101 207,827 sq.ft. 4.771 acres
LOT 102 109,224 sq.ft. 2.507 acres
LOT 103 56,016 sq.ft. 1.286 acres
LOT 104 59,214 sq.ft. 1.359 acres
LOT 105 53,128 sq.ft. 1.220 acres
LOT 106 54,668 sq.ft. 1.255 acres
LOT 107 49,902 sq.ft. 1.146 acres
LOT 108 51,861 sq.ft. 1.191 acres
LOT 109 79,695 sq.ft. 1.829 acres
LOT 110 50,769 sq.ft. 1.166 acres
LOT 111 59,938 sq.ft. 1.376 acres
LOT 112 75,273 sq.ft. 1.728 acres
LOT 113 159,481 sq.ft. 3.661 acres
LOT 114 58,277 sq.ft. 1.338 acres
LOT 115 77,271 sq.ft. 1.774 acres
LOT 116 72,397 sq.ft. 1.662 acres
LOT 117 73,118 sq.ft. 1.679 acres
LOT 118 53,369 sq.ft. 1.226 acres
LOT 119 57,916 sq.ft. 1.330 acres
LOT 120 109,926 sq.ft. 2.524 acres
LOT 121 62,070 sq.ft. 1.425 acres
LOT 122 53,485 sq.ft. 1.228 acres
COMMON AREA 32,614 sq.ft. 0.749 acres
COMMON AREA 54,493 sq.ft. 1.251 acres
COMMON AREA 174,826 sq.ft. 4.013 acres
PARCEL A 57,321 sq.ft. 1.316 acres
COMMON AREA 12,936 sq.ft. 0.741 acres
D=7°20'50" R=828.00 L=106.18' CB=N 86°19'35" E C=106.10'
D=15°54'00" R=206.00 L=57.17' CB=S 82°03'00" E C=56.98'
D=20°04'40" R=175.00 L=61.32' CB=N 18°36'14" E C=61.01'
D=58°17'36" R=231.00 L=235.05' CB=S 57°47'33" W C=225.04'
N 89°48'28" W 1399.36'
N 88°51'52" E 893.68'
S 89°48'21" E 895.58'
S 0°21'44" W 204.80'
S 37°04'47" W 210.12'
S 23°14'02" W 92.37'
S 15°21'44" W 524.71'
S 37°26'51" W 524.71'
S 44°33'54" E 502.20'
S 71°58'33" E 618.47'
S 0°21'16" W 130.22'
N 0°15'13" E 1322.98'
S 89°47'56" W 1583.21'
DRAPER CITY PARCEL NO. 11-008-0013
HIGHLAND CITY PARCEL NO. 11-017-0092
HIGHLAND CITY PARCEL NO. 11-017-0111
HIGHLAND CITY PARCEL NO. 11-017-0151
THE RIDGES AT ALPINE, LLC PARCEL NO. 11-008-0012
ALPINE CITY PARCEL NO. 66-017-0028
PLAT "I", BEACON HILL THE HIGHLANDS SUBDIVISION
SWISS ONE PH 3
QUESTAR GAS EASEMENT ENTRY NO. 61607:2017
RIGHT-OF-WAY DOC. NO 12693 & 12694
TANK SITE EASEMENT ENTRY NO. 79419:2005
TANK ACCESS EASEMENT ENTRY NO. 79419:2005 20' WIDTH
PORTION OF TANK SITE EASEMENT ENTRY NO. 79419:2005 TO BE VACATED PRIOR TO RECORDATION.
DRAINAGE EASEMENT ENTRY NO.
MAINTENANCE ACCESS EASEMENT ENTRY NO.
UTILITY EASEMENT ENTRY NO.
MTN FUEL CO. EASEMENT ENTRY NO. 12904:1947 TO BE VACATED
SEWER EASEMENT ENTRY NO.
DETENTION BASIN AND ACCESS EASEMENT
METROPOLITAN WATER DISTRICT EASEMENT ENTRY NO 4724, BOOK 348, PAGE 188, AND MAP NO. 155 ENTRY NO. 1396:43 UTAH COUNTY OFFICIAL RECORDS
RIGHT-OF-WAY DOC. NO 12693 & 12694 TO BE VACATED
TEMPORARY TURNAROUND EASEMENT
10' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
40' DRAINAGE EASEMENT
10' PUE
POINT OF BEGINNING NORTH QUARTER CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)
NORTHEAST CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)
NORTHWEST CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)
FOUND RIVET NORTH 20.05'
ALPINE PEAKS WAY SLOPE EASEMENT PER ALPINE PEAKS WAY ROAD DEDICATION PLAT
BASIS OF BEARING N 89°48'28" W 2651.41' (MEASURED) 2650.64' (RECORD)
N 89°48'28" W 2656.95' (RECORD)
NORTH 446.99'
SOUTH 198.41'
EAST 354.58'
N 88°51'52" E 893.68'
S 89°48'21" E 335.80'
N 51°48'33" E 153.31'
S 5°28'22" E 324.10'
S 37°41'41" W 249.28'
S 39°54'59" W 122.98'
N 49°43'48" E 56.64'
S 37°10'01" W 76.08'
N 89°32'57" W 85.00'
S 44°39'56" E 39.15'
N 45°55'41" W 43.75'
N 87°02'09" E 51.28'
S 80°40'16" E 18.14'
S 21°37'55" E 28.85'
N 44°39'56" W 39.15'
S 44°39'56" E 39.15'
N 45°20'04" E 28.00'
S 45°20'04" W 28.00'
N 44°43'54" W 198.78'
S 45°22'51" W 28.00'
N 45°20'04" E 28.00'
S 45°20'04" W 28.00'
N 44°43'54" W 198.78'
S 45°16'06

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT

CURVE TABLE

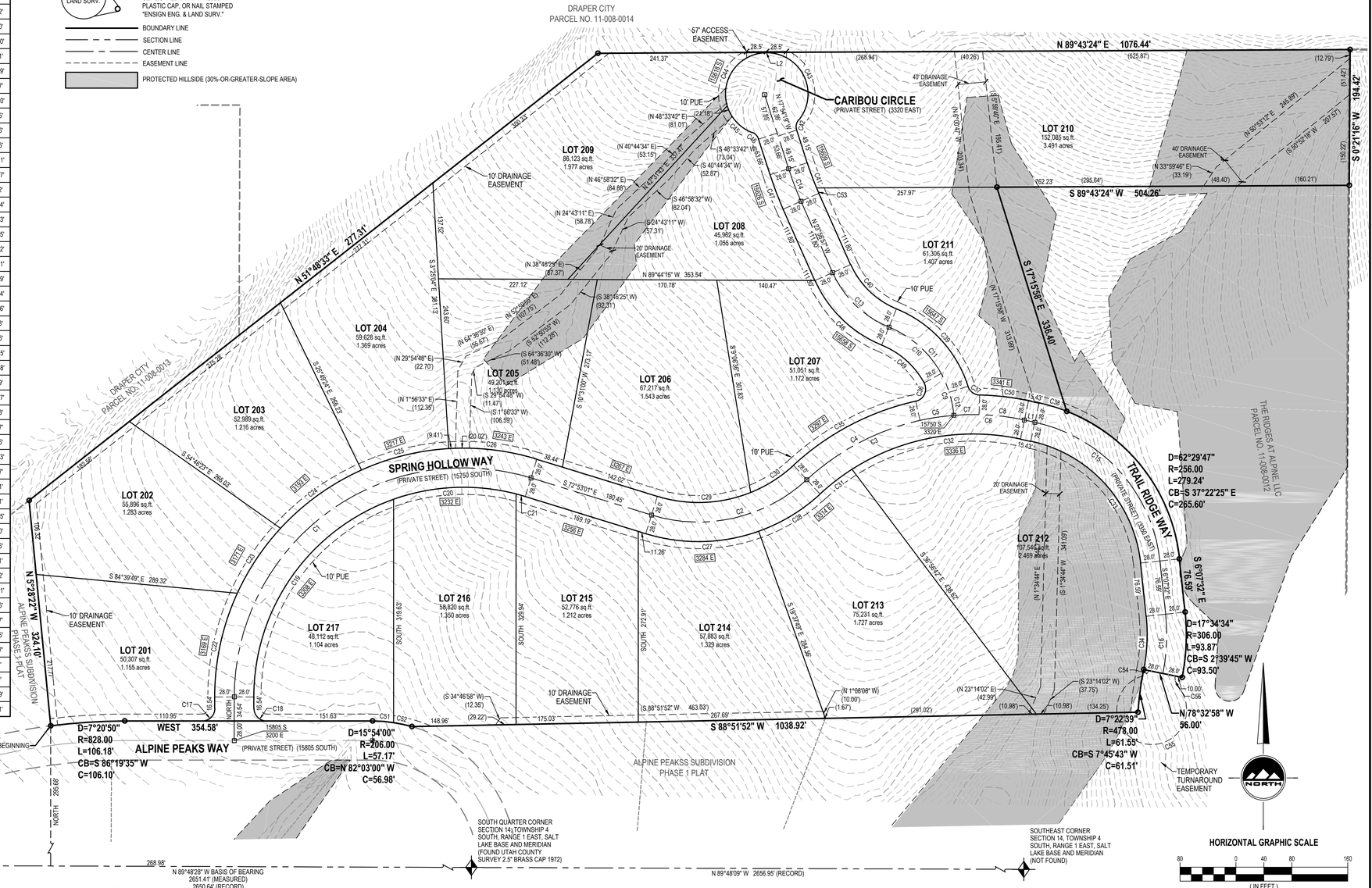
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	328.00'	613.21'	107°06'59"	S53°33'30"W	527.73'
C2	228.00'	238.45'	59°55'19"	N77°09'20"E	227.73'
C3	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C4	350.00'	185.09'	30°17'57"	S62°20'39"W	182.94'
C5	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C6	350.00'	101.47'	16°36'41"	N86°10'11"W	101.12'
C7	350.00'	36.13'	5°54'54"	S88°28'56"W	36.12'
C8	350.00'	65.34'	10°41'47"	N83°12'44"W	65.25'
C9	150.00'	63.08'	24°05'42"	N16°52'40"W	62.62'
C10	150.00'	101.85'	38°54'14"	N48°22'38"W	99.90'
C11	150.00'	131.25'	50°08'04"	N42°45'42"W	127.10'
C12	150.00'	33.68'	12°51'52"	N11°15'44"W	33.61'
C13	150.00'	114.88'	43°52'47"	S45°53'21"E	112.09'
C14	472.00'	49.79'	6°02'38"	S20°55'38"E	49.77'
C15	228.00'	285.49'	71°44'35"	N41°59'43"W	267.20'
C16	278.00'	85.28'	17°34'34"	N2°39'45"E	84.95'
C17	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C18	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C19	300.00'	369.29'	70°31'43"	S35°15'52"W	346.41'
C20	300.00'	177.75'	33°56'55"	S87°30'11"W	175.17'
C21	300.00'	13.82'	2°38'21"	N74°12'11"W	13.82'
C22	356.00'	153.22'	24°39'37"	S12°19'49"W	152.04'
C23	356.00'	111.89'	18°00'29"	S33°39'52"W	111.43'
C24	356.00'	143.72'	23°07'53"	S54°14'03"W	142.75'
C25	356.00'	129.13'	20°46'56"	S76°11'27"W	128.42'
C26	356.00'	127.59'	20°32'04"	N83°09'03"W	126.91'
C27	256.00'	164.19'	36°44'48"	N88°44'35"E	161.39'
C28	256.00'	103.55'	23°10'36"	N58°46'56"E	102.84'
C29	200.00'	136.39'	39°04'23"	N87°34'48"E	133.76'
C30	200.00'	72.78'	20°50'57"	N57°37'08"E	72.38'
C31	322.00'	58.03'	10°19'46"	S52°21'29"W	57.96'
C32	322.00'	250.73'	44°36'53"	S79°49'43"W	244.45'
C33	200.00'	250.43'	71°44'29"	N41°59'46"W	234.38'
C34	250.00'	76.69'	17°34'34"	N2°39'45"E	76.39'
C35	378.00'	199.89'	30°19'39"	S62°20'39"W	197.57'
C36	18.00'	33.43'	106°25'09"	N24°17'04"E	28.83'
C37	18.00'	22.26'	70°51'57"	S53°07'39"E	20.87'
C38	256.00'	41.31'	9°14'43"	N73°14'40"W	41.26'
C39	178.00'	155.75'	50°08'04"	N42°45'42"W	150.83'
C40	122.00'	93.43'	43°52'47"	S45°53'21"E	91.17'
C41	444.00'	38.52'	4°58'16"	S20°23'27"E	38.51'
C42	15.00'	15.03'	57°24'56"	S10°48'09"W	14.41'
C43	59.00'	133.65'	129°47'13"	N25°22'59"W	106.85'
C44	59.00'	109.41'	106°15'08"	S36°35'50"W	94.40'
C45	59.00'	54.37'	52°47'43"	S42°55'36"E	52.46'
C46	15.00'	13.46'	51°25'08"	N43°36'53"W	13.01'
C47	500.00'	52.74'	6°02'38"	S20°55'38"E	52.72'
C48	178.00'	136.32'	43°52'47"	S45°53'21"E	133.01'
C49	122.00'	82.84'	38°54'14"	N48°22'38"W	81.26'
C50	378.00'	70.57'	10°41'47"	N83°12'44"W	70.47'
C51	206.00'	30.48'	8°28'37"	N85°45'41"W	30.45'
C52	206.00'	26.69'	7°25'23"	N77°48'41"W	26.67'
C53	444.00'	8.31'	1°04'22"	S23°24'46"E	8.31'
C54	28.00'	9.24'	18°54'20"	S41°57'12"W	9.20'
C55	50.00'	265.58'	304°19'54"	S73°37'58"E	46.69'
C56	29.22'	12.61'	24°43'05"	N6°06'39"W	12.51'

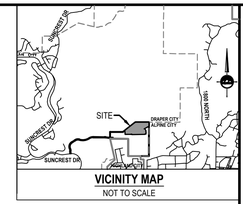
LINE TABLE

LINE	BEARING	LENGTH
L1	S77°51'50"E	15.43'
L2	N0°16'36"W	0.50'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)





VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located North 89°48'28" West 265.98 feet along the Section Line and North 295.68 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 05°28'22" West 324.10 feet;
thence North 51°48'33" East 1,035.48 feet;
thence North 89°43'24" East 1,076.44 feet;
thence South 00°21'16" West 194.42 feet;
thence South 89°43'24" West 504.26 feet;
thence South 17°15'58" East 336.40 feet;
thence Southwesterly 279.24 feet along the arc of a 256.00 foot radius curve to the right (center bears South 21°22'41" West and the chord bears South 37°22'25" East 265.60 feet with a central angle of 62°29'47");
thence South 06°07'32" East 76.59 feet;
thence Southwesterly 93.87 feet along the arc of a 306.00 foot radius curve to the right (center bears South 83°52'28" West and the chord bears South 02°39'45" West 93.50 feet with a central angle of 17°34'34");
thence North 78°32'58" West 56.00 feet;
thence Southwesterly 61.55 feet along the arc of a 478.00 foot radius curve to the left (center bears South 78°32'58" East and the chord bears South 07°45'43" West 61.51 feet with a central angle of 07°22'39");
thence South 88°51'52" West 1,038.92 feet;
thence Northwesterly 57.17 feet along the arc of a 206.00 foot radius curve to the left (center bears South 15°54'00" West and the chord bears North 82°03'00" West 56.98 feet with a central angle of 15°54'00");
thence West 354.58 feet;
thence Southwesterly 106.18 feet along the arc of a 828.00 foot radius curve to the left (center bears South and the chord bears South 86°19'35" West 106.10 feet with a central angle of 07°20'50") to the point of beginning.

Contains 1,276,172 Square Feet or 29.297 Acres and 17 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____DAY OF _____ A.D. 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF ____THE RIDGES AT ALPINE, LLC ____, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM, WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____, IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

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.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
COMCAST _____ DATE _____

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

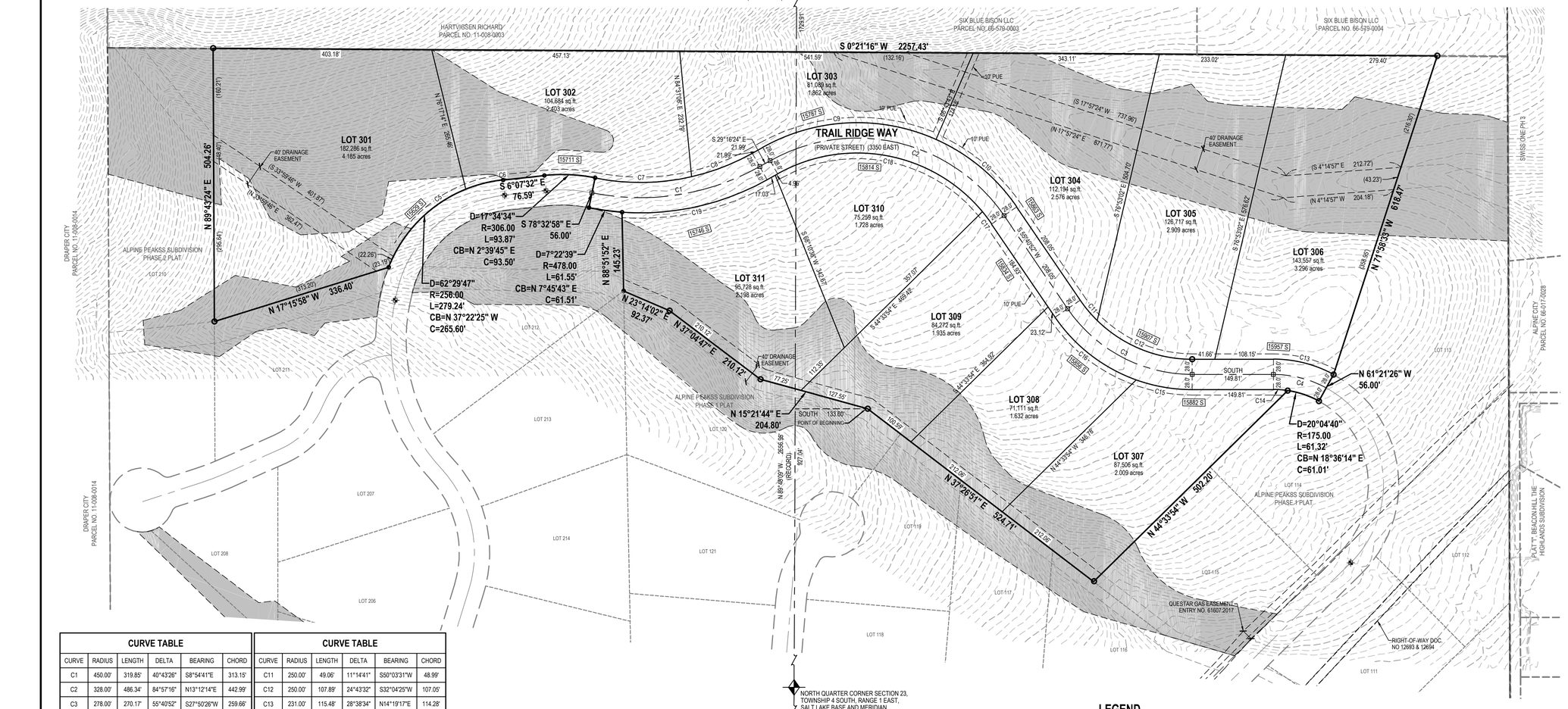
DRAPER CITY ATTORNEY

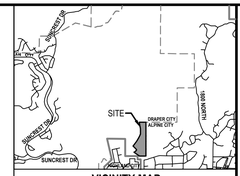
SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT**





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	319.85'	40°43'26"	S8°54'41"E	313.15'
C2	328.00'	486.34'	84°57'16"	N13°12'14"E	442.99'
C3	278.00'	270.17'	55°40'52"	S27°50'26"W	259.66'
C4	203.00'	101.48'	28°38'34"	N14°19'17"E	100.43'
C5	256.00'	208.25'	46°36'29"	N45°19'05"W	202.55'
C6	256.00'	70.99'	15°53'19"	N14°04'11"W	70.76'
C7	422.00'	179.61'	24°23'08"	S0°44'32"E	178.25'
C8	422.00'	120.34'	16°20'18"	S21°06'15"E	119.93'
C9	356.00'	331.64'	53°22'33"	N2°35'07"W	319.78'
C10	356.00'	196.21'	31°34'43"	N39°53'30"E	193.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	250.00'	49.06'	11°14'41"	S50°03'31"W	48.99'
C12	250.00'	107.89'	24°43'32"	S32°04'25"W	107.05'
C13	231.00'	115.48'	28°38'34"	N14°19'17"E	114.28'
C14	175.00'	26.16'	8°33'54"	N4°16'57"E	26.14'
C15	306.00'	105.27'	19°42'39"	S9°51'19"W	104.75'
C16	306.00'	192.11'	35°58'13"	S37°41'45"W	188.97'
C17	300.00'	28.28'	5°24'01"	N52°58'51"E	28.27'
C18	300.00'	416.54'	79°33'14"	N10°30'13"E	383.88'
C19	478.00'	278.20'	33°20'47"	S12°36'00"E	274.29'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUEDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
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   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. 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.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM. WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____ IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the Southeast Quarter of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 89°48'09" East 927.04 feet along the section line and South 133.60 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 15°21'44" East 204.80 feet;
thence North 37°04'47" East 210.12 feet;
thence North 23°14'02" East 92.37 feet;
thence North 88°51'52" East 145.23 feet;
thence Northeasterly 61.55 feet along the arc of a 478.00 foot radius curve to the right (center bears South 85°55'37" East and the chord bears North 07°45'43" East 61.51 feet with a central angle of 07°22'39");
thence South 78°32'58" East 56.00 feet;
thence Northeasterly 93.87 feet along the arc of a 306.00 foot radius curve to the left (center bears North 78°32'58" West and the chord bears North 02°39'45" East 93.50 feet with a central angle of 17°34'34");
thence North 06°07'32" West 76.59 feet;
thence Northwesterly 279.24 feet along the arc of a 256.00 foot radius curve to the left (center bears South 83°52'28" West and the chord bears North 37°22'25" West 265.60 feet with a central angle of 62°29'47");
thence North 17°15'58" West 336.40 feet;
thence North 89°43'24" East 504.26 feet;
thence South 00°21'16" West 2,257.43 feet;
thence North 71°58'33" West 618.47 feet;
thence North 61°21'26" West 56.00 feet;
thence Northeasterly 61.32 feet along the arc of a 175.00 foot radius curve to the left (center bears North 61°21'26" West and the chord bears North 18°36'14" East 61.01 feet with a central angle of 20°04'40");
thence North 44°33'54" West 502.20 feet;
thence North 37°26'51" East 524.71 feet to the point of beginning.

Contains 1,251,633 Square Feet or 28.734 Acres and 11 Lots

_____ DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC _____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ENSIGN
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH**

EASEMENT APPROVAL

_____ DATE
CENTURYLINK

_____ DATE
ROCKY MOUNTAIN POWER

_____ DATE
ENBRIDGE GAS UTAH

_____ DATE
COMCAST

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY 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

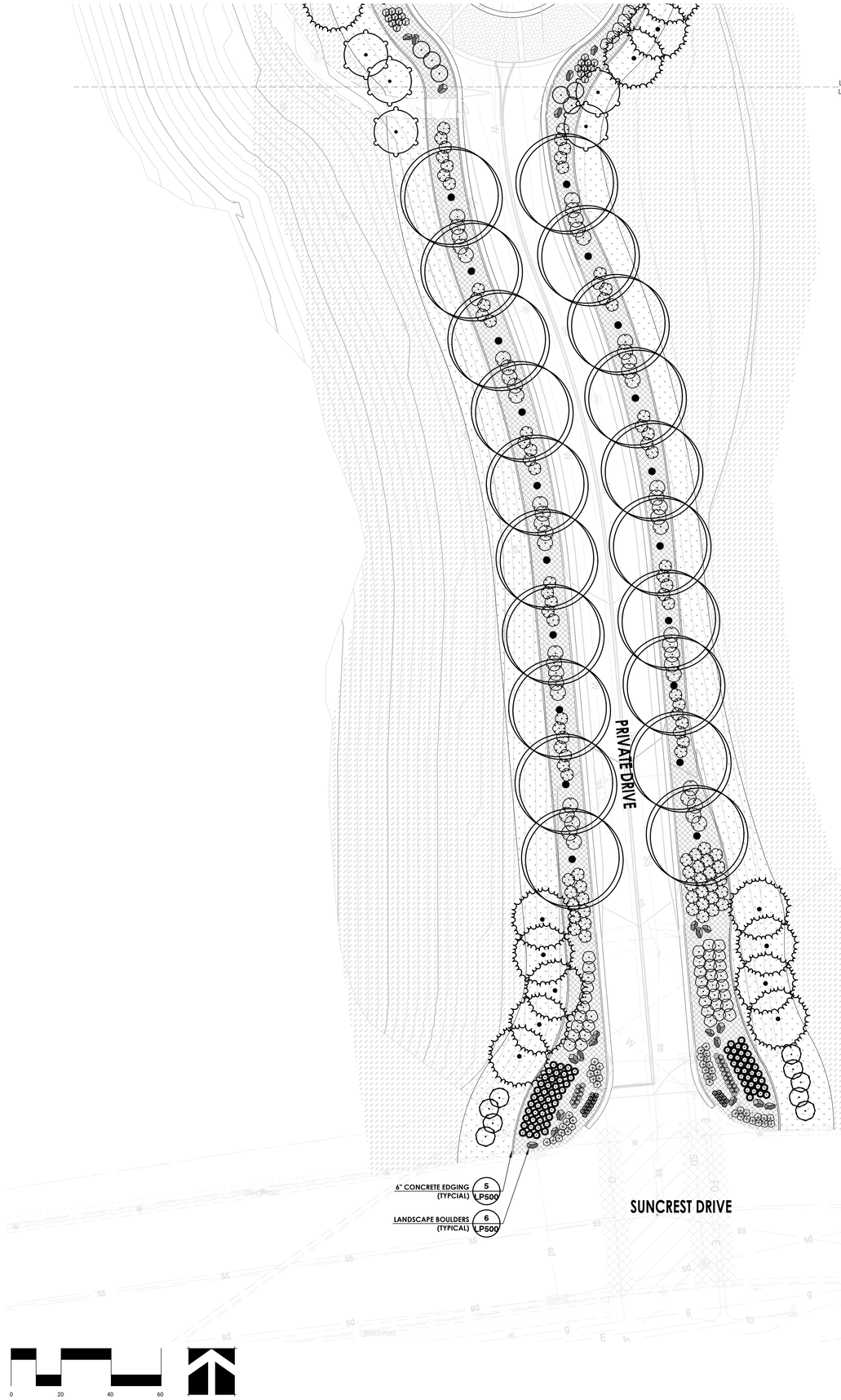
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

EXHIBIT H
LANDSCAPE PLANS



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5" CAL.	B&B
	APS	34	ACER PSEUDOPLATANUS SYCAMORE MAPLE	2" CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
CONIFEROUS TREES					
	ACW	27	ABIES CONCOLOR WHITE FIR	6` HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	AUM	172	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	5 GAL.
	AMA	95	ARONIA MELANOCARPA `AUTUMN MAGIC` AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	CCD	38	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.
	PAL	65	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` LITTLE SPIRE RUSSIAN SAGE	5 GAL.
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---
	PMM	28	PINUS MUGO 'MUGHUS' MUGHUS MUGO PINE	5 GAL.
	PFA	151	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PPB	72	PRUNUS BESSEYI PAWNEE BUTTES SAND CHERRY	5 GAL.
	RRW	18	ROSA X 'RADWHITE' WHITE KNOCK OUT ROSE	5 GAL.
GRASSES				
	CAK	76	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.
	FB	144	FESTUCA GLAUCA `BOULDER BLUE` BOULDER BLUE FESCUE	1 GAL.
	MS2	92	MISCANTHUS SINENSIS `ADAGIO` ADAGIO MAIDEN GRASS	1 GAL.
PERENNIALS				
	ACF	187	ACHILLEA X 'FIREFLY DIAMOND' FIREFLY DIAMOND YARROW	1 GAL.
	HES	230	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.
	NFW	147	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.
	SNM	203	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	NATIVE WILDFLOWER, GRASSES, AND SHRUB SEED MIX	31,731 SF
	DISTURBED AREA TO BE SEEDED WITH NATIVE SEED MIX TO MATCH SURROUNDING NATIVE AREAS	
	PLANTER BED	32,727 SF

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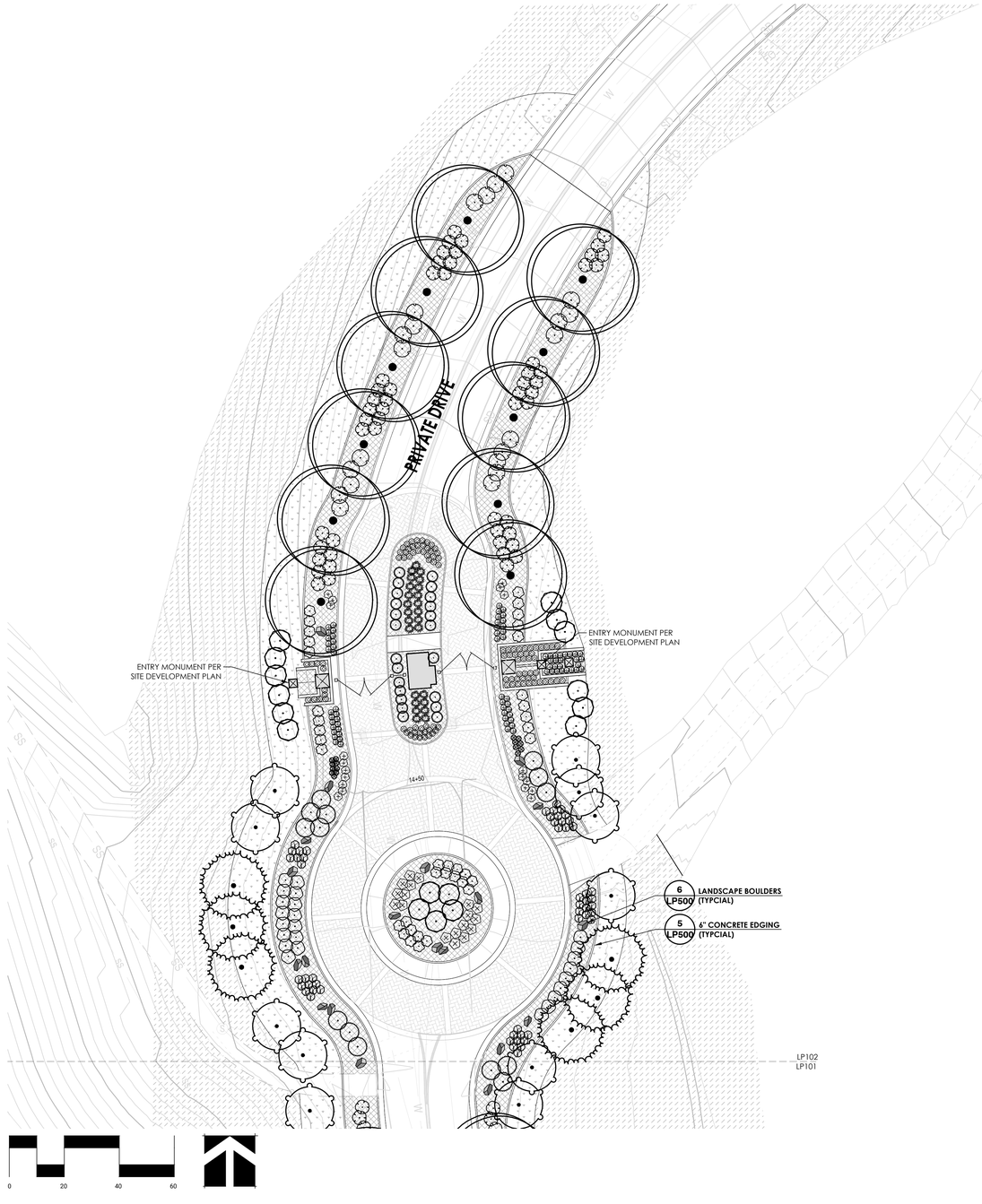
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TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 18 SEPTEMBER 2024
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L101
LANDSCAPE



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5" CAL.	B&B
	APS	34	ACER PSEUDOPLATANUS SYCAMORE MAPLE	2" CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
CONIFEROUS TREES					
	ACW	27	ABIES CONCOLOR WHITE FIR	6` HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	AUM	172	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	5 GAL.
	AMA	95	ARONIA MELANOCARPA `AUTUMN MAGIC` AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	CCD	38	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.
	PAL	65	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` LITTLE SPIRE RUSSIAN SAGE	5 GAL.
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---
	PMM	28	PINUS MUGO 'MUGHUS' MUGHUS MUGO PINE	5 GAL.
	PFA	151	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PPB	72	PRUNUS BESSEYI PAWNEE BUTTES SAND CHERRY	5 GAL.
	RRW	18	ROSA X 'RADWHITE' WHITE KNOCK OUT ROSE	5 GAL.
GRASSES				
	CAK	76	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.
	FB	144	FESTUCA GLAUCA `BOULDER BLUE` BOULDER BLUE FESCUE	1 GAL.
	MS2	92	MISCANTHUS SINENSIS `ADAGIO` ADAGIO MAIDEN GRASS	1 GAL.
PERENNIALS				
	ACF	187	ACHILLEA X 'FIREFLY DIAMOND' FIREFLY DIAMOND YARROW	1 GAL.
	HES	230	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.
	NFW	147	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.
	SNM	203	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	NATIVE WILDFLOWER, GRASSES, AND SHRUB SEED MIX	31,731 SF
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TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 18 SEPTEMBER 2024
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

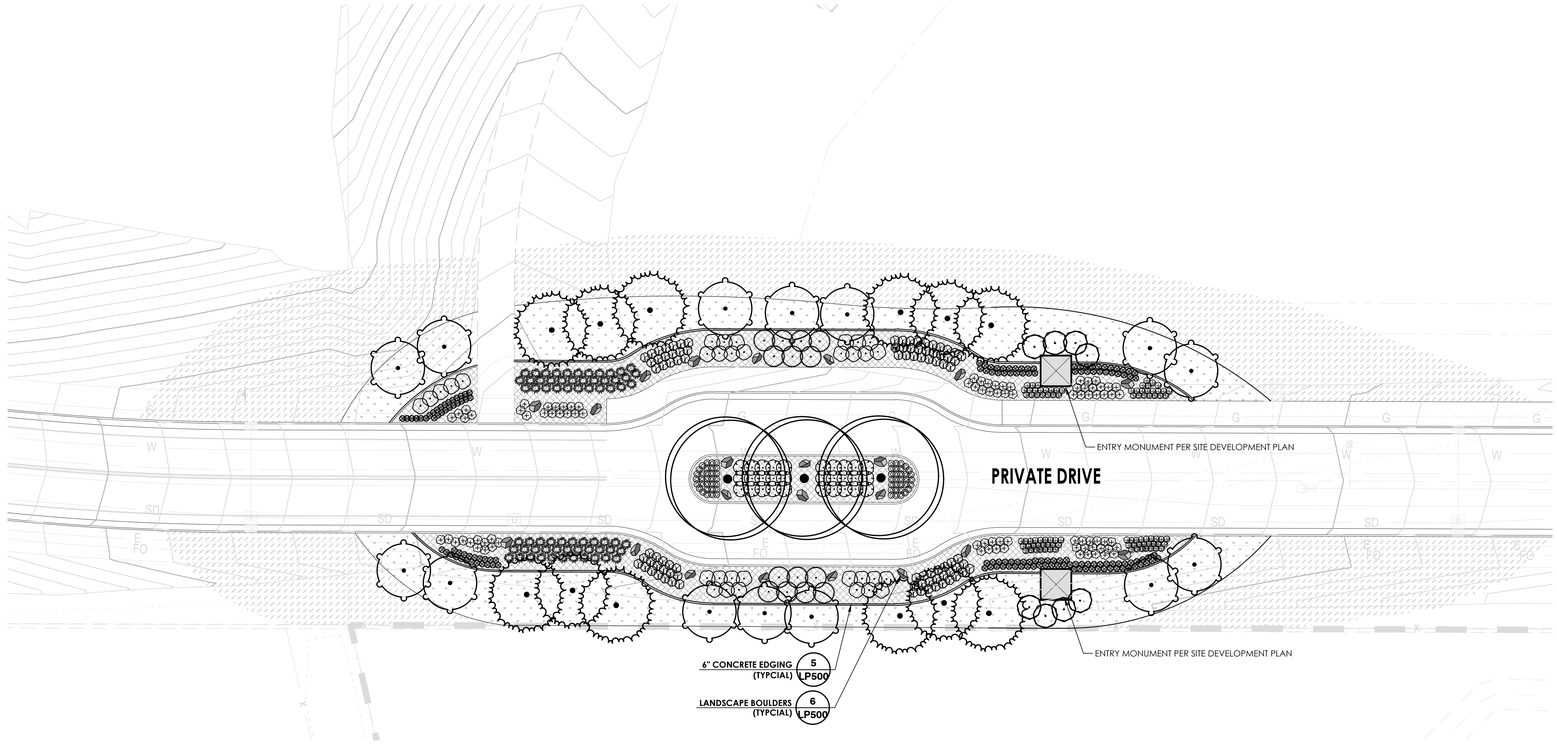
SHEET NUMBER:
LP102
LANDSCAPE

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5" CAL.	B&B
	APS	34	ACER PSEUDOPLATANUS SYCAMORE MAPLE	2" CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
CONIFEROUS TREES					
	ACW	27	ABIES CONCOLOR WHITE FIR	6` HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	AUM	172	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	5 GAL.
	AMA	95	ARONIA MELANOCARPA `AUTUMN MAGIC` AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	CCD	38	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.
	PAL	65	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` LITTLE SPIRE RUSSIAN SAGE	5 GAL.
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---
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SITE LEGEND

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TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 18 SEPTEMBER 2024
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

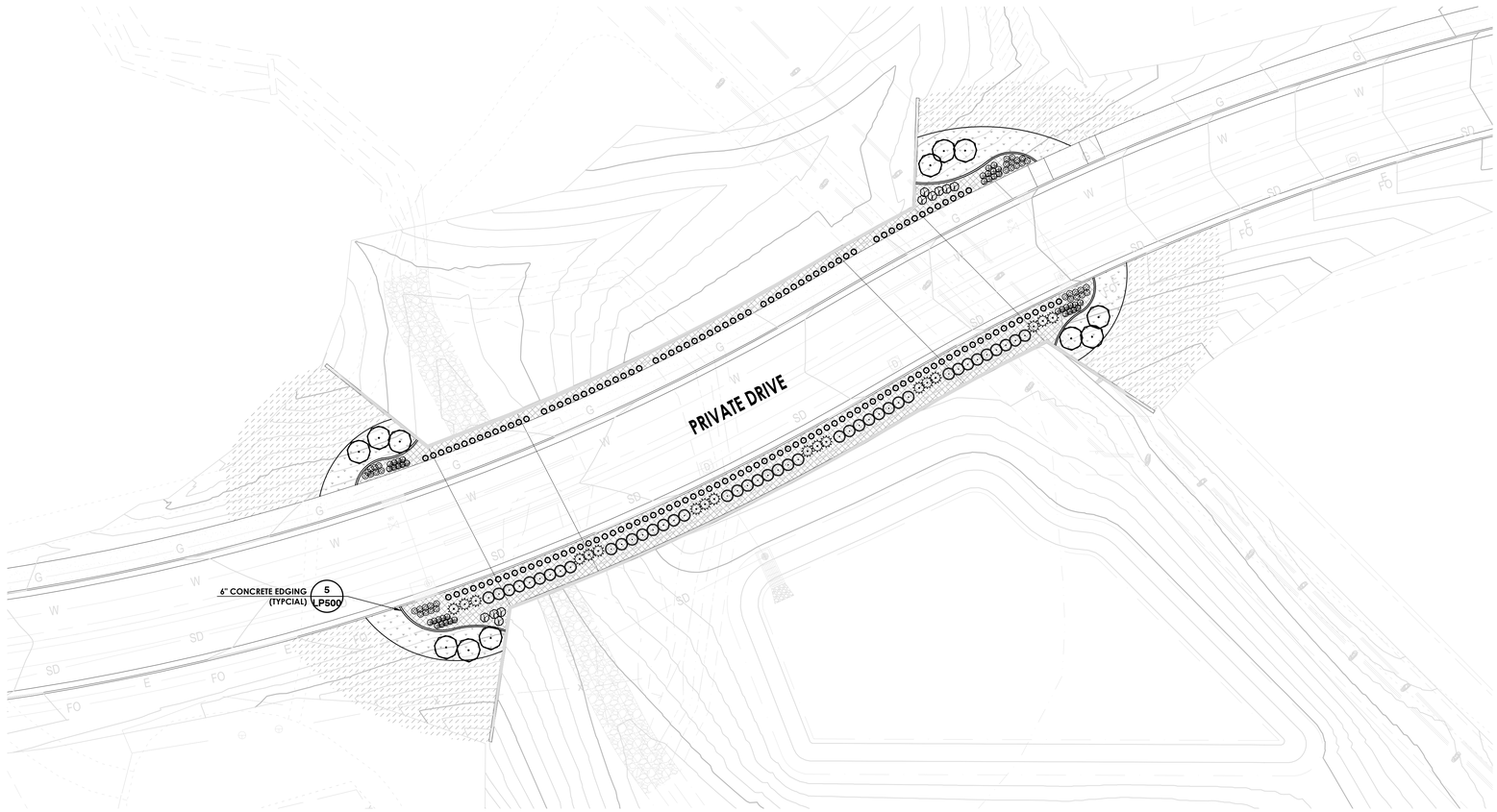
SHEET NUMBER:
LP103
LANDSCAPE

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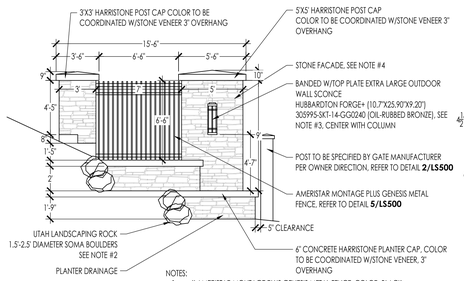
TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 18 SEPTEMBER 2024
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP104
LANDSCAPE

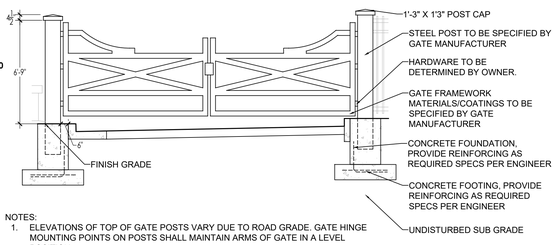
EXHIBIT I
ENTRANCE GATE/FENCING



NOTES:
1. 6' AMERISTAR MONTAGE PLUS GENESIS METAL FENCE. COLOR: BLACK, INSTALL PER MANUFACTURES INSTRUCTIONS. WEBSITE: WWW.AMERISTAR.COM
2. 1.5"-2.5" DIAMETER SOMA BOULDERS UTAH LANDSCAPING ROCK; WEBSITE: UTAHLANDSCAPINGROCK.COM; PHONE: 435-623-2332
3. HUBBARDTON FORGE WALL SCONCE FELT LIGHTING; FELTLIGHTING.COM;
4. STONE FACADE: HARRISTONE UINTA LEDGESTONE. COLOR: ROCKY CLIFF WEBSITE: WWW.HARRISTONE.COM; PHONE: 801-621-1380

1 LEFT ENTRYWAY MONUMENT

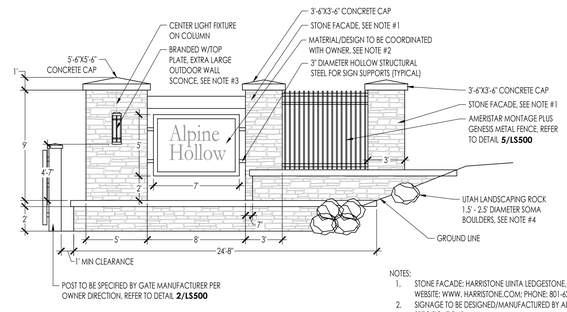
NOT TO SCALE P-24-TRI-20



NOTES:
1. ELEVATIONS OF TOP OF GATE POSTS VARY DUE TO ROAD GRADE. GATE HINGE MOUNTING POINTS ON POSTS SHALL MAINTAIN ARMS OF GATE IN A LEVEL POSITION.
2. POST HEIGHT DIMENSIONS ARE FROM TOP OF FOUNDATION.

2 ENTRYWAY GATE

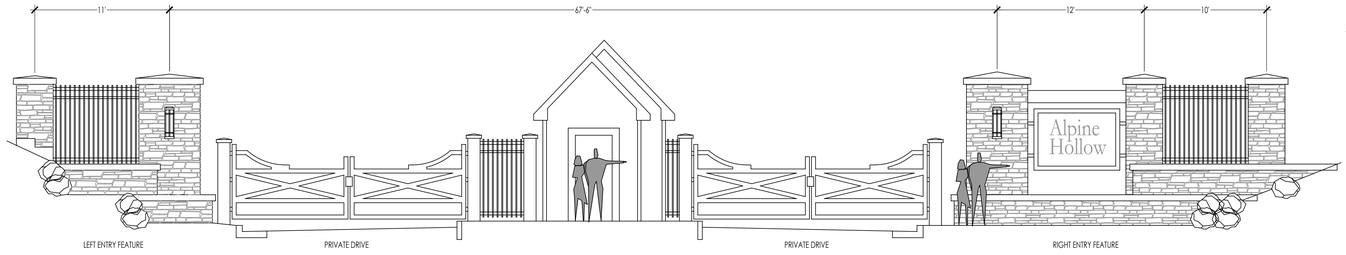
NOT TO SCALE P-24-TRI-24



NOTES:
1. STONE FACADE: HARRISTONE UINTA LEDGESTONE. COLOR: ROCKY CLIFF WEBSITE: WWW. HARRISTONE.COM; PHONE: 801-621-1380
2. SIGNAGE TO BE DESIGNED/MANUFACTURED BY ALLOTECH PER OWNER SPECIFICATIONS.
3. HUBBARDTON FORGE+ (10.7"X25.90"X9.20") MODEL: 305995-SKT-14-GG0240 (OIL-RUBBED BRONZE). INSTALL PER MANUFACTURES INSTRUCTIONS. WEBSITE: WWW.FELTLIGHTING.COM
4. 1.5" -2.5" DIAMETER SOMA BOULDERS, UTAH LANDSCAPING ROCK; WEBSITE: WWW.UTAHLANDSCAPINGROCK.COM PHONE: 801-621-1380

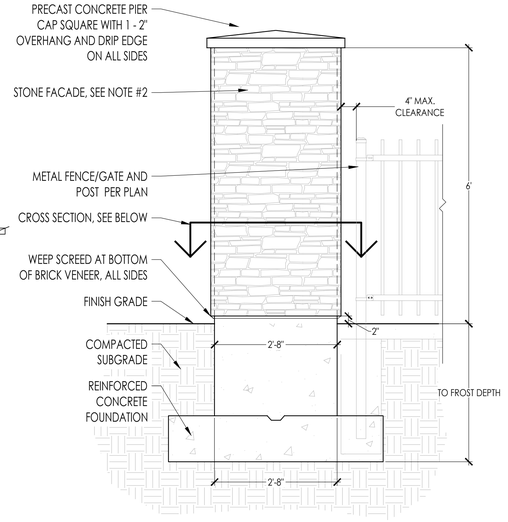
3 RIGHT ENTRYWAY MONUMENT

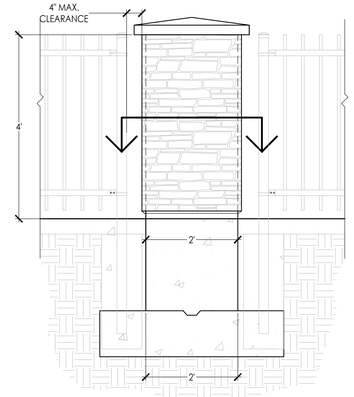
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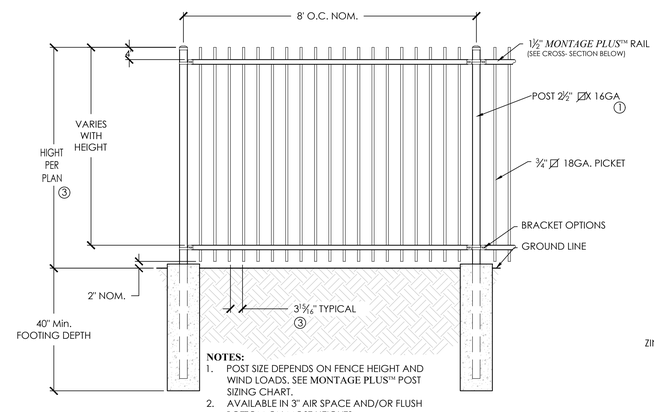


4 ENTRY FEATURE ELEVATION

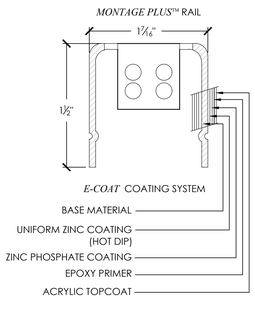
NOT TO SCALE P-24-TRI-36

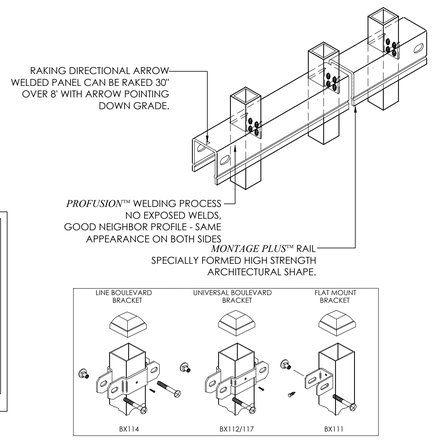






NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS™ POST SIZING CHART.
2. AVAILABLE IN 3" AIR SPACE AND/OR FLUSH BOTTOM ON MOST HEIGHTS.

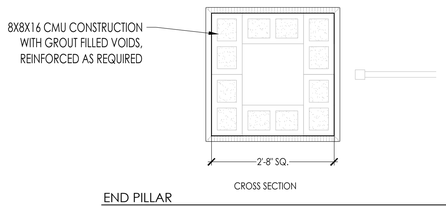




VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

5 AMERISTAR MONTAGE PLUS GENESIS METAL FENCE

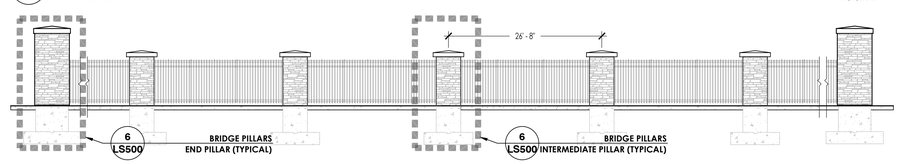
NOT TO SCALE T-SI-FEN-03



NOTES:
1. ALL NOTES TYPICAL FOR BOTH PILLAR TYPES
2. STONE FACADE: HARRISTONE UINTA LEDGESTONE. COLOR: ROCKY CLIFF WEBSITE: WWW. HARRISTONE.COM; PHONE: 801-621-1380

6 BRIDGE PILLARS

NOT TO SCALE T-SI-STR-41



7 BRIDGE STYLE CROSSING FENCE (ELEVATION)

NOT TO SCALE P-24-TRI-34

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TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 18 SEPTEMBER 2024
REVISIONS:

SHEET TITLE:
SITE DEVELOPMENT DETAILS/ENLARGEMENTS

SHEET NUMBER:
LS500
LANDSCAPE

EXHIBIT J
DEVELOPMENT AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Draper City
Attn: City Recorder 1020 E. Pioneer Rd. Draper, UT 84020

DEVELOPMENT AGREEMENT
(Alpine Hollow)

This Development Agreement **("Agreement")** is entered into on the ____ day of _____, 2025, by and between **The Ridges at Alpine, LLC,** a Utah limited liability company **("Ridges")** and **Draper City ("City"),** a Utah Municipal Corporation**.** Each of the Ridges and City are sometimes referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. Ridges is the current owner of a 109.94 acre parcel of property located in Draper City, Utah County, Utah (Parcel No. 11:008:0012) and more particularly described on **Exhibit A ("Property").**

B. In 2016 Draper City sold the Property to Blue Bison Development, LLC. As part of the sale, Draper City granted an access easement to the Property. Said easement begins at Suncrest Drive, and continues across other properties owned by Draper City to the west boundary of the Property as highlighted in green and set forth in **Exhibit B.** Ridges purchased the Property together with the access easement, from Blue Bison on April 2, 2024.

C. In order to perfect the access easement granted by Draper City at the time of sale of the Property, a Cooperation Agreement (Metro Agreement) with Metro Water District of Salt Lake and Sandy (Metro Water) was required to cross over a fifty-foot wide parcel of land owned by Metro Water, as highlighted in pink and set forth in **Exhibit C.** City and Ridges are both parties to, and bound by the terms of said Cooperation Agreement with Metro Water found in **Exhibit E**.

D. Ridges is also, under separate application, seeking approval from the City for the Alpine Hollow Subdivision Plat, consisting of 50 residential lots, for the development of the Ridges Property (the "Project") in the general configuration highlighted in orange and set forth in **Exhibit D.**

E. The Suncrest Master Development Agreement (SMDA), along with the 1st and 2nd Amendments to the agreement, governs the development of the Project. Ridges is seeking a modification to the road requirements under the SMDA, to increase the width of the roads in the Project.

F. Ridges is also seeking modifications to the current Draper City Code to allow for a height increase of the fencing from 6 feet to 8 feet in height on the Project, and an increase to 12 feet in Height for the entrance feature columns and fencing.

G. The City Council of Draper City (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq*., as amended, and Draper City Municipal Code (1999 DCMC _____(the "City Code"), a copy of which is attached hereto and by this reference incorporated herein as **Exhibit F** and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to enter into this Agreement for the purpose of approving and regulating the development of the Project.

H. The Parties believe that this Agreement will benefit the City by 1) Providing private access and project related roads requiring the Developer/HOA to assume the care, maintenance and repair of said roads, 2) The safety and welfare of the residents of Draper, who reside within the development will be improved by Developer installing wider roads than required by the SMDA, and 3) Effectuating access to this property by virtue of a Cooperation Agreement with Metro Water resolves any potential issues related to access under the sales agreements, and this Project brings the value of roads and infrastructure that aligns with the City masterplan.

I. The City and Ridges intend for this Agreement to provide Ridges with vested entitlements for development of the Project. The City has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City's General Plan, and the City Code (collectively, the "Public Purposes"). As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project in accordance with the terms and provisions of this Agreement. This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-102(2).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals; Definitions.** The Recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement

shall have the meaning ascribed to such term in the City Code.

2. **Restriction on the Development of the Ridges' Property.** Due to the unique nature, topography, slopes, location, access, design, and guidelines pertaining to the Project, the Parties have agreed to the following conditions:

    a. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Ridges agrees that subdivision of the Project shall be developed in a manner that complies with applicable provisions of the SMDA and City Code (1999 version) as they exist on the date of execution of this Agreement. All other aspects of development and construction shall be governed by the current City Code.

    b. **Density.** A maximum number of Fifty (50) residential lots.

    c. **Single-Family Residences and Out-Buildings.** Except as otherwise stated, only single-family detached residential units may be constructed on the Lots. Pool houses, barns, casitas, mother-in-law apartments, detached garages and similar structures are permitted, so long as they are not used for rental space, the residential living space does not exceed 3,000 square feet, and all residential living spaces are fire sprinkled.

    d. **Setbacks.** The lots shall be developed with standard SFD 35 front, side and rear yard setbacks as outlined in the [SMDA]Suncrest Development Guidelines Table 1.

    e. **Public Utility Easements ("PUE").** All PUE's are to be as presently depicted on the preliminary plat drawings. ("Preliminary Plat") attached hereto as **Exhibit G**. Except for required stormwater drainage easements on specific lots and locations, all PUEs are located along the front property lines of the lots. All other side-yard and rear-yard protective PUEs listed in SMDA or Section 17-5-050(g) of the City Code are not required.

    f. **Access and Subdivision Roads.** The Parties acknowledge that the access road ("Access Road") for the Project was granted at the time of sale of the Property in 2016. The Access Road begins at Suncrest Drive and ends at the west boundary of the Property and is labeled as "*Alpine Peaks Way*" as reflected on the Preliminary Plat. The Access Road is divided into two parts, namely the public section beginning at Suncrest Drive and ending just before the turn about immediately before the Entrance Gate to the Project as shown on the approved plat. From that point, the Access Road is a private easement extending to and

throughout the Project. The Developer is responsible for the installation of the improvements associated with the Access Road and subdivision roads as shown on the Preliminary Plat. Following completion of the Access Road and other subdivision roads improvements, the care, upkeep, repair, and maintenance of the public portion of the Access Road shall be the responsibility of the City, while the care, upkeep, repair, and maintenance, including snow removal, of the private section of the Access Road, subdivision roads and associated improvements ("Associated Improvements") shall be the exclusive responsibility of the Developer and will ultimately be passed on to the Home Owner's Association upon completion of the Project. The Associated Improvements, situated on City property and located both within and outside of the Access Road]-, include, the drainage facilities (inlets, culverts, structures, basins, and swales), cut and fill slopes together with the necessary retaining walls along the private section of the Access Road.

g. **Width of Roads.** The Parties acknowledge that the width of the Access Road and the subdivision roads in the Project were originally governed by the SMDA. The SMDA requires roads to be 30 feet in width, which has proven to be less than ideal over the years. The Ridges and City have mutually agreed that: (i) widening the Access Road and the subdivision roads is beneficial for the safety and welfare of the residents, as well as for ease of maintenance, repair, emergency vehicle access, snow removal, etc., and (ii) the width of the Access Road and the subdivision roads for the Project shall be increased to 56 feet in width, as reflected on the Preliminary Plat.

h. **Site Fencing.** A wrought iron fence of 6' to 8' in height will be required to be installed around the exterior perimeter of the Project for Property where residential lots exist.

   The City will not issue a building permit for construction on an exterior perimeter lot which borders City-owned Property unless and until a temporary chain link fence is installed along the rear Property line to protect from any encroachment upon or entering into the adjacent City-owned property. The City shall withhold a final certificate of occupancy until the lot owner for the subject lot installs the permanent wrought iron fencing along the exterior perimeter of the Lot.

Lot owners shall ensure temporary chain link fencing or permanent wrought iron fencing is not installed within or upon any of the City-owned property. Lot owners shall further ensure that all temporary and permanent fencing is installed from the lot owner's side of the property and that the fence installation company does not enter City-owned property without permission. Corner pins will be installed on each lot to mark the rear boundary of the lot. If the corner pins are disturbed or missing, the Lot owners will be required to hire a certified land surveyor to reinstall the pins and ensure this requirement is met. The City will verify the fencing location prior to issuance of building permit and issuance of certificate of occupancy.

If fencing has been placed on the City-owned property, the lot owner shall remove the fencing and reinstall it on the lot boundary and shall prior to the issuance of a building permit or certificate of occupancy repair any damage to the City-owned property caused during construction on the lot.

i. **Entrance Feature and Fencing Heights and Monument Sign.** The Developer has submitted a drawing of the entrance gate and the guard building for the Project. The height of the gates, fencing, and entrance feature exceed the height allowed by ordinance, 1999 DCMC Section 9-3-090. The City acknowledges and agrees that given the location, scale of the entrance feature and its surroundings, a variation of 12 feet in height is appropriate and shall be allowed for the entrance feature area. The maximum height for the perimeter fencing for each lot on the Project is increased from 6-feet to 8-feet in height. The fencing across the bridge shall be as reflected on the plans. An entry monument and signage that complies with freestanding monument sign standards in City code is to be allowed on Suncrest Drive. A separate easement will be allowed for the sign.

j. **Water System Maintenance.** Maintenance of the water system will be the responsibility of the homeowners' association.
    i. **Private Community Responsibilities.**
        a. **Post-Transfer Maintenance**. Once the water system has been completed and transferred, the homeowners' association will assume full responsibility for the ongoing maintenance, repairs, and upgrades of the water infrastructure. This includes ensuring compliance with water quality regulations, scheduling

regular inspections, and promptly addressing any identified issues to prevent risks to public health and safety.

b. **Responsibility After City Water Meter.** All water infrastructure beyond the city water meter, including pipes and connections on private property, is the responsibility of the homeowners' association. The City is responsible only for infrastructure up to and including the water meter. Any issues beyond the meter, such as leaks or contamination, fall under the homeowners' association responsibility.

c. **Funding for Maintenance**. The homeowners' association will establish and manage a maintenance fund to cover the costs associated with the water system's upkeep. All residents will contribute to this fund through assessments or fees as determined by the homeowners' association.

d. **Third-Party Services.** The homeowners' association may hire licensed third-party contractors for specialized maintenance and repairs as needed. The homeowners' association will oversee these contracts and ensure contractors comply with all relevant water safety standards.

ii. **City Oversight and Intervention**. The City reserves the right to intervene if the homeowners' association fails to maintain the water system in a manner that ensures the health and safety of the public. If the City determines that the water infrastructure poses a risk to public health, it may step in to correct deficiencies at the homeowners' association expense. Ridges grants to the City an express right of entry in order to correct such deficiencies that are contemplated by this section. Additionally, the City has the authority to conduct routine flushing, water quality sampling, and other necessary testing to ensure compliance with health standards. However, the City is not responsible for any infrastructure failures, damages, or disruptions resulting from these activities or from issues within the private water system.

k. **Side Lot Lines.** The development plans include some lots with side lot lines that are not located at right angles to the roadway or radial to roadway curves as required by DCMC. This is a result of the unique topography of the site. The City agrees that the lots as designed provide for an adequate buildable width and building envelope that may not otherwise be achievable if the side lot lines were at right angles and radial.

3. **Metro Water District Contract – Party Responsibility and Survival.** A copy of the Cooperation Agreement for Non-District Use of District Lands and Interest in

Lands (Metro Agreement) is attached hereto and incorporated by reference herein as **Exhibit E.**

a. The Metro Agreement is specific in its terms and conditions and the specific responsibilities of Ridges and City, respectively.
b. The foregoing notwithstanding, it is expressly understood that:
    i. Ridges is solely responsible for the installation of the entire Access Road, utilities and all other improvements.
    ii. Ridges, its successors and assigns are solely responsible for the maintenance, repair, upkeep, snow removal and all other costs associated with the private section of the Access Road as more fully defined on the Alpine Peaks Way Dedication Plat – **Exhibit B.**
    iii. Ridges (not the City) is responsible to reimburse Metro Water for costs pursuant to the Metro Agreement, unless said costs are a result of the City's failure to perform its exclusive responsibilities under the Metro Agreement.
c. The obligations of each Party under the Metro Agreement are and shall remain an essential term of this Agreement. Each Party's performance under the Metro Agreement shall survive any termination or expiration of this Agreement and shall run with the land.

4. **Limitation and No Guarantee.** Ridges acknowledges that the development of the maximum number of lots (50), and every other aspect of the development of the Ridges Property requires that each development application, including each residential building permit application, comply with the City Code including, without limitation, the City's geologic hazards requirements. Subject to Section 8, the City's entry into this Agreement does not guarantee that Ridges will be able to construct the maximum number of homes or any other aspect of the Ridges Property until and unless it has complied with all the applicable requirements of the City Code.

5. **Access to City Trails.** Ridges hereby conveys to the City right-of-entry on the private portion of the Access Road as well as any other private roads necessary in the development for the express purpose of emergency service access and for servicing and maintaining any City-owned trails or trail infrastructure as identified in the attached Exhibit H. Such right-of-entry shall not be construed to mean public access. This section shall not be construed to grant access for construction of new trails.

6. **Time Frame for Performance and Time Limitation.** This Agreement will be binding on Ridges and its successors and assigns in perpetuity unless this Agreement is modified in accordance with the provisions of the Agreement outlined below or until buildout, which shall be the completion of all of the development on the entire Property in accordance with the approved plans. As time is of the essence, the City

agrees to expedite necessary reviews, comments, and approvals. The City will allow applicable applications to be submitted simultaneously and run concurrently for all approvals.

7. **Description of City Approvals.** Preliminary Plat [attached as Exhibit G] approval shall run concurrently with approval and execution of this Agreement. The following additional City approvals will be required through the City staff, before the commencement of construction of improvements on the Property may begin:

    a. Final Plat Approval
    b. Subdivision Land Disturbance Permit Approvals
    c. Applicable Bonds (Public Roadway and culinary water system)
    d. Applicable Pre-Construction Meetings

8. **Enforcement.** The City may enforce the terms and conditions of this Agreement by refusing to issue a building permit for any construction that would be in violation of the development limitations set forth herein. This section shall in no way limit the City's ability to enforce its ordinances through withholding a certificate of occupancy.

9. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

10. **No Modification.** This Agreement may not be amended or modified except in writing executed by the Party against whom such amendment or modification is being charged and recorded in the official records.

11. **Vested Rights**. To the maximum extent permissible under the laws of Utah and the United States and at equity, the City and Ridges intend that this Agreement grants Ridges all rights to develop the Property and Project in fulfillment of this Agreement except as specifically provided herein.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements with respect thereto, whether oral or written.

13. **No Waiver.** No delay or omission in exercising any right or in enforcing any provision of this Agreement shall constitute a waiver of such right or provision. Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of

such party to exercise at some future date any such right or any other right it may have.

14. **Mutual Drafting.** This Agreement is the result of mutual negotiation and drafting by both Parties. No provision of this Agreement shall be construed against either Party on the basis that one Party was the primary drafter.

15. **Limitation on Recovery for Default - No Damages.** The terms and conditions of this Agreement notwithstanding, no Party shall be entitled to any claim for monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Ridges (or any assign or purchaser of a portion of the Property) or the City shall be that of specific performance. Both Parties waive any claim for costs or attorneys' fees incurred in connection with any litigation associated with this Agreement.

16. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Ridges. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.

17. **Assignability.** The rights and responsibilities of Ridges under this Agreement may be assigned in whole or in part by Ridges with the consent of the City as provided herein.

    a. Ridges shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

    b. Unless the City objects in writing within thirty (30) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

    c. If any proposed assignment is for less than all of Ridges' rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds.

d. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Ridges or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City.

e. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

f. The foregoing notwithstanding, Ridges's selling or conveying lots, in any approved phase of the project, to builders, private lot owners, or sub-developers, shall not be deemed to be an "assignment" subject to the above- referenced approval by the City.

18. **Binding Effect.** If Ridges sells or conveys lots to builders, private lot owners or subdividers, the lots so sold and conveyed shall be subject to this Agreement.

19. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Ridges Property. This Agreement shall be deemed to run with the land.

20. **Binding Agreement.** Each Party represents and warrants that this Agreement has been duly and validly authorized, executed and delivered, and constitutes the valid and binding obligation of such Party, and is enforceable in accordance with its terms.

21. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original and all of which, taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

*[Signature Pages Foll***DEVELOPER:** **CITY:**

The Ridges at Alpine, LLC Draper City

_____ _____

By: David Killpack, Manager By: Troy Walker, Mayor

Date: _____ Date: _____

Approved as to form and legality: Attest:

_____ _____

Draper City Attorney Draper City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the _____ day of _____, 2025 personally appeared before me Troy Walker, who being by me duly sworn, did say that he/she is the Mayor of Draper City, a political subdivision of the State of Utah, and that said instrument was signed on behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

On the _____ day of _____, 2025 personally appeared before me David G. Killpack who being by me duly sworn, did say that he/she is the Manager of The Ridges at Alpine, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed on behalf of said company.

_____

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit A	Utah County Parcel Map of Subject Property and Legal Description of Parcel
Exhibit B	Alpine Peaks Way Dedication Plat - (Access Road)
Exhibit C	Metro Water District Parcel – and Aerial map
Exhibit D	Project Site Plan
Exhibit E	Cooperation Agreement for Non-District Use of District Lands and Interest in Lands (Metro Water)
Exhibit F	Current Draper City Municipal Code
Exhibit G	Preliminary Plat Drawings
Exhibit H	Trail Infrastructure Access Map

Exhibit A

Utah County Parcel Map of Subject Property and Legal Description of Parcel

Utah County Parcel Map

Map Search

Search by Parcel Serial:

Enter Serial

Search by Address:

Find address or pl

Search by Parcel Owner:

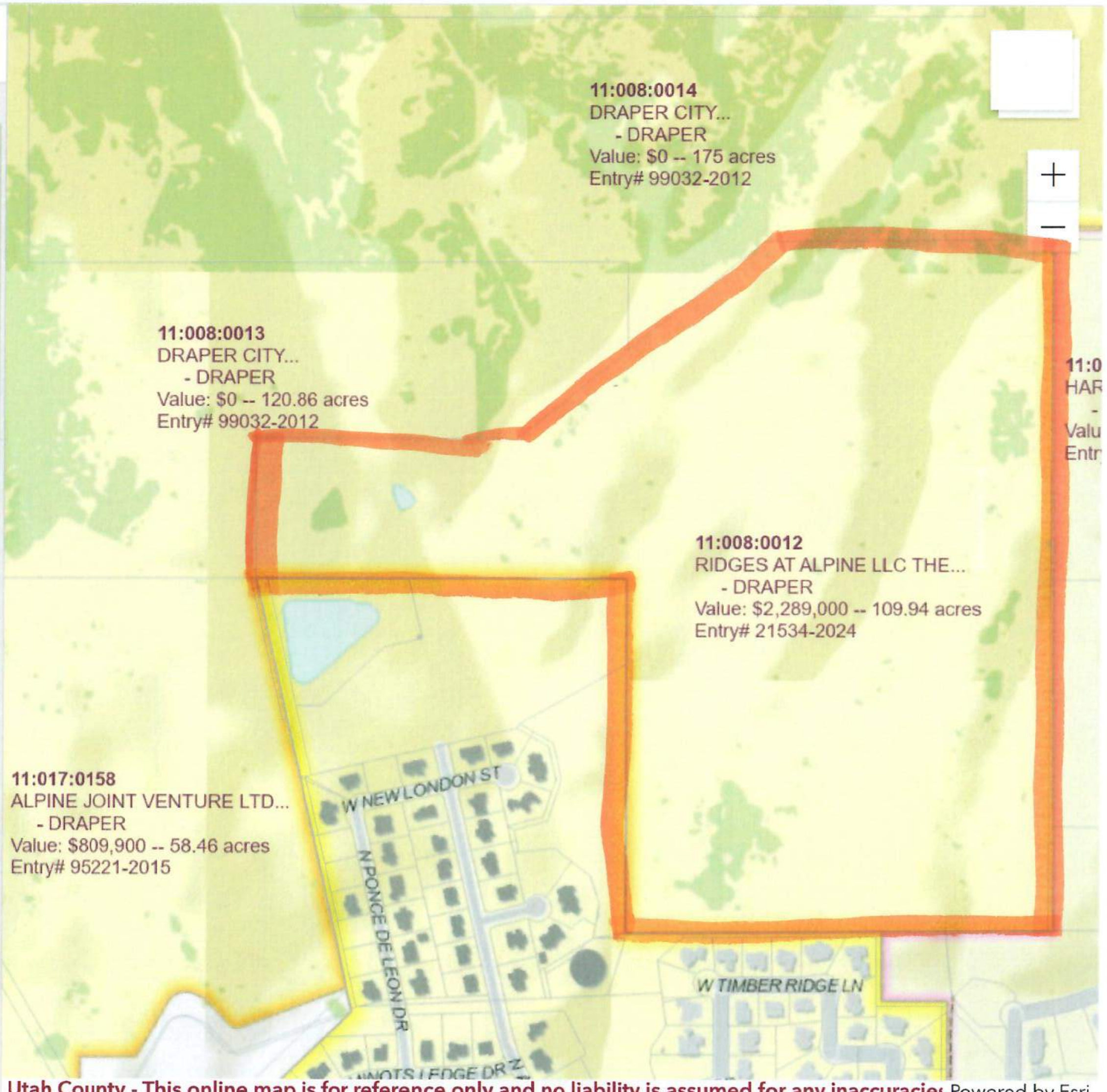
Enter Name

Search by City:

Search by PLSS Section:

Section:	Township:	Range:
1-36 (e.g. 33)	*South (e.g. 5)*	*East/West (e.g. 3E)*

Utah County
HEART of UTAH



Utah County - This online map is for reference only and no liability is assumed for any inaccuracies Powered by Esri

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE NORTH 523.00 FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°48'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191:2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

(11-008-0012)

Exhibit B

Alpine Peaks Way Dedication Plat - (Access Road)

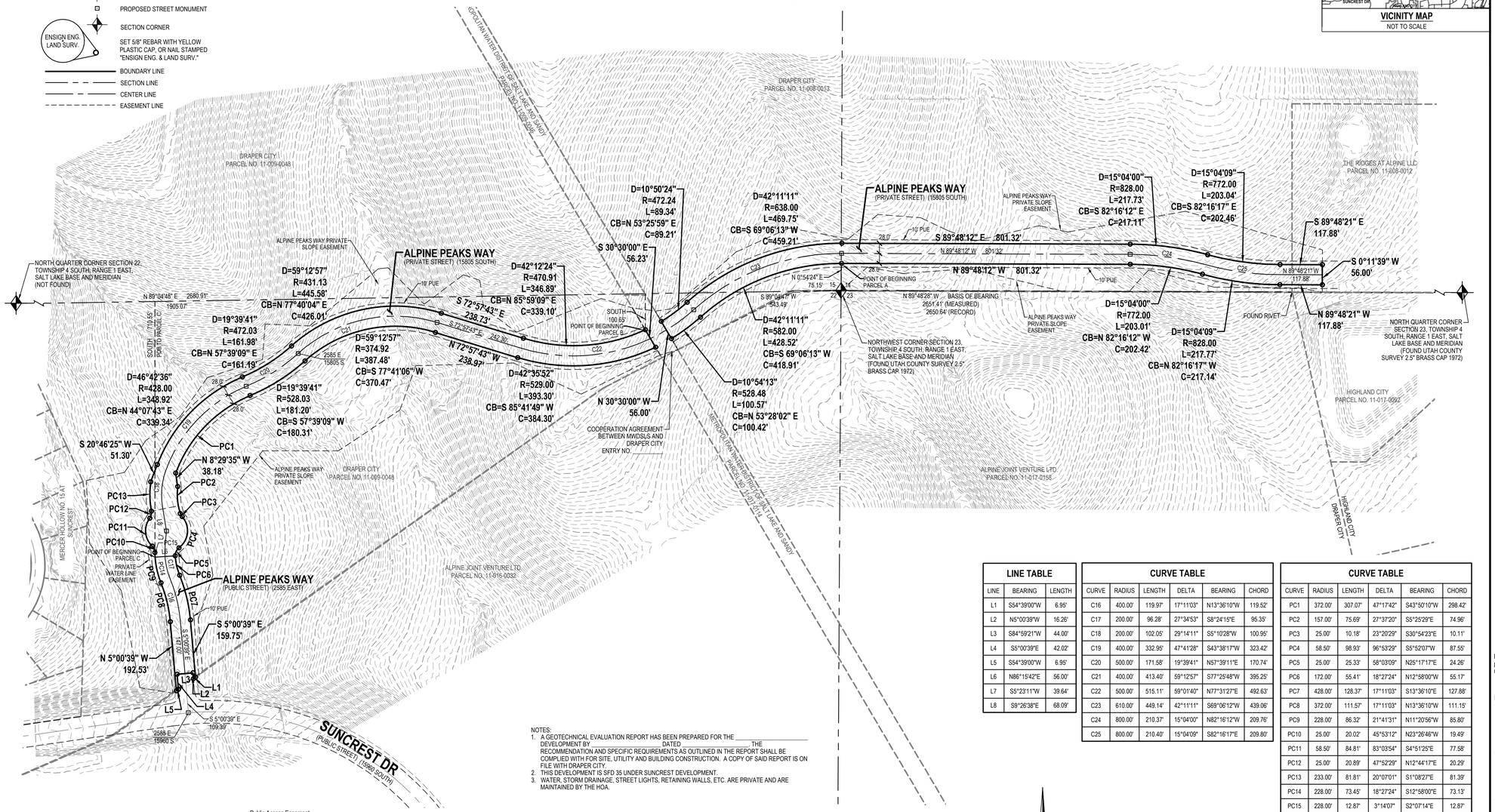
ALPINE PEAKS WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	LENGTH
L1	S54°39'00"W	6.95'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.02'
L5	S54°39'00"W	6.95'
L6	N86°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S9°26'38"E	68.09'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.97'	17°11'03"	N13°36'10"W	119.52'
C17	200.00'	96.28'	27°34'53"	S8°24'15"E	95.35'
C18	200.00'	102.05'	29°14'11"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'40"	N77°31'27"E	492.63'
C23	610.00'	449.14'	42°11'11"	S69°06'12"W	439.06'
C24	800.00'	210.37'	15°04'00"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°50'10"W	298.42'
PC2	157.00'	75.69'	27°37'20"	S5°25'29"E	74.96'
PC3	25.00'	10.18'	23°20'29"	S30°54'23"E	10.11'
PC4	58.50'	98.93'	96°53'29"	S5°52'07"W	87.55'
PC5	25.00'	25.33'	58°03'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'24"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°36'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N23°26'46"W	19.49'
PC11	58.50'	84.81'	83°03'54"	S4°51'25"E	77.58'
PC12	25.00'	20.89'	47°52'29"	N12°44'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°08'27"E	81.39'
PC14	228.00'	73.45'	18°27'24"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. THIS DEVELOPMENT IS SFD 3S UNDER SUNCREST DEVELOPMENT.
3. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBDE 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 528.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'38" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Peaks Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°30'47" East 45.41 feet; thence North 48°42'43" East 239.40 feet; thence North 65°41'34" East 161.53 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.48 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 68°57'12" East 82.44 feet; thence North 76°35'28" East 183.09 feet; thence South 77°29'52" East 81.15 feet; thence North 80°01'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'45" West 236.55 feet; thence North 75°26'17" West 189.34 feet; thence South 41°56'49" West 80.06 feet; thence North 89°52'48" West 185.69 feet; thence North 76°16'18" West 265.93 feet; thence South 85°46'25" West 183.26 feet; thence North 80°11'21" West 101.49 feet; thence South 48°33'15" West 97.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°30'34" West 356.30 feet to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°35'26" West 244.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'14" West 129.96 feet; thence South 56°23'18" West 205.93 feet; thence North 89°55'35" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 16.26 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'36" East 116.36 feet; thence North 34°48'55" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'58" East 99.15 feet; thence South 87°37'25" East 123.75 feet; thence North 80°27'26" West 247.58 feet; thence North 83°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.86 feet; thence South 53°29'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF_____, A.D. 20_____, _____PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____MAYOR, _____OF _____DRAPER CITY _____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

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

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8664C
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.30 feet along the arc of a 529.00 foot radius curve to the right (center bears North 25°36'08" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 08°29'35" East 38.18 feet; thence Southeasterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southeasterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 86°15'42" East 56.00 feet; thence Northeasterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northwesterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Parcel C:
Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 194962003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning.
Contains 18,908 Square Feet or 0.434 Acres

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } S.S.

ON THE _____ DAY OF_____ A.D. 20 _____ 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: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ALPINE PEAKS WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

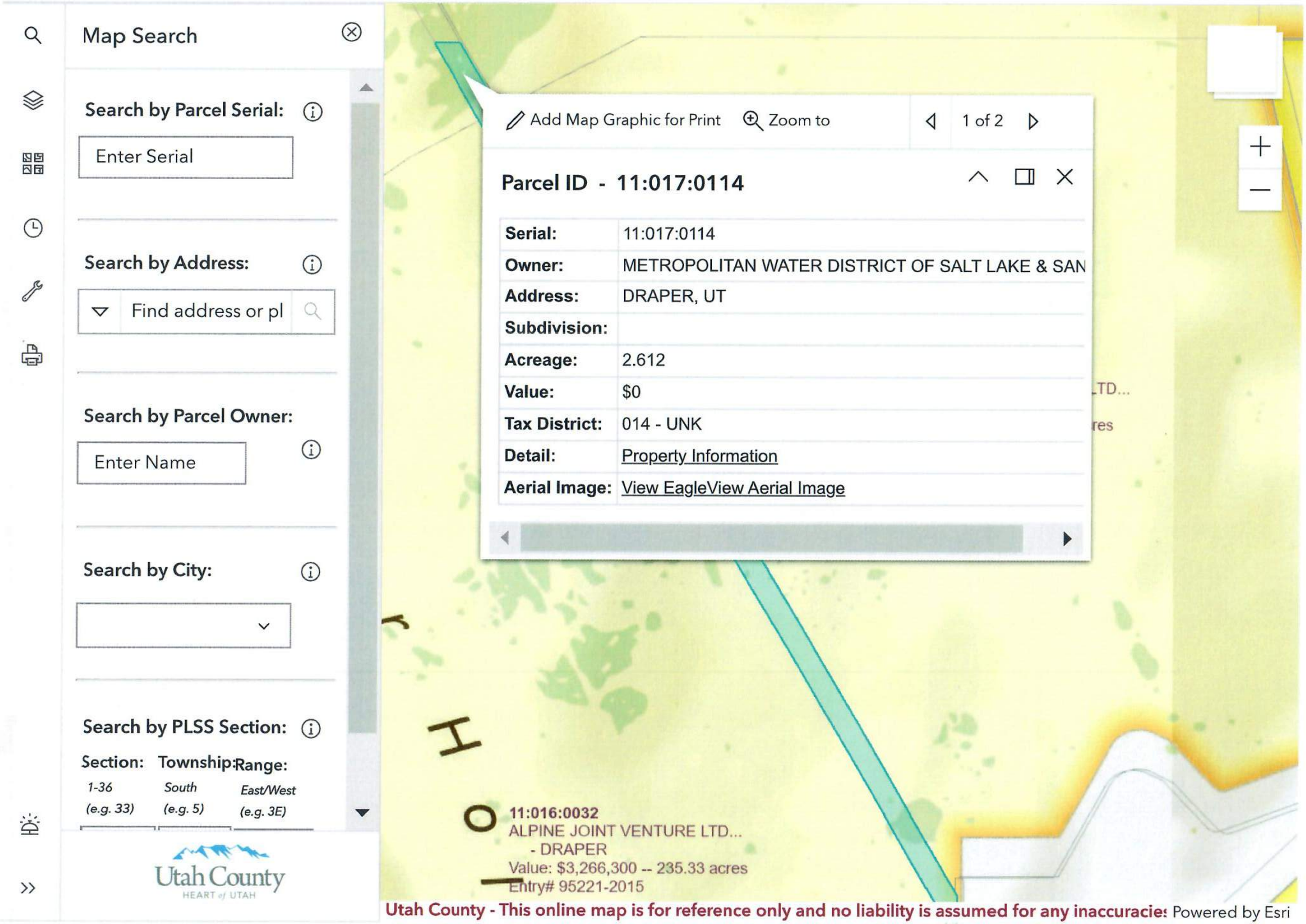
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

Exhibit C

Metro Water District Parcel

and Aerial Map

Utah County Parcel Map



ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGNENG, S LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

Area of Use

ALPINE HOLLOW WAY (PRIVATE STREET), (15805 SOUTH)

ALPINE HOLLOW WAY (PUBLIC STREET), (2595 EAST)

SUNCREST DR (PUBLIC STREET), (12845 SOUTH)

DRAPER CITY PARCEL NO. 15-069-0068

DRAPER CITY PARCEL NO. 15-069-0153

DRAPER CITY PARCEL NO. 15-069-0083

ALPINE JOINT VENTURE LTD PARCEL NO. 33-013-0128

ALPINE JOINT VENTURE LTD PARCEL NO. 33-013-0126

THE RIDGES AT ALPINE LLC PARCEL NO. 15-035-0012

HIGHLAND CITY PARCEL NO. 11-017-0052

NORTH QUARTER CORNER SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)

NORTHWEST CORNER SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)

NORTH QUARTER CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)

BASIS OF BEARING S89°48'12"E 2651.64' (MEASURED) 2651.64' (RECORD)

LICENSE AGREEMENT BETWEEN MICRO 5 AND DRAPER CITY ENTRY NO.

SOUTH 1/16 CORNER

FOUND REBAR

FOUND PK NAIL

PC1 N 8°29'35" W 36.18' PC2 PC3 PC4 PC5 PC6 PC7 PC8 PC9 PC10 PC11 PC12 PC13

S 2°46'25" W 56.30'

S 5°00'39" E 159.75'

N 5°00'39" W 192.53'

L1 L2 L3 L4 L5 L6 L7 L8

S 5°00'39" E 160.38'

D=59°12'57" R=431.13 L=445.58' CB=N 77°40'04" E C=426.01'

D=19°39'41" R=472.03 L=161.98' CB=N 57°39'09" E C=161.19'

D=59°12'57" R=374.92 L=387.48' CB=S 77°41'06" W C=370.47'

D=19°39'41" R=528.03 L=181.20' CB=S 57°39'09" W C=180.31'

D=46°42'36" R=428.00 L=348.92' CB=N 44°07'43" E C=339.34'

D=42°12'24" R=470.91 L=346.89' CB=N 65°59'09" E C=339.10'

S 72°57'43" E 238.23'

N 72°57'43" W 232.97'

D=42°35'52" R=529.00 L=393.30' CB=S 85°41'49" W C=384.39'

D=10°56'24" R=472.24 L=89.34' CB=N 53°25'56" E C=89.21'

S 38°38'00" E 56.23'

N 38°38'00" W 56.00'

D=42°11'11" R=638.00 L=469.75' CB=S 69°06'13" W C=459.21'

D=42°11'11" R=582.00 L=428.52' CB=S 69°06'13" W C=418.91'

D=10°54'13" R=528.48 L=100.57' CB=N 53°28'02" E C=100.42'

S 89°48'12" E 801.32'

N 89°48'12" W 801.32'

D=15°04'00" R=828.00 L=217.73' CB=S 82°16'12" E C=217.11'

D=15°04'09" R=772.00 L=203.04' CB=S 82°16'17" E C=202.45'

S 89°48'21" E 117.88'

S 0°11'39" W 56.00'

N 89°48'21" W 117.88'

D=15°04'00" R=772.00 L=203.01' CB=N 82°16'12" W C=202.42'

D=15°04'09" R=828.00 L=217.77' CB=N 82°16'17" W C=217.14'

NOTES

1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SITED 25 UNDER SUNCREST DEVELOPMENT
4. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°38'00"W	6.95
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.62'
L5	S54°38'00"W	6.95'
L6	N89°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S5°20'39"E	68.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	403.00'	119.87'	17°11'52"	N13°32'13"W	119.52'
C17	205.00'	90.35'	25°14'53"	S8°36'15"E	89.35'
C18	205.00'	102.05'	28°31'01"	S5°10'28"W	100.99'
C19	403.00'	332.50'	47°41'29"	S43°36'13"W	323.42'
C20	505.00'	171.58'	19°28'41"	N37°30'11"E	170.74'
C21	403.00'	413.40'	58°47'25"	S77°25'48"W	395.60'
C22	505.00'	515.11'	58°27'43"	N77°31'27"E	492.93'
C23	505.00'	449.14'	42°28'11"	S60°06'12"W	435.00'
C24	805.00'	210.37'	14°58'03"	N82°16'12"W	209.80'
C25	805.00'	210.47'	14°58'03"	S82°16'17"E	209.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S49°10'10"W	298.42'
PC2	157.00'	75.69'	27°37'07"	S5°25'25"E	74.96'
PC3	25.67'	10.18'	22°30'29"	S33°54'23"E	10.11'
PC4	56.50'	19.53'	19°48'32"	S9°52'23"E	19.50'
PC5	25.00'	25.33'	58°03'03"	N25°17'17"E	24.25'
PC6	172.00'	15.41'	5°08'09"	N15°58'09"W	15.17'
PC7	428.00'	126.37'	17°11'03"	S13°31'10"E	125.89'
PC8	372.00'	111.57'	17°11'03"	N13°31'10"W	111.15'
PC9	226.00'	86.32'	21°52'31"	N11°25'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N33°26'46"W	19.49'
PC11	56.50'	84.81'	83°00'54"	S4°01'25"E	77.59'
PC12	25.00'	20.89'	47°52'20"	N12°46'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°39'27"E	81.39'
PC14	226.02'	73.45'	18°37'24"	S12°58'03"E	73.13'
PC15	226.02'	12.87'	3°15'07"	S3°21'14"E	12.87'

Enbridge Gas Utah – Note with NO existing natural gas easement
Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES

1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II)(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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
   2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,913.38 feet and South 676.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Northeasterly 12.87 feet along the arc of a 226.00 foot radius curve to the right (center bears North 89°15'42" East and the chord bears North 12°47'14" West 12.87 feet) with a central angle of 03°15'07"; thence Northwesterly 21.03 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°23'46" West and the chord bears North 23°26'46" West 20.40 feet with a central angle of 48°11'27"); thence Northwesterly 84.81 feet along the arc of a 56.50 foot radius curve to the right (center bears North 43°32'28" East and the chord bears North 04°51'25" West 77.56 feet with a central angle of 83°00'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°16'20" West and the chord bears North 12°46'17" East 20.29 feet with a central angle of 47°52'20"); thence North 76°46'07" East 76.09 feet; thence Southeasterly 22.02 feet along the arc of a 157.00 foot radius curve to the left (center bears North 76°46'07" East and the chord bears South 15°13'27" East 22.01 feet with a central angle of 08°02'11"); thence Southeasterly 13.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 71°16'51" East and the chord bears South 30°54'23" East 13.11 feet with a central angle of 30°12'28"); thence Southeasterly 68.83 feet along the arc of a 56.50 foot radius curve to the right (center bears North 42°29'22" West and the chord bears South 60°52'27" East 64.85 feet with a central angle of 69°48'29"); thence Southeasterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 09°30'52" East and the chord bears South 25°17'51" West 24.26 feet with a central angle of 58°01'07"); thence South 69°19'54" West 56.60 feet to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.38 feet and South 676.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly 20.82 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'35" West and the chord bears South 23°26'04" East 19.49 feet with a central angle of 47°42'17"); thence Southeasterly 80.32 feet along the arc of a 226.00 foot radius curve to the left (center bears North 89°29'48" East and the chord bears South 11°20'57" East 80.00 feet with a central angle of 21°47'31"); thence Southeasterly 12.95 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.83 feet with a central angle of 01°59'27"); thence North 67°31'08" West 20.34 feet; thence North 10°58'16" West 85.19 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Hollow Way Slope Easements
Parcel A Slope Easement
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 15-017-0114, said point being North 00°54'19" East 403.00 feet and South 152.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 20°33'07" West 126.45 feet along said Easterly Boundary Line; thence North 81°15'47" East 43.41 feet; thence North 49°42'49" East 229.40 feet; thence North 05°14'36" East 101.53 feet; thence South 79°32'34" East 160.41 feet; thence North 57°25'33" East 104.48 feet; thence South 85°28'09" East 113.53 feet; thence South 84°38'20" East 81.65 feet; thence South 69°17'12" East 82.46 feet; thence North 76°35'26" East 183.09 feet; thence South 77°25'57" East 81.15 feet; thence North 03°01'05" East 332.35 feet; thence South 74°14'13" East 294.62 feet; thence South 03°11'38" West 117.30 feet; thence North 79°45'57" West 33.81 feet; thence North 89°24'07" West 235.55 feet; thence North 75°35'15" West 186.34 feet; thence South 41°56'48" West 83.68 feet; thence North 69°02'48" West 185.83 feet; thence North 78°12'16" West 265.83 feet; thence South 83°46'25" West 153.28 feet; thence North 83°11'27" West 101.40 feet; thence South 48°23'15" West 87.62 feet; thence South 87°38'17" West 134.17 feet; thence South 62°29'34" West 318.31 feet to the point of beginning. Contains 201,474 Square Feet or 6.462 Acres
Parcel B Slope Easement
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 00°54'47" West 578.55 feet along the section line and South 28.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 32°30'05" East 153.09 feet along said Westerly Boundary Line; thence South 63°20'20" West 246.69 feet; thence North 65°18'33" West 207.42 feet; thence South 80°22'57" West 271.33 feet; thence South 19°27'16" West 128.66 feet; thence South 56°23'18" West 235.63 feet; thence North 89°55'25" West 210.01 feet; thence South 37°59'07" West 266.16 feet; thence South 10°43'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.53 feet; thence South 54°39'02" West 31.01 feet; thence North 05°09'39" West 16.33 feet; thence North 84°58'21" West 44.00 feet; thence South 05°09'39" East 42.62 feet; thence South 54°39'02" West 18.54 feet; thence North 83°27'20" West 83.16 feet; thence North 10°34'20" West 273.80 feet; thence North 31°35'18" West 158.68 feet; thence North 03°04'45" West 174.76 feet; thence North 77°58'36" East 108.63 feet; thence North 30°45'43" East 106.33 feet; thence North 59°03'30" East 118.35 feet; thence North 34°40'10" East 131.53 feet; thence North 71°54'51" East 181.55 feet; thence North 04°10'52" East 89.15 feet; thence North 87°37'27" East 123.35 feet; thence North 05°11'02" East 247.36 feet; thence North 89°13'46" East 27.49 feet; thence South 44°44'21" East 142.28 feet; thence North 53°17'59" East 133.32 feet; thence South 71°29'11" East 48.14 feet; thence South 67°39'57" East 74.65 feet; thence South 53°25'10" East 113.88 feet; thence North 68°18'42" East 253.08 feet; thence South 73°22'20" East 90.09 feet to the point of beginning. Contains 511,402 Square Feet or 11.742 Acres

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor as the State of Utah and that I hold License No. 286982, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Sequoia Ridge Way Road Dedication Plat
Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23 Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23 Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 03°11'48" West and the chord bears South 69°39'13" West 418.91 feet) with a central angle of 42°11'11"; thence Southeasterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°58'25" West and the chord bears South 53°28'02" West 100.42 feet) with a central angle of 10°54'13"; thence North 31°39'00" West 56.03 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°39'00" West and the chord bears North 53°25'56" East 89.21 feet) with a central angle of 10°50'24"; thence Northeasterly 468.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°50'24" East and the chord bears North 69°06'13" East 458.21 feet) with a central angle of 42°11'11"; thence South 89°48'12" East 801.32 feet; thence Southeasterly 212.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 212.11 feet) with a central angle of 15°04'00"; thence Southeasterly 213.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.45 feet) with a central angle of 15°04'09"; thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet) with a central angle of 15°04'09"; thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet) with a central angle of 15°04'00"; thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 125,928 Square Feet or 2.422 Acres

Parcel B
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°48'47" West 640.43 feet along the section line and South 133.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 20°33'07" East 56.23 feet along said Westerly Boundary Line; thence Southeasterly 393.31 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°20'08" West and the chord bears South 85°41'43" East 384.33 feet) with a central angle of 42°40'53"; thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°02'17" East and the chord bears South 77°41'06" West 370.47 feet) with a central angle of 59°12'57"; thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 53°39'09" West 180.31 feet) with a central angle of 19°39'41"; thence Southwesterly 348.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 23°29'59" East and the chord bears South 43°50'10" West 335.62 feet) with a central angle of 53°36'23"; thence Southwesterly 71.69 feet along the arc of a 157.03 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°29'22" East 71.06 feet) with a central angle of 26°09'20"; thence Southeasterly 13.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°46'51" East and the chord bears South 21°54'22" East 13.11 feet) with a central angle of 30°12'28"; thence Southeasterly 85.83 feet along the arc of a 56.50 foot radius curve to the right (center bears South 47°29'22" West and the chord bears South 15°52'07" West 77.95 feet) with a central angle of 87°02'14"; thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 39°34'08" East and the chord bears South 29°17'47" West 24.26 feet) with a central angle of 58°01'07"; thence South 69°19'54" West 56.60 feet to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Parcel C
Beginning at a point being South 89°48'47" West 1,905.01 feet along the section line and South 710.95 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 02°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 89°15'42" East and the chord bears South 12°19'07" East 55.17 feet) with a central angle of 18°27'27"; thence Southeasterly 126.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°31'10" East 125.89 feet) with a central angle of 17°11'03"; thence South 05°05'39" East 158.75 feet; thence South 54°39'02" West 6.95 feet to the easterly right-of-way line of 2431 East as dedicated on the Sunrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 19486:2013 and Map Filing No. 9868 in the Office of the Utah County Recorder; thence along the easterly, northerly and easterly rights-of-way lines of said 2431 East the following three (3) courses: (1) North 05°05'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.62 feet; thence South 54°39'02" West 6.95 feet; thence North 05°05'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°26'10" West 111.15 feet) with a central angle of 17°11'03"; thence Northeasterly 73.45 feet along the arc of a 226.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'03" West 73.13 feet) with a central angle of 18°37'24"; to the point of beginning.
Contains 16,908 Square Feet or 0.434 Acres

DATE _____ PATRICK M. HARRIS P.L.S. 286982

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies a permanent easement and right of way on and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE HOLLOW WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah, (1) all those parts or portions of said tract of land designated as streets, the same to be used for public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

By _____ By _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

On the _____ day of _____ A.D. 20____ personally appeared before me _____ and _____ who being by me duly sworn did say that they are the _____ and _____ of _____ a limited liability company and that said instrument was signed in behalf of said limited liability company by authority of its members and said _____ and _____ acknowledged to me that said limited liability company executed the same.

_____ A NOTARY PUBLIC
RESIDING IN _____ COUNTY

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

On the _____ day of _____ A.D. 20____ personally appeared before me _____ who being by me duly sworn did say that he/she is the _____ of _____ and that said instrument was signed in behalf of said _____ by authority of its _____ and said _____ acknowledged to me that said _____ executed the same.

_____ A NOTARY PUBLIC
RESIDING IN _____ COUNTY

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ 1 inch = 150 ft.

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

TOOELE
Phone: 435.882.7676

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER 8864
MANAGER RGE
DRAWN BY KFH
CHECKED BY PMH
DATE 2/3/25

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY PLANNING COMMISSION.
CHAIR DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.
UTAH COUNTY HEALTH DEPARTMENT

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

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, AD 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY ATTORNEY.
DRAPER CITY ATTORNEY

PROFESSIONAL LAND SURVEYOR
No 286982
PATRICK M. HARRIS
STATE OF UTAH

SURVEY NOTES	TOTAL PUBLIC AREA	TOTAL ENGINEERED AREA	TOTAL LOTS	TOTAL UNITS

250

Exhibit D

Project 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

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

HORZ: 1 inch = 200 ft.

NORTH

SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

NOTES

- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
- SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST. BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

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, 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.

SALT LAKE AQUEDUCT

11:009:0048 DRAPER CITY

MERCER HOLLOW

11:008:013 DRAPER CITY

HOG HOLLOW

SPRING HOLLOW

ALPINE PEAKS WAY (15805 SOUTH)

56' ROAD CROSS SECTION PER DETAIL 1/C-503

56' ROAD CROSS SECTION PER DETAIL 3/C-503

56' ROAD CROSS SECTION PER DETAIL 2/C-503

12' TRAIL ACCESS GATE

DRAPER CITY HIGHLAND CITY

DETENTION POND

11:016:0032 ALPINE JOINT VENTURE LTD

METRO WATER DISTRICT OF SALT LAKE & SANDY

11:017:0014

ALPINE PEAKS WAY (2885 EAST)

SUNCREST DRIVE (15960 SOUTH)

BEACON HILL

CARIBOU CIRCLE

SPRING HOLLOW WAY

TRAIL RIDGE WAY

PALISADES CIRCLE

DRAPER CITY ALPINE CITY

HIGHLAND CITY ALPINE CITY

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
8684C	3/4/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100

Exhibit E

Cooperation Agreement for Non-District Use of District Lands and Interest in Lands (Metro Water)

When Recorded Return to:
Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093-2139

Application No.: S-24-1506
Version: 02-11-2025

PARCEL NO.: 11:017:0114

COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTEREST IN LANDS

(SLA)

THIS COOPERATION AGREEMENT ("Agreement") is entered into effective this _____ day of _____, 2025, between Metropolitan Water District of Salt Lake & Sandy ("District") and Draper City ("City") and The Ridges at Alpine, LLC ("Ridges at Alpine"). City and Ridges at Alpine (together, "Applicant") shall be jointly and severally liable under this Agreement.

AGREEMENT PURPOSES

District owns and operates the Salt Lake Aqueduct ("SLA") Corridor and certain improvements located within or on the SLA Corridor. (As used in this Agreement "improvements" is intended to include all manner of works, equipment, facilities and infrastructure.) District is a political subdivision of the State of Utah responsible for transporting and treating public water, and as such District is engaged in protecting the SLA, SLA Corridor, District improvements and operations, and District water.

Ridges at Alpine intends to construct, or cause to be constructed, a private road known as Alpine Hollow Way, which will exclusively serve the Alpine Hollow Subdivision. The road, including associated grading, utilities, sidewalk, curb, gutter, and related amenities, will cross a portion of the SLA Corridor.

Ridges at Alpine has requested permission for the non-exclusive road use as described below of that portion of the SLA Corridor also described below. District is willing to permit the described use of the described portion of the SLA Corridor, without representation or warranty whatsoever. Without intending to limit the scope of the immediately preceding disclaimer of **all** warranties, District specifically disclaims any representation or warranty of title, and any representation or warranty regarding the condition or fitness of the SLA Corridor for the intended use by Applicant.

This Agreement grants a non-exclusive right to Applicant for only those uses of the SLA Corridor described herein. This Agreement is intended to document the fact that the described use of the described portion of the SLA Corridor is acceptable to District and consistent with District

policies. Applicable District policies are available to Applicant for review. Applicant is solely responsible to obtain and maintain all other required agreements, permits, licenses, etc., including any necessary planning or zoning approvals. District has not agreed to provide any assistance to Applicant in understanding or meeting these other requirements.

AGREEMENT TERMS AND CONDITIONS

The parties agree as follows:

I. APPLICANT'S USE OF SLA CORRIDOR.

Notwithstanding anything written in this Agreement, no permission is intended to be given to: 1) adversely impact in any respect District improvements; or 2) introduce any substance into District improvements or water; or 3) adversely impact in any respect District's operations.

(A) Description of Applicant's Use of SLA Corridor:

Alpine Hollow Way:

City received an application for the 50-lot Alpine Hollow Subdivision from Ridges of Alpine. The development will be solely accessed along a private road known as Alpine Hollow Way, which is designed to cross the SLA Corridor. Due to the unique circumstances of the SLA and SLA Corridor in this location, and the City's direct involvement in the development of the road and associated improvements and willingness to assume responsibility for maintenance of the road and associated improvements within the SLA Corridor, the District is permitting the following uses under the conditions of this Agreement.

Ridges at Alpine may construct, or cause to be constructed, a 56-foot-wide road across the SLA Corridor. The road includes asphalt, curb, and sidewalk. Grading will be required approximately 45 feet north and 10 feet south of the road to meet existing topography and to manage stormwater runoff. The road will be constructed in strict compliance with this Agreement and Exhibit A, attached.

The road will be a private road owned by the homeowner's association formed for the Alpine Hollow Subdivision ("the HOA"). Notwithstanding the HOA's ownership of the road, after completion of the road, City shall be responsible for the reasonable maintenance of the road.

District reserves the right to temporarily disrupt access to the road in the event it determines to excavate the SLA Corridor to access the SLA or install other facilities within the SLA Corridor. City is responsible for securing an alternative access to the Alpine Hollow Subdivision during such periods of temporary disruption.

The SLA Corridor shall be depicted on the final subdivision plat(s) for all phases of the Alpine Hollow Subdivision in a form reasonably approved in advance in writing by the District in advance of recording, with the depiction referencing the recording information for this Agreement. A reference to the recording information for this Agreement shall also be included in the

declaration of covenants, conditions, and restrictions (or similar) recorded for all phases of the Alpine Hollow Subdivision, and any amendment thereto.

Buried Utilities Within Alpine Hollow Way:

City may install, or cause to be installed, City-owned buried utilities within the road so long as any such utility is parallel to the road. No appurtenances related to buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. City shall provide final as-built drawings of any City-owned buried utilities upon completion of the installation. The District reserves the right to require the City to relocate (vertically or horizontally) City-owned buried utilities at the City's expense in the event the District determines to excavate SLA Corridor to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

The parties anticipate third-party buried utilities may also be installed within the road. Applicant shall ensure that such third-party utilities comply with the requirements of this Agreement. No appurtenances related to third-party buried utilities themselves (including above-ground appurtenances, manways, or storm collection systems) shall be installed within the SLA Corridor. Applicant shall notify the District in writing prior to the installation of third-party utilities within the SLA Corridor and provide a copy of the design drawings with sufficient time for review by District prior to installation. The District reserves the right to require third parties to modify design of such utilities to be in compliance with District and other generally accepted requirements. Applicant shall provide final as-built drawings of any third-party utilities upon completion of the installation. The District reserves the right to require any third-party utilities to be relocated (vertically or horizontally) at the City's expense in the event the District determines to excavate the road to access the SLA or install other facilities within the SLA Corridor. Such relocation shall be within the area described in I(D) below.

Notice to Third Parties:

Applicant shall notify all third parties performing construction within the road (including utilities) of this Agreement, and cause said third party to meet the requirements contained herein.

(B) Term:

Perpetual. District has the right to modify risk and insurance requirements consistent with its then-usual practice for other agreements regarding use of the SLA Corridor every twenty-five years.

(C) Location by Stationing:

Approximate SLA Station 1243+00

(D) Legal Description of SLA Corridor Lands City Will Be Using:

Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being

South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 81°51'54" East 64.01 feet to the easterly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence South 30°30'00" East 124.45 feet along said easterly boundary line; thence South 73°20'40" West 51.50 feet to the westerly boundary line of said Metropolitan Water District of Salt Lake and Sandy Property; thence North 30°30'00" West 152.09 feet along said westerly boundary line to the point of beginning.

Contains 6,913 Square Feet or 0.159 Acres

(E) Legal Description of Property Benefited by this Agreement to Which the Rights and Responsibilities Shall Run:

Not applicable.

(F) Plans, Drawings, Maps, Plats, etc. Attached and Incorporated Into This Agreement:

Exhibit A: Alpine Hollow Way Road Dedication Plat
Exhibit B: Salt Lake Aqueduct Plan and Profile, Sheet PP-7

II. GRANT OF RIGHT OF ACCESS.

Applicant hereby grants District access along the length of Alpine Hollow Way for pedestrian and vehicular access to the SLA Corridor.

III. REIMBURSEMENT OF COSTS.

In the event that Applicant is required to reimburse District for costs pursuant to this agreement, City shall reimburse District for all costs reasonably incurred by District within thirty (30) days of mailing of an itemized invoice from District for such costs.

IV. WORK.

(A) Applicant warrants and agrees that no earthwork, construction work or other work performed by or for Applicant on the SLA Corridor or close enough to the SLA Corridor to present risk to District improvements or operations will take place except as expressly described in plans and specifications approved in writing by District. Any modifications to such plans and specifications must be approved in writing by District.

(B) Applicant warrants that all earthwork, construction work and other work will:

(i) strictly comply with plans and specifications approved in writing by District;

(ii) meet or exceed all applicable codes, ordinances, other legal requirements, and all applicable generally recognized written trade and industry standards and recommendations;

(iii) be performed by skilled, experienced, competent and properly licensed contractors and workers;

(iv) be conducted in a timely, careful, safe, workmanlike and professional manner;

(v) be conducted so as not to damage District improvements;

(vi) be consistent with *District Standard Specifications*, as they may from time to time change. *District Standard Specifications* are available to City for review, and are incorporated herein by reference.

(C) District shall have the right, but no obligation, to inspect the progress of the work or to inspect materials at all times. District may also reasonably require inspection or testing by others of any work or materials. District shall have the right to stop work and require correction of any work, or replacement of any materials, which in its reasonable judgment does not comply with any term or condition of this Agreement. If, after notice from District which is reasonable under the circumstances, City fails to remove or correct unacceptable work or materials, correction or removal of unacceptable work or materials may be accomplished by District, or its contractor, and City shall reimburse District as described in Article III. District shall have no obligation whatsoever to review or supervise the method or manner in which the work is accomplished. District shall have no obligation whatsoever for the safety of workers or others on or adjacent to the job site. No approval, observation, inspection or review undertaken by District is intended to be for the benefit of City, its contractors, suppliers, subcontractors, or their respective employees. Unless expressly stated in writing, any approval, observation, inspection or review by District shall not constitute an acceptance of work or materials that do not comply with the approved plans or specifications or this Agreement.

V. MAINTENANCE OF THE IMPROVEMENTS.

(A) All of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, shall be maintained in a condition which:

(i) is reasonably satisfactory to District;

(ii) does not interfere with the ability of District to use, operate, repair, reconstruct, maintain, improve or modify the SLA, SLA Corridor or any District improvements for District's purposes, as those purposes may from time to time change;

(iii) is reasonably safe and attractive;

(iv) complies with all applicable codes, ordinances, other legal requirements, as well as generally recognized written trade and industry standards and recommendations; and

(v) complies with all applicable written policies of District, as those policies and specifications may change from time to time.

(B) District may from time to time and as is reasonable have any or all of the improvements which are on the SLA Corridor inspected by qualified professionals. City shall reimburse District as described in Article III above.

(C) If after notice from District that is reasonable under the circumstances, City fails to correct any unacceptable condition of any of the improvements on the SLA Corridor, or close enough to the SLA Corridor to present risk to District improvements or operations, correction may be accomplished by District, and City shall reimburse District as described in Article III above.

(D) Except in times of emergency, removal or correction work will be accomplished by District with an appropriately skilled and licensed contractor, and reasonable steps will be taken to minimize disruption of public service.

VI. COSTS ADVANCED.

(A) Ridges at Alpine agrees to pay the sum of $1,500.00 to District to cover some or all of the costs to District for its initial engineering and/or other costs incurred for the review of plans and specifications, preparation of documents, inspection of work and materials, and administration of this Agreement. Ridges at Alpine further agrees to pay the sum of $26,272.07 to District at the time of the signing of this Agreement for those uses described in I(A) of District lands.

(B) City agrees to reimburse District for any additional costs which District reasonably incurs as a result of the use of the SLA Corridor or enforcement of this Agreement.

VII. RIGHTS RESERVED.

(A) Any and all rights of Applicant under the terms of this Agreement shall be limited by, subject to, and subordinate to, any and all rights of District and District Trustees, employees, agents, and permittees to enjoy, manage, supervise, use, operate, occupy, enter, exit, inspect, repair, maintain, replace, improve or modify the SLA Corridor and any District improvements or operations. To the extent Applicant's use of the SLA Corridor increases the cost of District's exercise of its rights, City may be required to reimburse the District as described in Article III above.

(B) District will make reasonable efforts to provide reasonable advance notice to City of any work District reasonably recognizes as materially adverse to the authorized use of the SLA Corridor. District may implement electronic notice procedures. City shall be responsible for providing notice to the owners of lots within the Alpine Hollow Subdivision. Applicant accepts

all risks that any or all of the improvements installed on the SLA Corridor may be modified, destroyed or reconstructed at City's sole cost and expense to accommodate District's exercise of District rights to use the SLA Corridor.

(C) District reserves the right to issue additional licenses or permits for uses of the SLA Corridor. District will not provide a conflicting license without a finding that doing so is necessary for public purpose after reasonable efforts to notify the City. District will make reasonable efforts to provide advance notice that is reasonable under the circumstances to City of additional licenses that District reasonably recognizes may be temporarily or permanently disruptive to the authorized use of the SLA Corridor. District may implement electronic notice procedures.

(D) District and its officers, Trustees, employees and contractors shall have no liability for any damage to, or interference with the road, City-owned utilities, third-party utilities, or associated improvements as a result of the exercise by District of any of its rights.

(E) All reservations of rights by District under this Agreement are in addition to any and all other rights which District may have by operation of law or otherwise.

VIII. CONTRACTORS, INSURANCE, BONDS.

(A) Applicant shall be jointly and severally liable for any act, fault, error, omission or non-compliance with this Agreement by Applicant or any third-party utilities authorized by Applicant, including contractors, employees, or subcontractors of Applicant or third-party utilities authorized by Applicant.

(B) Applicant warrants that all persons or entities performing earthwork or construction work on the SLA Corridor on behalf of Applicant will provide insurance and bonds in strict compliance with Exhibit C attached hereto and incorporated herein.

(C) City, itself, shall maintain a broad form general liability policy of insurance in a form reasonably acceptable to the District in strict compliance with Exhibit C.

(D) If Applicant permits a third party utility, or similar public service provider, to install a buried utility within the road, Applicant may require evidence of self-insurance generally in line with Exhibit C, in lieu of insurance and bonds.

IX. DEFENSE, INDEMNITY.

Applicant shall defend, indemnify and hold District and its officers, trustees and employees harmless, including costs and attorneys' fees, from any claim, demand, action or cause of action: (i) alleging that District was at fault in allowing Applicant's use of the SLA Corridor; or (ii) alleging that District was at fault in failing to supervise, inspect, direct, instruct, warn or otherwise manage or control Applicant's use of the SLA Corridor, or (iii) alleging that District knew of, should have known of, or had constructive knowledge of a dangerous condition created by Applicant or any employee, agent or contractor of Applicant; or (iv) alleging District is vicariously liable for acts or omissions of Applicant or any employee, agent or contractor of Applicant (under

the Peculiar Risk Doctrine or otherwise), or (v) challenging in any manner Applicant's use of the SLA Corridor. This defense and indemnity obligation is not intended to hold District or its officers, trustees, or employees harmless from any claim that is not derivative of Applicant's use of the SLA Corridor. In no event shall any fault of Applicant or Applicant's employees or contractors be reapportioned to District, its officers, trustees or employees. Applicant shall indemnify and hold District and its officers, trustees and employees harmless from any such reapportionment of fault. The described duty to defend and indemnify is not intended to run to the benefit of any District liability insurer to the extent such insurer would be responsible for defense costs or indemnity beyond District's deductible or self-insured retention.

X. TERMINATION.

(A) District may, at its sole option, terminate this Agreement and Applicant's right to use the SLA Corridor for nonuse for a period of one (1) year.

(B) The following, as described in this Agreement, shall survive any termination of this Agreement:

(i) All of Applicant's obligations to reimburse any costs incurred by the District;

(ii) All of Applicant's obligations to remove Applicant's improvements and make restoration;

(iii) All of Applicant's obligations to defend and indemnify District and its officer, trustees and employees, as described in this Agreement; and

(iv) All provisions regarding remedies, and limitations of warranties or representations.

(C) Notwithstanding termination, Applicant's use of the SLA Corridor following termination shall not be considered adverse and shall not cause any adverse possessory right or prescriptive right of City to begin to accrue.

XI. REMOVAL OF FACILITIES.

District will reasonably determine what portion of the uses, if any, on the SLA Corridor will be removed upon termination of this Agreement and set a deadline and specifications for removal and restoration. Such removal and restoration will be at the sole expense of the City.

XII. REMEDIES.

(A) Applicant will first submit any claim or dispute to the authorized District representative. If the matter is not resolved satisfactorily, Applicant may submit the dispute or claim in concise written form with any supporting documentation to District's Board of Trustees, or committee assigned by the Board to hear the matter. If the matter is not resolved satisfactorily the dispute or claim will be submitted to non-binding mediation, with a qualified mediator selected

by the parties, with each party sharing the cost of that non-binding mediation. After and only if these processes are first followed and Applicant's dispute or claim remains unresolved, an action may be brought in the Third Judicial District Court of the State of Utah In and For Salt Lake County. Under no circumstances shall District or its officers, trustees or employees be liable for any consequential damages resulting from interruption of Applicant's use of the SLA Corridor.

(B) If improvements are to be removed from the SLA Corridor by Applicant and are not removed timely as described in this Agreement, or items are prohibited under the terms of this Agreement or District policies, District may, after giving City sixty (60) days written notice, remove and dispose of such items from the SLA Corridor, or hire a contractor to do the same, and send City an invoice for the reasonable out of pocket costs of such removal and disposal, to be paid as described in Article III of this Agreement.

(C) The Parties agree that the District would be irreparably harmed in the event any provision of this Agreement was not performed in accordance with the terms of the Agreement and District shall be entitled to an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions of this Agreement in addition to any other remedy to which they are entitled at law or in equity.

XIII. INTERPRETATION.

Because the SLA is critical public infrastructure, any ambiguity in this Agreement shall be interpreted in favor of District's full use and enjoyment of the SLA and SLA Corridor, with a minimum of delay, restriction or expense resulting from Applicant's use of the SLA Corridor. In the event of conflict between this Agreement and District written policies, as the same may change from time to time, such District policies shall control.

XIV. PRESUMPTION.

As against the Applicant, any calculation, determination or interpretation made by District in good faith with respect to this Agreement shall be *prima facia* correct, subject to rebuttal by a preponderance of the evidence.

XV. SUCCESSORS, ASSIGNS.

City's rights and obligation may not be assigned or transferred. Any attempt to assign shall be considered null and void.

Ridges at Alpine's rights and obligations shall be automatically assigned to the HOA upon the HOA's legal formation. In the event of dissolution of the HOA, the HOA's rights and obligations shall be automatically assigned to the owners of the lots of the Alpine Hollows Subdivision, with all such owners being jointly and severally liable. Ridges at Alpine's rights and obligations may not otherwise be assigned or transferred without the prior written consent of the District, which District is under no obligation to give. Any attempt to assign (other than to the HOA) shall be considered null and void.

XVI. AUTHORITY.

The person(s) signing on behalf of City represents and warrants that they have been duly authorized by formal action of the governing body of City to execute this Agreement on behalf of City. Certifications of the authority of persons signing on behalf of City are attached at Exhibit D.

The person(s) signing on behalf of Ridges at Alpine represents and warrants that they have been duly authorized to execute this agreement on behalf of Ridges at Alpine. Certifications of the authority of persons signing on behalf of Ridges at Alpine are attached at Exhibit E.

XVII. NO WARRANTY.

(A) District makes no warranty or representation, either express or implied, as to the extent or validity of any grant or license contained in this Agreement.

(B) District makes no warranty or representation as to the condition of the SLA Corridor or any District improvements, or the fitness or compatibility of any of the same for use as described above.

XVIII. COMPLIANCE WITH APPLICABLE LAWS.

(A) Applicant shall strictly comply with all applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws.

(B) Applicant shall strictly comply with all of District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, as those policies may change from time to time.

(C) If after reasonable notice from District, Applicant fails to bring Applicant's use of the SLA Corridor into compliance with this Agreement and any applicable Federal, State, and local statutes, rules, regulations, codes, ordinances and other laws, including, but not limited to, District's policies for non-District use of Salt Lake Aqueduct and Point of the Mountain Aqueduct rights of way, District may, at its sole option, effect such compliance and City shall reimburse District as described in Article II above.

XIX. NOTICES.

Any notice required by this Agreement shall be deemed given when mailed or delivered to:

Metropolitan Water District of Salt Lake & Sandy
Attn: General Manager
3430 East Danish Road
Cottonwood Heights, Utah 84093
Phone: (801) 942-1391
Email: rightsofway@mwdsls.gov

Draper City
Attn: City Manager
1020 East Pioneer Road
Draper, Utah 84020
Phone: 801-576-6500
Email: mike.barker@draperutah.gov

The Ridges at Alpine, LLC
Attn: David Killpack, Manager
5151 South 900 East, Suite 250
Salt Lake City, Utah 84117
Phone: 801-718-3222
Email: Davidk@Triumphcmg.com

Each party may change the designation of the addressee or the address for that party to receive notice by sending written notice of the change. Applicant will be responsible to timely provide District with current contact information.

XX. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and supersedes any prior negotiations or discussion regarding Applicant's described use of the SLA Corridor, and cannot be altered except through a written instrument signed by all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

[signatures on next pages]

DISTRICT:

METROPOLITAN WATER DISTRICT
OF SALT LAKE & SANDY

_____
Annalee Munsey, General Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2025, personally appeared before me Annalee Munsey, and having been first duly sworn by me acknowledged that she is the General Manager of the Metropolitan Water District of Salt Lake & Sandy, that she was duly authorized by the Board of Trustees of the Metropolitan Water District of Salt Lake & Sandy to execute the above Cooperation Agreement for and on behalf of the Metropolitan Water District of Salt Lake & Sandy, and that she executed the above Cooperation Agreement on behalf of the Metropolitan Water District of Salt Lake & Sandy.

_____
NOTARY PUBLIC

CITY:

_____
Troy Walker, Mayor

_____
Nicole Smedley, Recorder

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2025, personally appeared before me Troy Walker and Nicole Smedley and being first duly sworn, acknowledged that they are the Mayor and City Recorder, respectively, of Draper, Utah, and that they have been duly authorized through an affirmative vote of the City Council of Draper, Utah to execute the above Cooperation Agreement for and on behalf of Draper, Utah.

_____
NOTARY PUBLIC

RIDGES AT ALPINE:

_____

David Killpack, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2025 personally appeared before me David Killpack, the Manager of The Ridges at Alpine, LLC and having been first duly sworn, acknowledges that they have been duly authorized to execute the foregoing Cooperation Agreement for and on behalf of The Ridges at Alpine, LLC.

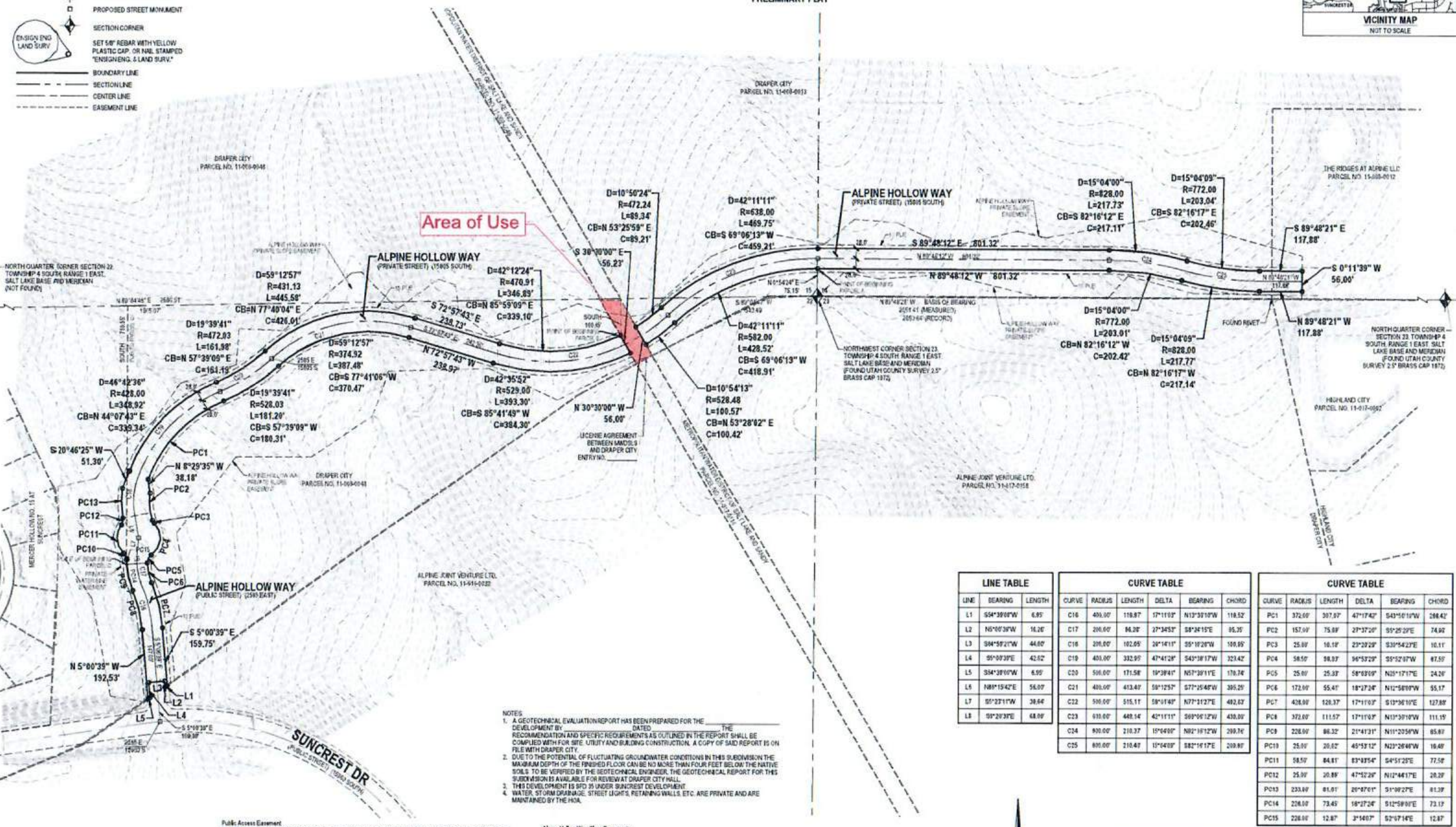
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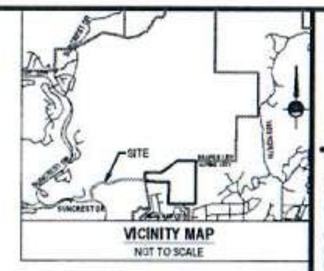
NOTARY PUBLIC

EXHIBIT A
Alpine Hollow Way Road Dedication Plat

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT





LINE TABLE

LINE	BEARING	LENGTH
L1	S54°39'09"W	6.85'
L2	N5°00'39"W	16.26'
L3	S84°57'21"W	44.00'
L4	S5°00'39"E	42.62'
L5	S84°39'09"W	6.99'
L6	N85°15'42"E	56.00'
L7	S5°23'11"W	38.64'
L8	S9°20'39"E	68.99'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.87'	17°11'03"	N13°30'10"W	119.52'
C17	200.00'	94.30'	27°34'53"	S8°34'15"E	93.39'
C18	200.00'	102.05'	29°14'31"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'48"	N77°31'27"E	492.63'
C23	600.00'	448.14'	42°11'11"	S69°06'13"W	438.00'
C24	800.00'	210.37'	15°04'09"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°10'10"W	298.42'
PC2	157.00'	75.88'	27°41'20"	S9°25'23"E	74.90'
PC3	25.00'	16.19'	37°05'29"	S35°54'23"E	15.91'
PC4	58.50'	98.83'	96°48'29"	S5°52'07"W	87.50'
PC5	25.00'	25.33'	58°02'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'26"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°30'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.62'	45°52'12"	N23°26'48"W	19.48'
PC11	58.50'	84.81'	83°03'04"	S4°51'25"E	77.50'
PC12	25.00'	20.89'	47°52'26"	N12°44'17"E	20.29'
PC13	233.00'	81.01'	20°40'01"	S1°39'27"E	81.39'
PC14	228.00'	73.45'	18°27'26"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS BYO 35 UNDER SUNCREST DEVELOPMENT.
4. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

Enbridge Gas Utah – Note with NO existing natural gas easement:
Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'18" East 1,865.07 feet and South 719.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 84°15'42" East and the chord bears North 12°07'14" West 12.87 feet) with a central angle of 03°14'07"; thence Northwesterly 20.62 feet along the arc of a 25.00 foot radius curve to the left (center bears South 81°29'48" West and the chord bears North 23°26'48" West 19.48 feet) with a central angle of 47°52'26"; thence North 47°23'01" East 58.50 feet; thence Southeasterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°30'38" East and the chord bears North 04°51'25" West 77.56 feet with a central angle of 83°03'04"; thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'26" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'26"; thence North 78°48'02" East 76.99 feet; thence Southeasterly 22.62 feet along the arc of a 157.00 foot radius curve to the left (center bears North 78°48'02" East and the chord bears South 15°13'53" East 22.60 feet with a central angle of 08°15'21"); thence Southeasterly 16.19 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 35°54'23" East 16.11 feet with a central angle of 23°28'28"); thence Southwesterly 98.83 feet along the arc of a 58.50 foot radius curve to the right (center bears South 43°30'38" West and the chord bears South 05°52'07" West 87.50 feet with a central angle of 96°52'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 39°41'09" East and the chord bears South 25°17'17" West 24.25 feet with a central angle of 58°02'09"); thence South 66°15'42" West 56.00 feet to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Private Water Line Easement
Beginning at a point being North 00°54'18" East 1,913.38 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.62 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'38" West and the chord bears South 23°26'48" East 19.48 feet with a central angle of 47°52'26"); thence Southeasterly 85.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 69°29'48" East and the chord bears South 11°20'59" East 85.00 feet with a central angle of 21°47'31"); thence Southwesterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 87°48'18" West and the chord bears South 21°11'59" East 12.93 feet with a central angle of 01°59'23"); thence North 62°01'28" West 20.24 feet; thence North 19°58'18" West 85.15 feet; thence North 34°38'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Hollow Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'18" East 463.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 20°30'00" East 126.45 feet along said Easterly Boundary Line; thence North 81°55'42" East 45.41 feet; thence North 48°42'43" East 216.40 feet; thence North 65°47'34" East 161.93 feet; thence South 79°32'34" East 165.41 feet; thence North 59°25'39" East 106.48 feet; thence South 85°36'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 69°57'12" East 82.44 feet; thence North 76°35'29" East 183.09 feet; thence South 72°29'53" East 81.15 feet; thence North 69°41'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 89°11'36" West 117.30 feet; thence North 76°45'50" West 83.81 feet; thence North 89°34'07" West 250.55 feet; thence North 75°26'17" West 180.34 feet; thence South 41°56'49" West 83.06 feet; thence North 49°52'48" West 165.05 feet; thence North 76°10'16" West 265.93 feet; thence South 85°48'25" West 183.33 feet; thence North 89°11'31" West 181.48 feet; thence South 40°23'15" West 87.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°39'34" West 356.31 feet to the point of beginning. Contains 201,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'18" East 463.00 feet and South 578.55 feet along the section line and South 28.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°25'20" West 244.69 feet; thence North 65°16'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°37'16" West 128.89 feet; thence South 50°23'18" West 205.63 feet; thence North 89°55'35" West 216.91 feet; thence South 37°59'47" West 266.14 feet; thence South 10°46'56" East 138.24 feet; thence South 18°22'20" West 126.25 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'07" West 31.01 feet; thence North 65°16'39" West 18.28 feet; thence South 84°58'27" West 44.00 feet; thence South 05°16'39" East 42.62 feet; thence South 54°39'09" West 10.54 feet; thence North 81°17'26" West 93.14 feet; thence North 19°54'28" West 273.80 feet; thence North 33°25'18" West 158.68 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.89 feet; thence North 33°48'49" East 156.33 feet; thence North 50°18'06" East 116.36 feet; thence North 34°46'05" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°16'58" East 99.15 feet; thence South 89°37'25" East 123.75 feet; thence North 53°17'32" East 247.58 feet; thence North 81°18'47" East 27.49 feet; thence South 44°41'27" East 142.38 feet; thence North 53°12'58" East 138.32 feet; thence South 71°20'11" East 48.14 feet; thence South 57°39'57" East 74.95 feet; thence South 53°29'19" East 113.69 feet; thence North 68°18'47" East 253.08 feet; thence South 72°23'24" East 89.08 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Sequoia Ridge Way Road Dedication Plat
Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southeasterly 105.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" East 100.42 feet with a central angle of 10°54'13"); thence North 31°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°30'00" West and the chord bears North 53°25'56" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 00°54'18" West 543.49 feet along the section line and South 150.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 20°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.33 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°30'00" West and the chord bears South 85°41'46" West 384.30 feet with a central angle of 42°41'12"); thence North 72°57'43" West 236.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°17'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 317.07 feet along the arc of a 372.05 foot radius curve to the left (center bears South 22°20'58" East and the chord bears South 43°50'10" West 288.42 feet with a central angle of 48°47'42"); thence South 69°29'35" East 181.18 feet; thence Southwesterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°39'06" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'29"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 79°46'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'28"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 42°27'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°52'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 39°41'09" East and the chord bears South 25°17'17" West 24.25 feet with a central angle of 58°02'09"); thence South 66°15'42" West 56.00 feet to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Parcel C
Beginning at a point being South 89°10'44" West 1,905.97 feet along the section line and South 719.95 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 89°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'26"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'18" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'09" West 6.85 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 19486:2003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly right-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.62 feet; thence South 54°39'09" West 6.85 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.46 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'18" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'26") to the point of beginning.
Contains 38,908 Square Feet or 0.434 Acres

DATE _____
PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all man by these presents that I/we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE HOLLOW WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all of those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

_____ _____
By: By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20____ 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 THAT _____ IS THE _____ MANAGER OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE ABOVE 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: _____ NOTARY PUBLIC
NAME _____ RESIDING IN _____ COUNTY
NO. _____
PRINTED NOTARY PUBLIC COMMISSION NUMBER

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE INDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY THAT _____ IS THE _____ MAYOR OF _____ (OR _____ MANAGER) OF SAID MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID MUNICIPAL CORPORATION, AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

MY PT. COMMISSION EXPIRES: _____ NOTARY PUBLIC
NAME _____ RESIDING IN _____ COUNTY
NO. _____
PRINTED NOTARY PUBLIC COMMISSION NUMBER

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

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 6004C
MANAGER: RCE
DRAWN BY: KFW
CHECKED BY: PBH
DATE: 2/13/25

ALPINE HOLLOW WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY SOUTH VALLEY SEWER DISTRICT

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY UTAH COUNTY HEALTH DEPARTMENT

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No 286882
PATRICK M HARRIS
STATE OF UTAH

COUNTY PUBLIC WORKS SEAL

CITY ENGINEER'S SEAL

CLERK-AUDITOR SEAL

EXHIBIT B
Salt Lake Aqueduct Plan and Profile, Sheet PP-7

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

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

BENCHMARK

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

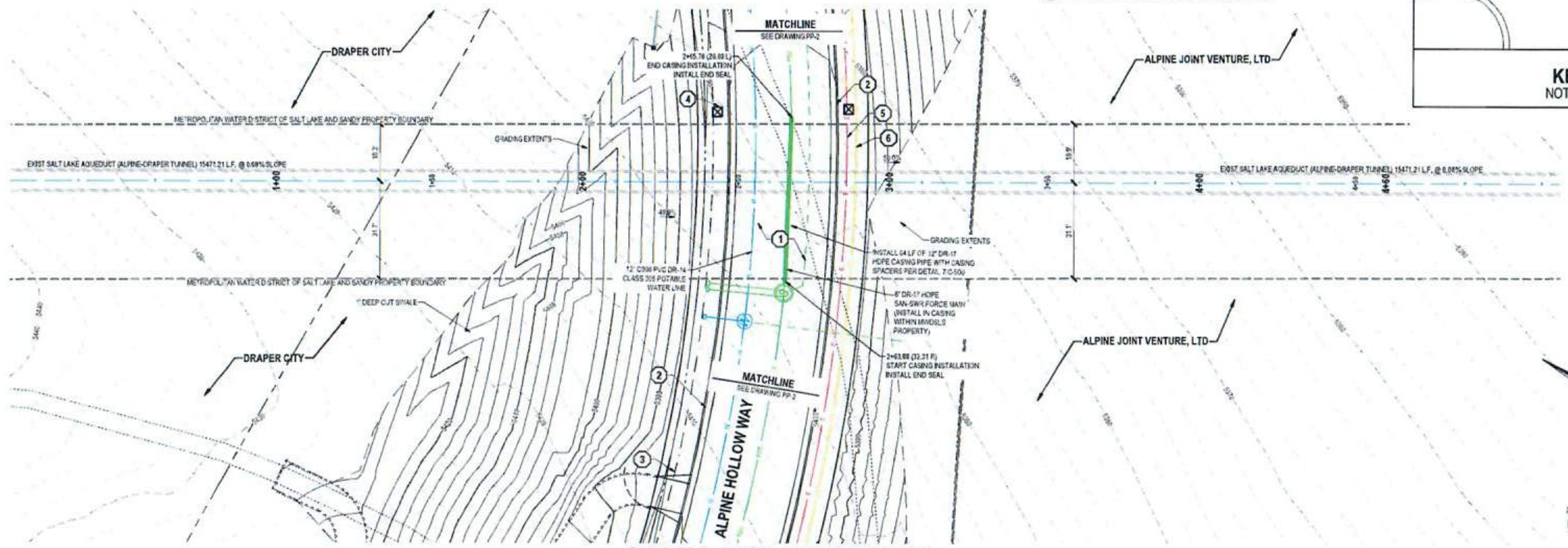
GENERAL NOTES

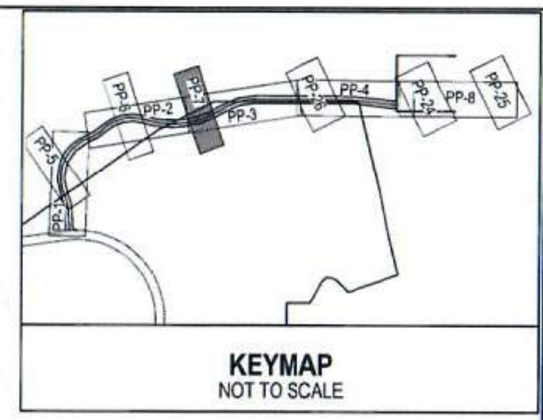
1. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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. ASPHALT PAVEMENT (3" ASPHALTIC CONCRETE OVER 11" UNTREATED BASE COURSE) PER GEOTECHNICAL REPORT.
2. 30" STANDARD CURB AND GUTTER PER DRAPER CITY STANDARD DETAIL ST-10 AND SPECIFICATIONS.
3. 6" THICK CONCRETE SIDEWALK PER DRAPER CITY STANDARD DETAIL ST-12 AND SPECIFICATIONS.
4. PROPOSED GAS LINE LOCATION. DESIGN TO BE PROVIDED BY OTHERS.
5. PROPOSED ELECTRICAL LINE LOCATION. DESIGN TO BE PROVIDED BY OTHERS.
6. PROPOSED FIBER OPTIC LINE. DESIGN TO BE PROVIDED BY OTHERS.



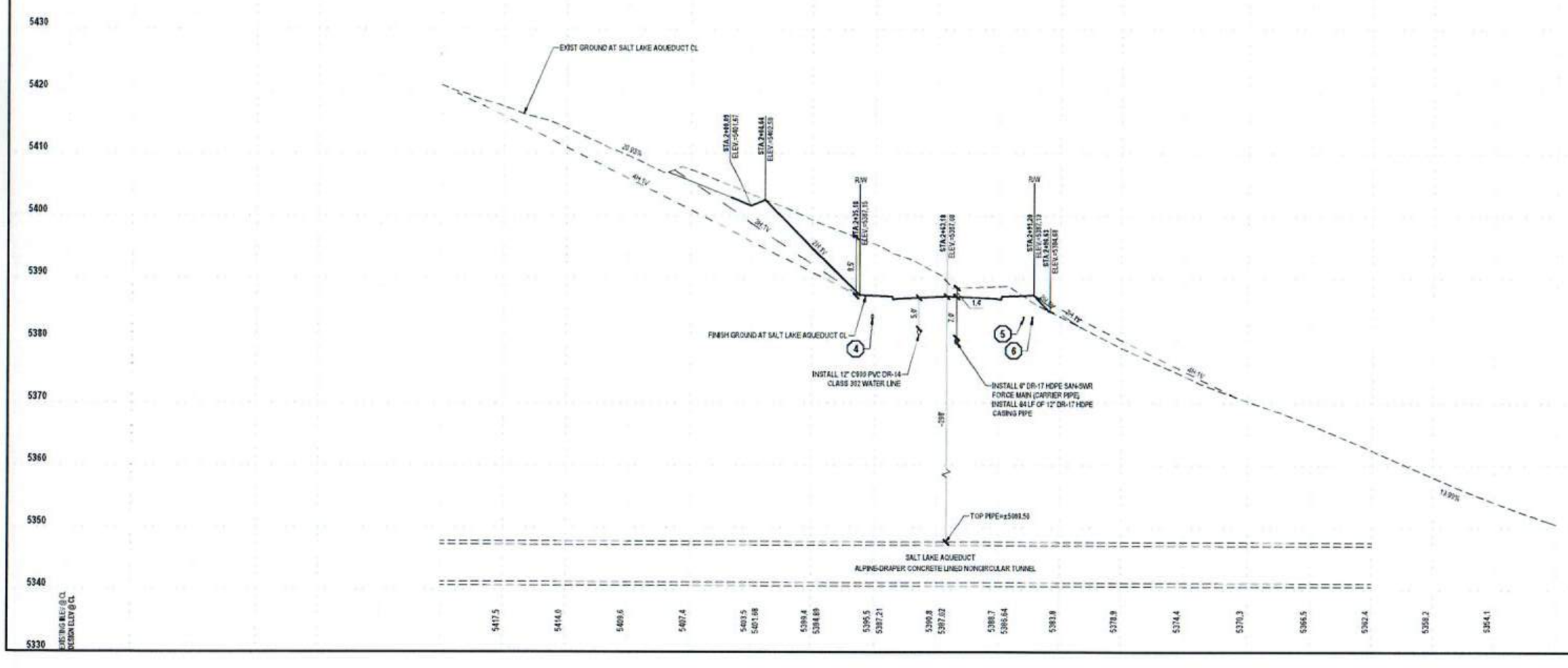


KEYMAP
NOT TO SCALE

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ. 1 inch = 20 ft.
VERT. 1 inch = 10 ft.

SALT LAKE AQUEDUCT



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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:
TRUWPH DESIGN BUILD
515 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE 801-718-0222

ALPINE HOLLOW SUBDIVISION
15900 SOUTH 2800 EAST
DRAPER, UTAH

SALT LAKE AQUEDUCT PLAN AND PROFILE

PROJECT NUMBER: 6004C
PLOT DATE: 2/19/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

PP-7

EXHIBIT C

INSURANCE AND BOND REQUIREMENTS FOR PARTIES ENTERING INTO AGREEMENTS WITH METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY

Last Update: August 8, 2023

Applicant shall maintain, at no cost to the District, the following insurance, and provide evidence of compliance satisfactory to District.

A. MINIMUM LIMITS OF INSURANCE

Except as approved in writing by District in advance Applicant and all of Applicant's contractors and subcontractors shall maintain limits no less than:

1. **GENERAL LIABILITY (including claims arising from: premises-operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract.):**
   - i. Combined Single Limit (Bodily Injury and Property Damage):
     1. $2,000,000 Per Occurrence
   - ii. Personal Injury (including completed operations and products liability):
     1. $2,000,000 Each Occurrence
   - iii. General Aggregate:
     1. $3,000,000
   - iv. Products - Comp/OP Aggregate:
     1. $3,000,000
   - v. Limits to apply to this project individually.

2. **AUTOMOBILE LIABILITY:**
   - i. $2,000,000 Per Occurrence
   - ii. "Any Auto" coverage required.

3. **WORKERS' COMPENSATION and EMPLOYERS LIABILITY:**
   - i. Workers' compensation statutory limits.
   - ii. Employers Liability statutory limits.

4. **CONTRACTORS POLLUTION LIABILITY:**
   - i. $1,000,000 Per Claim
   - ii. $1,000,000 Aggregate
   - iii. Coverage applies to this project individually.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions (SIRs) must be declared to and approved by the District in writing. At the option of the District, either; the insurer may be required to reduce or eliminate such deductibles or SIRs as respects the District, its trustees, officers, and employees as additional insureds; or Applicant may be required to procure a bond or other instrument guaranteeing payment of losses and related

investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds.

The District does not ordinarily approve deductibles in an amount exceeding 2.5% of the required minimum limits described above or $50,000, whichever is less. The District does not ordinarily approve SIRs in an amount exceeding 1.0% of the required minimum limits described above or $20,000, whichever is less. With respect to any deductible or SIR, Applicant shall pay for costs related to losses, investigations, claim distribution, and defense expenses of the District, its trustees, officers, and employees as additional insureds that would otherwise be covered by an insurer under the coverages described in these insurance requirements if no deductible or SIR existed.

C. <u>OTHER INSURANCE PROVISIONS</u>

The General Liability, Automobile Liability, and Pollution Liability Coverages are to contain, or be endorsed to contain, the following provisions:

1. District, its trustees, officers, and employees are to be covered as additional insureds as respects: claims arising out of any activities conducted on District lands or interests in lands including products completed. The coverage shall contain no special limitations on the scope of protection afforded to District, its trustees, officers, and employees.

2. Additional insured coverage shall be on a primary basis for ongoing and completed work.

A waiver with respect to the District, its trustees, officers, and employees of Worker's Compensation subrogation shall be provided.

D. <u>ACCEPTABILITY OF INSURERS</u>

Insurance and bonds are to be placed with insurers admitted in the State of Utah with a Bests' rating of no less than A-, IX, and in the limits as listed in this document, unless approved in writing by the District.

E. <u>VERIFICATION OF COVERAGE</u>

Applicant and all of Applicant's contractors and all subcontractors of Applicant's contractors shall furnish District with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be provided on forms acceptable to the District before work commences. District reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time. Applicant shall provide an insurance certificate and an endorsement evidencing compliance with this provision at least annually. From time to time District may increase the requirement for a liability limit by providing reasonable written notice to Applicant of such a change.

F. **APPLICANT STRICTLY LIABLE FOR COMPLIANCE OF CONTRACTORS**

Applicant shall see that each of Applicant's contractors, subcontractors, and permittees complies with these insurance requirements, and Applicant shall be strictly liable for any failure of such contractors and subcontractors to meet these requirements.

G. **PERFORMANCE AND PAYMENT BONDS**

All persons and entities performing any work on District lands or District's interest in lands will provide performance and payment bonds for the full sum of their contracts, naming the District as co-obligee.

EXHIBIT D
CITY'S AUTHORITY RESOLUTION

EXHIBIT E
RIDGES AT ALPINE'S AUTHORITY RESOLUTION

Exhibit F

Current Draper City Municipal Code

On file with the Draper City Recorders Office.

Exhibit G

Preliminary Plat Drawings

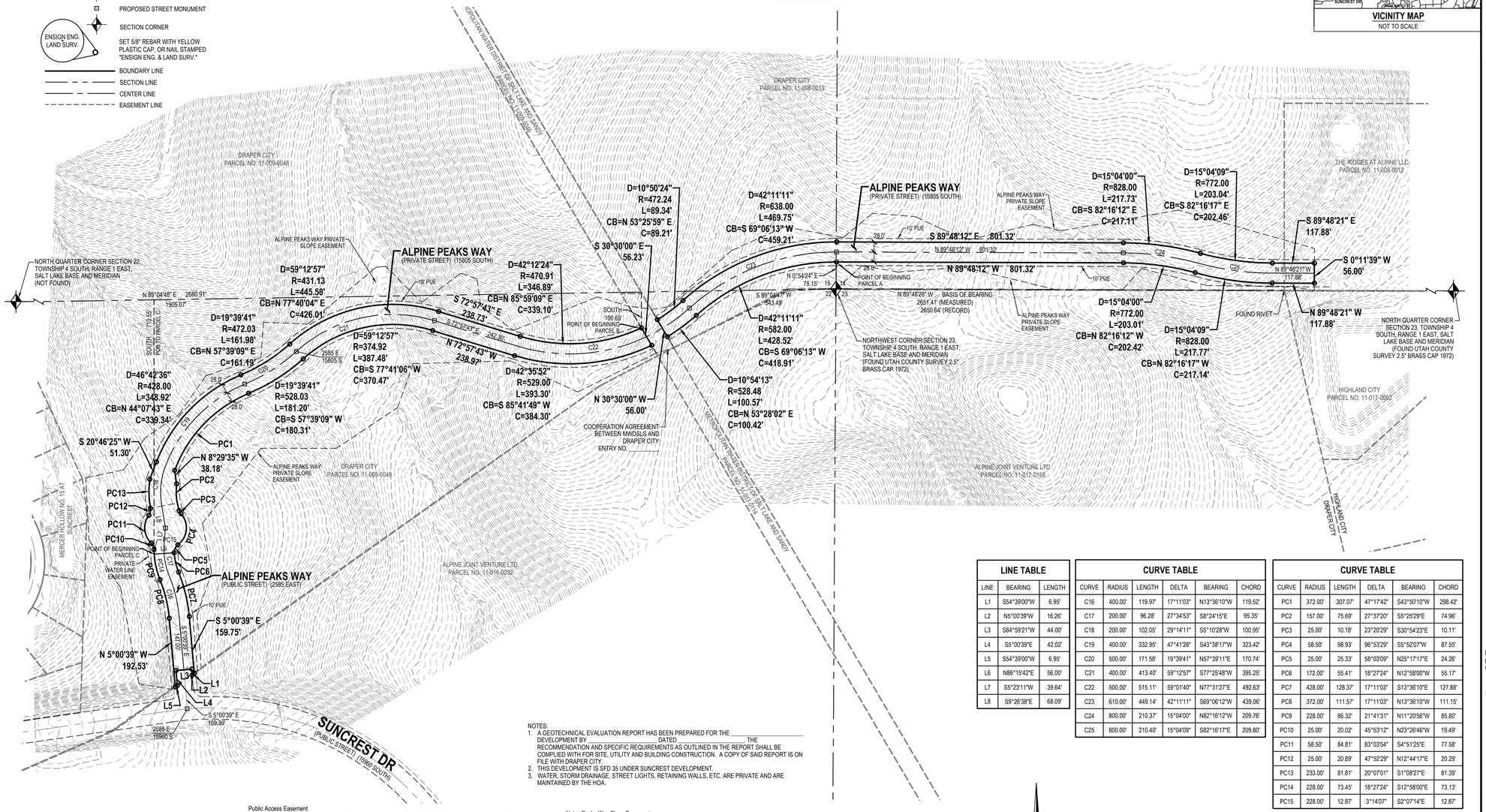
ALPINE PEAKS WAY DEDICATION PLAT

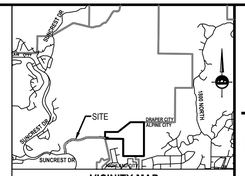
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

FEBRUARY 2025
PRELIMINARY PLAT

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE





VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°39'00"W	6.95'
L2	N5°00'39"W	16.26'
L3	S84°59'21"W	44.00'
L4	S5°00'39"E	42.02'
L5	S54°39'00"W	6.95'
L6	N86°15'42"E	56.00'
L7	S5°23'11"W	39.64'
L8	S9°26'38"E	68.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	400.00'	119.97'	17°11'03"	N13°36'10"W	119.52'
C17	200.00'	96.28'	27°34'53"	S8°24'15"E	95.35'
C18	200.00'	102.05'	29°14'11"	S5°10'28"W	100.95'
C19	400.00'	332.95'	47°41'28"	S43°38'17"W	323.42'
C20	500.00'	171.58'	19°39'41"	N57°39'11"E	170.74'
C21	400.00'	413.40'	59°12'57"	S77°25'48"W	395.25'
C22	500.00'	515.11'	59°01'40"	N77°31'27"E	492.63'
C23	610.00'	449.14'	42°11'11"	S69°06'12"W	439.06'
C24	800.00'	210.37'	15°04'00"	N82°16'12"W	209.76'
C25	800.00'	210.40'	15°04'09"	S82°16'17"E	209.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	372.00'	307.07'	47°17'42"	S43°50'10"W	298.42'
PC2	157.00'	75.69'	27°37'20"	S5°25'29"E	74.96'
PC3	25.00'	10.18'	23°20'29"	S30°54'23"E	10.11'
PC4	58.50'	98.93'	96°53'29"	S5°52'07"W	87.55'
PC5	25.00'	25.33'	58°03'09"	N25°17'17"E	24.26'
PC6	172.00'	55.41'	18°27'24"	N12°58'00"W	55.17'
PC7	428.00'	128.37'	17°11'03"	S13°36'10"E	127.88'
PC8	372.00'	111.57'	17°11'03"	N13°36'10"W	111.15'
PC9	228.00'	86.32'	21°41'31"	N11°20'56"W	85.80'
PC10	25.00'	20.02'	45°53'12"	N23°26'46"W	19.49'
PC11	58.50'	84.81'	83°03'54"	S4°51'25"E	77.58'
PC12	25.00'	20.89'	47°52'29"	N12°44'17"E	20.29'
PC13	233.00'	81.81'	20°07'01"	S1°08'27"E	81.39'
PC14	228.00'	73.45'	18°27'24"	S12°58'00"E	73.13'
PC15	228.00'	12.87'	3°14'07"	S2°07'14"E	12.87'

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
3. WATER, STORM DRAINAGE, STREET LIGHTS, RETAINING WALLS, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Public Access Easement
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 528.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northeasterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northeasterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Private Water Line Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 679.67 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 43°36'38" West and the chord bears South 23°26'46" East 19.49 feet with a central angle of 45°53'12"); thence Southeasterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°20'56" East 85.80 feet with a central angle of 21°41'31"); thence Southeasterly 12.93 feet along the arc of a 372.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 21°11'55" East 12.93 feet with a central angle of 01°59'32"); thence North 62°01'38" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 20.89 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

Alpine Peaks Way Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°30'47" East 45.41 feet; thence North 48°42'43" East 239.40 feet; thence North 65°41'34" East 161.53 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.48 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'25" East 81.65 feet; thence South 68°57'12" East 82.44 feet; thence North 76°35'28" East 183.09 feet; thence South 77°29'52" East 81.15 feet; thence North 80°01'05" East 332.35 feet; thence South 74°14'13" East 394.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'45" West 236.55 feet; thence North 75°26'17" West 189.34 feet; thence South 41°56'49" West 80.06 feet; thence North 89°52'48" West 185.69 feet; thence North 76°16'18" West 265.93 feet; thence South 85°46'25" West 183.26 feet; thence North 80°11'21" West 101.49 feet; thence South 48°33'15" West 97.62 feet; thence South 87°38'10" West 134.17 feet; thence South 63°30'34" West 356.30 feet to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres
Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 63°35'26" West 244.69 feet; thence North 65°18'33" West 207.42 feet; thence South 88°22'57" West 271.20 feet; thence South 19°27'14" West 129.96 feet; thence South 56°23'18" West 205.93 feet; thence North 89°55'35" West 210.01 feet; thence South 37°59'47" West 266.16 feet; thence South 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 16.26 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'36" East 116.36 feet; thence North 34°48'55" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'58" East 99.15 feet; thence North 87°37'25" East 123.75 feet; thence North 50°17'02" East 247.58 feet; thence North 83°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.86 feet; thence South 53°29'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Containing 511,482 Square Feet or 11.742 Acres

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF_____, A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____MAYOR, ____OF ___DRAPER CITY____, A MUNICIPAL CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

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
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8664C
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTIONS

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.48 foot radius curve to the right (center bears North 41°59'05" West and the chord bears South 53°28'02" West 100.42 feet with a central angle of 10°54'13"); thence North 30°30'00" West 56.00 feet; thence Northeasterly 89.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northeasterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southeasterly 217.73 feet along the arc of a 828.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southeasterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears South 82°16'17" East 202.46 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 828.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'17" West 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

Parcel B:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 393.30 feet along the arc of a 529.00 foot radius curve to the right (center bears North 25°36'08" West and the chord bears South 85°41'49" West 384.30 feet with a central angle of 42°35'52"); thence North 72°57'43" West 238.97 feet; thence Southwesterly 387.48 feet along the arc of a 374.92 foot radius curve to the left (center bears South 17°17'34" West and the chord bears South 77°41'06" West 370.47 feet with a central angle of 59°12'57"); thence Southwesterly 181.20 feet along the arc of a 528.03 foot radius curve to the right (center bears North 42°10'42" West and the chord bears South 57°39'09" West 180.31 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 08°29'35" East 38.18 feet; thence Southeasterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southeasterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°45'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 23°20'29"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 86°15'42" East 56.00 feet; thence Northeasterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northeasterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 20.29 feet with a central angle of 47°52'29"); thence Northeasterly 81.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northeasterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northeasterly 161.98 feet along the arc of a 472.03 foot radius curve to the left (center bears North 22°31'01" West and the chord bears North 57°39'09" East 161.19 feet with a central angle of 19°39'41"); thence Northeasterly 445.58 feet along the arc of a 431.13 foot radius curve to the right (center bears South 41°56'25" East and the chord bears North 77°40'04" East 426.01 feet with a central angle of 59°12'57"); thence South 72°57'43" East 238.73 feet; thence Northeasterly 346.89 feet along the arc of a 470.91 foot radius curve to the left (center bears North 17°05'20" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°12'24") to the point of beginning.
Contains 105,658 Square Feet or 2.426 Acres

Parcel C:
Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southeasterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southeasterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 194962:2003 and Map Filing No. 9888 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northerly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.15 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning.
Contains 18,908 Square Feet or 0.434 Acres

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS WAY DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } S.S.

ON THE _____ DAY OF_____ A.D. 20 _____ 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: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ALPINE PEAKS WAY DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15, NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.
UTAH COUNTY HEALTH DEPARTMENT

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

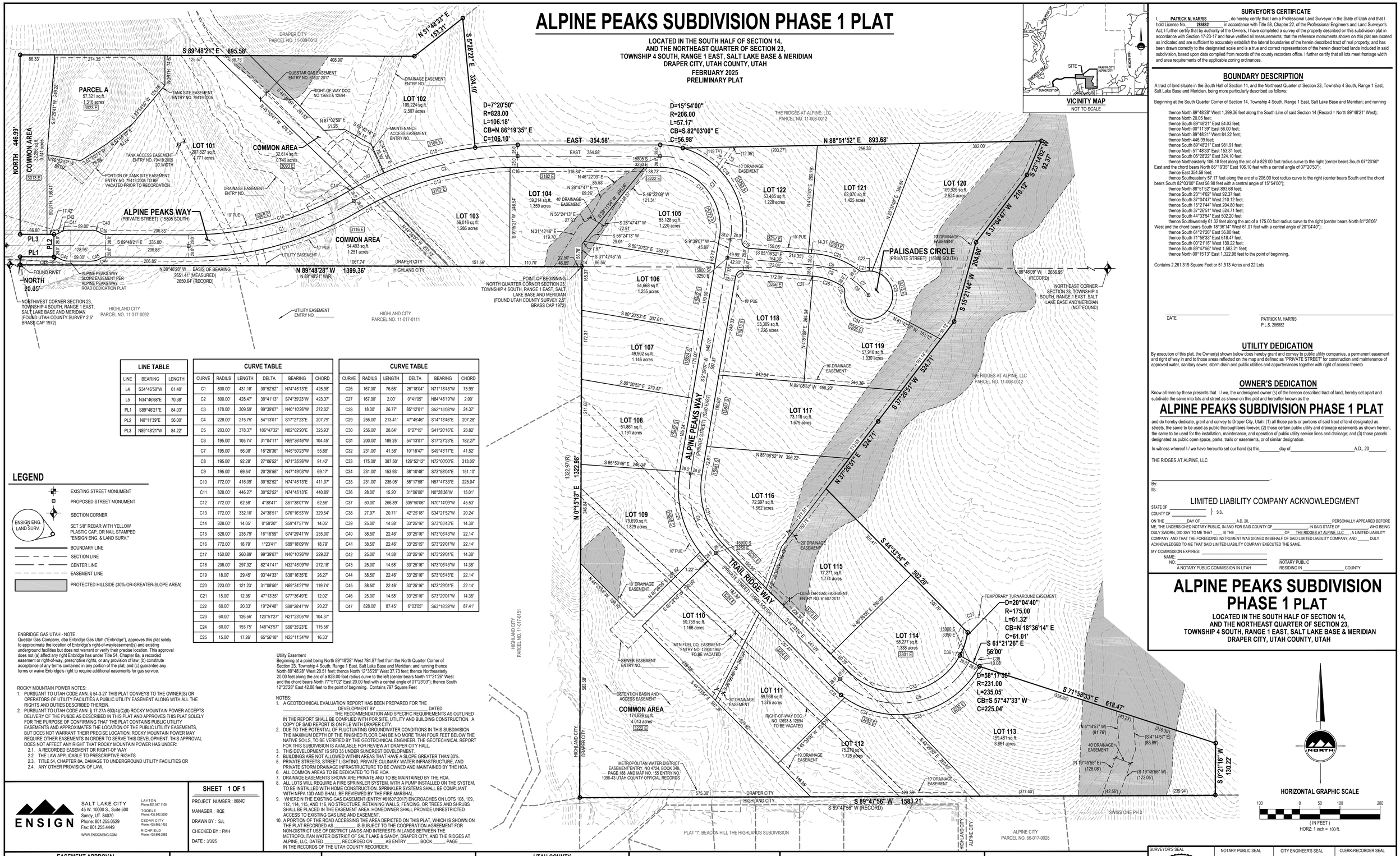
CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D.,20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L4	S34°46'58"W	61.40'
L5	N34°46'58"E	70.38'
PL1	S89°48'21"E	84.03'
PL2	N0°11'39"E	56.00'
PL3	N89°48'21"W	84.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	800.00'	431.18'	30°52'52"	N74°45'13"E	425.98'
C2	800.00'	428.47'	30°41'13"	S74°39'23"W	423.37'
C3	178.00'	309.59'	99°39'07"	N40°10'26"W	272.02'
C4	228.00'	215.75'	54°13'01"	S17°27'23"E	207.79'
C5	203.00'	378.37'	106°47'32"	N82°02'20"E	325.93'
C6	195.00'	105.74'	31°04'11"	N69°36'46"W	104.45'
C7	195.00'	56.08'	16°28'36"	N45°50'23"W	55.88'
C8	195.00'	92.28'	27°06'52"	N71°35'26"W	91.42'
C9	195.00'	69.54'	20°25'55"	N47°49'03"W	69.17'
C10	772.00'	416.09'	30°52'52"	N74°45'13"E	411.07'
C11	828.00'	446.27'	30°52'52"	N74°45'13"E	440.89'
C12	772.00'	62.58'	4°38'41"	S61°38'07"W	62.56'
C13	772.00'	332.10'	24°38'51"	S76°16'53"W	329.54'
C14	828.00'	14.05'	0°58'20"	S59°47'57"W	14.05'
C15	828.00'	235.79'	16°18'59"	S74°29'41"W	235.00'
C16	772.00'	18.79'	1°23'41"	S89°18'09"W	18.79'
C17	150.00'	260.89'	99°39'07"	N40°10'26"W	229.23'
C18	206.00'	297.32'	82°41'41"	N32°45'09"W	272.18'
C19	18.00'	29.45'	93°44'33"	S38°16'35"E	26.27'
C20	223.00'	121.23'	31°08'50"	N69°34'27"W	119.74'
C21	15.00'	12.36'	47°13'35"	S77°36'49"E	12.02'
C22	60.00'	20.33'	19°24'48"	S88°28'47"W	20.23'
C23	60.00'	126.56'	120°51'27"	N21°23'05"W	104.37'
C24	60.00'	155.75'	148°43'57"	S66°35'23"E	115.56'
C25	15.00'	17.26'	65°56'18"	N25°11'34"W	16.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	167.00'	76.66'	26°18'04"	N71°18'45"W	75.99'
C27	167.00'	2.00'	0°41'05"	N84°48'19"W	2.00'
C28	18.00'	26.77'	85°12'01"	S52°15'08"W	24.37'
C29	256.00'	213.41'	47°45'46"	S14°13'46"E	207.28'
C30	256.00'	28.84'	6°27'15"	S41°20'16"E	28.82'
C31	200.00'	189.25'	54°13'01"	S17°27'23"E	182.27'
C32	231.00'	41.58'	10°18'47"	S49°43'17"E	41.52'
C33	175.00'	387.50'	126°52'12"	N72°00'00"E	313.05'
C34	231.00'	153.93'	38°10'48"	S73°58'04"E	151.10'
C35	231.00'	235.05'	58°17'58"	N57°47'33"E	225.04'
C36	28.00'	15.20'	31°06'00"	N0°28'36"W	15.01'
C37	50.00'	266.89'	305°50'06"	N70°14'09"W	45.53'
C38	27.97'	20.71'	42°25'18"	S34°21'52"W	20.24'
C39	25.00'	14.58'	33°25'16"	S73°05'43"E	14.38'
C40	38.50'	22.46'	33°25'16"	N73°05'43"W	22.14'
C41	38.50'	22.46'	33°25'15"	S73°29'01"W	22.14'
C42	25.00'	14.58'	33°25'16"	N73°29'01"E	14.38'
C43	25.00'	14.58'	33°25'16"	N73°05'43"W	14.38'
C44	38.50'	22.46'	33°25'16"	S73°05'43"E	22.14'
C45	38.50'	22.46'	33°25'16"	N73°29'01"E	22.14'
C46	25.00'	14.58'	33°25'16"	S73°29'01"W	14.38'
C47	828.00'	87.45'	6°03'05"	S63°18'39"W	87.41'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

ENSIGN ENG. LAND SURV.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. 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.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUADE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Utility Easement
Beginning at a point being North 89°48'28" West 784.87 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'28" West 20.51 feet; thence North 12°35'28" West 37.73 feet; thence Northeasterly 20.00 feet along the arc of a 828.00 foot radius curve to the left (center bears North 11°21'26" West and the chord bears North 77°57'02" East 20.00 feet with a central angle of 01°23'03"); thence South 12°35'28" East 42.08 feet to the point of beginning. Contains 797 Square Feet

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM, WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. WHEREIN THE EXISTING GAS EASEMENT (ENTRY #61607:2017) ENCROACHES ON LOTS 108, 109, 112, 114, 115, AND 116, NO STRUCTURE, RETAINING WALLS, FENCING, OR TREES AND SHRUBS SHALL BE PLACED IN THE EASEMENT AREA. HOMEOWNER SHALL PROVIDE UNRESTRICTED ACCESS TO EXISTING GAS LINE AND EASEMENT.
10. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____ IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC. DATED _____ RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PWH
DATE : 3/3/25

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°48'28" West 1,399.36 feet along the South Line of said Section 14 (Record = North 89°48'21" West);
thence North 20.05 feet;
thence South 89°48'21" East 84.03 feet;
thence North 00°11'39" East 56.00 feet;
thence North 89°48'21" West 84.22 feet;
thence North 446.99 feet;
thence South 89°48'21" East 981.91 feet;
thence North 51°48'33" East 153.31 feet;
thence South 05°28'22" East 324.10 feet;
thence Northeasterly 106.18 feet along the arc of a 828.00 foot radius curve to the right (center bears South 07°20'50" East and the chord bears North 86°19'35" East 106.10 feet with a central angle of 07°20'50");
thence East 354.58 feet;
thence Southeasterly 57.17 feet along the arc of a 206.00 foot radius curve to the right (center bears South and the chord bears South 82°03'00" East 56.98 feet with a central angle of 15°54'00");
thence North 88°51'52" East 893.68 feet;
thence South 23°14'02" West 92.37 feet;
thence South 37°04'47" West 210.12 feet;
thence South 15°21'44" West 204.80 feet;
thence South 37°26'51" West 524.71 feet;
thence South 44°33'54" East 502.20 feet;
thence Southwesterly 61.32 feet along the arc of a 175.00 foot radius curve to the right (center bears North 81°26'06" West and the chord bears South 18°36'14" West 61.01 feet with a central angle of 20°04'40");
thence South 61°21'26" East 56.00 feet;
thence South 71°58'33" East 618.47 feet;
thence South 00°21'16" West 130.22 feet;
thence South 89°47'56" West 1,583.21 feet;
thence North 00°15'13" East 1,322.98 feet to the point of beginning.

Contains 2,261,319 Square Feet or 51.913 Acres and 22 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF THE RIDGES AT ALPINE, LLC ____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

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 JORDAN BASIN IMPROVEMENT DISTRICT.

JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT

CURVE TABLE

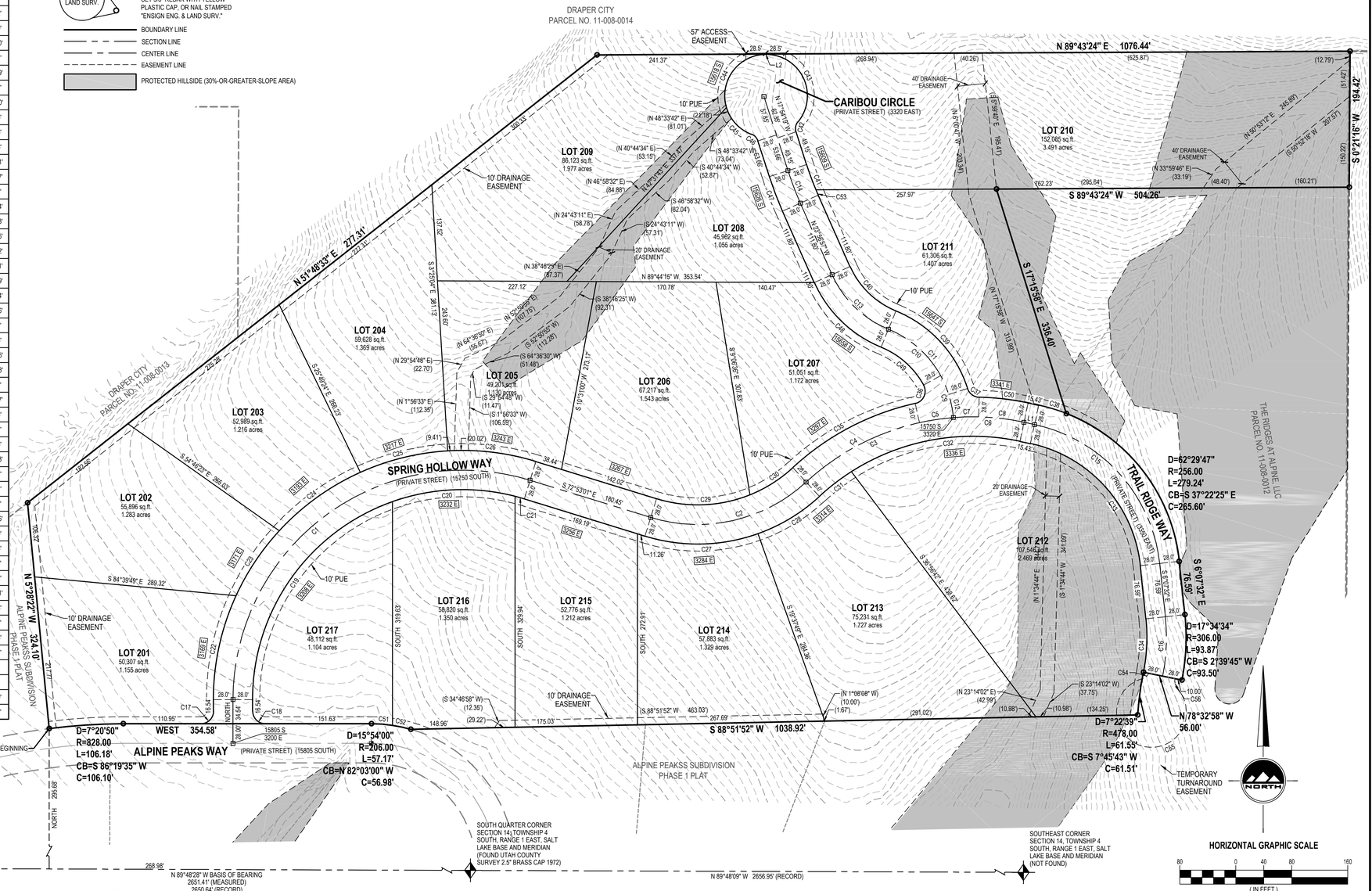
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	328.00'	613.21'	107°06'59"	S53°33'30"W	527.73'
C2	228.00'	238.45'	59°55'19"	N77°09'20"E	227.73'
C3	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C4	350.00'	185.09'	30°17'57"	S62°20'39"W	182.94'
C5	350.00'	234.14'	38°19'48"	S66°21'35"W	229.80'
C6	350.00'	101.47'	16°36'41"	N86°10'11"W	101.12'
C7	350.00'	36.13'	5°54'54"	S88°28'56"W	36.12'
C8	350.00'	65.34'	10°41'47"	N83°12'44"W	65.25'
C9	150.00'	63.08'	24°05'42"	N16°52'40"W	62.62'
C10	150.00'	101.85'	38°54'14"	N48°22'38"W	99.90'
C11	150.00'	131.25'	50°08'04"	N42°45'42"W	127.10'
C12	150.00'	33.68'	12°51'52"	N11°15'44"W	33.61'
C13	150.00'	114.88'	43°52'47"	S45°53'21"E	112.09'
C14	472.00'	49.79'	6°02'38"	S20°55'38"E	49.77'
C15	228.00'	285.49'	71°44'35"	N41°59'43"W	267.20'
C16	278.00'	85.28'	17°34'34"	N2°39'45"E	84.95'
C17	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C18	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C19	300.00'	369.29'	70°31'43"	S35°15'52"W	346.41'
C20	300.00'	177.75'	33°56'55"	S87°30'11"W	175.17'
C21	300.00'	13.82'	2°38'21"	N74°12'11"W	13.82'
C22	356.00'	153.22'	24°39'37"	S12°19'49"W	152.04'
C23	356.00'	111.89'	18°00'29"	S33°39'52"W	111.43'
C24	356.00'	143.72'	23°07'53"	S54°14'03"W	142.75'
C25	356.00'	129.13'	20°46'56"	S76°11'27"W	128.42'
C26	356.00'	127.59'	20°32'04"	N83°09'03"W	126.91'
C27	256.00'	164.19'	36°44'48"	N88°44'35"E	161.39'
C28	256.00'	103.55'	23°10'36"	N58°46'56"E	102.84'
C29	200.00'	136.39'	39°04'23"	N87°34'48"E	133.76'
C30	200.00'	72.78'	20°50'57"	N57°37'08"E	72.38'
C31	322.00'	58.03'	10°19'46"	S52°21'29"W	57.96'
C32	322.00'	250.73'	44°36'53"	S79°49'43"W	244.45'
C33	200.00'	250.43'	71°44'29"	N41°59'46"W	234.38'
C34	250.00'	76.69'	17°34'34"	N2°39'45"E	76.39'
C35	378.00'	199.89'	30°19'39"	S62°20'39"W	197.57'
C36	18.00'	33.43'	106°25'09"	N24°17'04"E	28.83'
C37	18.00'	22.26'	70°51'57"	S53°07'39"E	20.87'
C38	256.00'	41.31'	9°14'43"	N73°14'40"W	41.26'
C39	178.00'	155.75'	50°08'04"	N42°45'42"W	150.83'
C40	122.00'	93.43'	43°52'47"	S45°53'21"E	91.17'
C41	444.00'	38.52'	4°58'16"	S20°23'27"E	38.51'
C42	15.00'	15.03'	57°24'56"	S10°48'09"W	14.41'
C43	59.00'	133.65'	129°47'13"	N25°22'59"W	106.85'
C44	59.00'	109.41'	106°15'08"	S36°35'50"W	94.40'
C45	59.00'	54.37'	52°47'43"	S42°55'36"E	52.46'
C46	15.00'	13.46'	51°25'08"	N43°36'53"W	13.01'
C47	500.00'	52.74'	6°02'38"	S20°55'38"E	52.72'
C48	178.00'	136.32'	43°52'47"	S45°53'21"E	133.01'
C49	122.00'	82.84'	38°54'14"	N48°22'38"W	81.26'
C50	378.00'	70.57'	10°41'47"	N83°12'44"W	70.47'
C51	206.00'	30.48'	8°28'37"	N85°45'41"W	30.45'
C52	206.00'	26.69'	7°25'23"	N77°48'41"W	26.67'
C53	444.00'	8.31'	1°04'22"	S23°24'46"E	8.31'
C54	28.00'	9.24'	18°54'20"	S41°57'12"W	9.20'
C55	50.00'	265.58'	304°19'54"	S73°37'58"E	46.69'
C56	29.22'	12.61'	24°43'05"	N6°06'39"W	12.51'

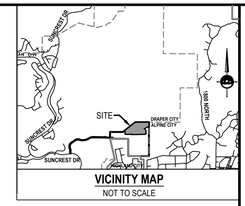
LINE TABLE

LINE	BEARING	LENGTH
L1	S77°51'50"E	15.43'
L2	N0°16'36"W	0.50'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)





SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located North 89°48'28" West 265.98 feet along the Section Line and North 295.68 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 05°28'22" West 324.10 feet;
thence North 51°48'33" East 1,035.48 feet;
thence North 89°43'24" East 1,076.44 feet;
thence South 00°21'16" West 194.42 feet;
thence South 89°43'24" West 504.26 feet;
thence South 17°15'58" East 336.40 feet;
thence Southwesterly 279.24 feet along the arc of a 256.00 foot radius curve to the right (center bears South 21°22'41" West and the chord bears South 37°22'25" East 265.60 feet with a central angle of 62°29'47");
thence South 06°07'32" East 76.59 feet;
thence Southwesterly 93.87 feet along the arc of a 306.00 foot radius curve to the right (center bears South 83°52'28" West and the chord bears South 02°39'45" West 93.50 feet with a central angle of 17°34'34");
thence North 78°32'58" West 56.00 feet;
thence Southwesterly 61.55 feet along the arc of a 478.00 foot radius curve to the left (center bears South 78°32'58" East and the chord bears South 07°45'43" West 61.51 feet with a central angle of 07°22'39");
thence South 88°51'52" West 1,038.92 feet;
thence Northwesterly 57.17 feet along the arc of a 206.00 foot radius curve to the left (center bears South 15°54'00" West and the chord bears North 82°03'00" West 56.98 feet with a central angle of 15°54'00");
thence West 354.58 feet;
thence Southwesterly 106.18 feet along the arc of a 828.00 foot radius curve to the left (center bears South and the chord bears South 86°19'35" West 106.10 feet with a central angle of 07°20'50") to the point of beginning.

Contains 1,276,172 Square Feet or 29.297 Acres and 17 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

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

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____DAY OF _____ A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF ____THE RIDGES AT ALPINE, LLC ____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM, WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____, IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

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.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
COMCAST _____ DATE _____

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

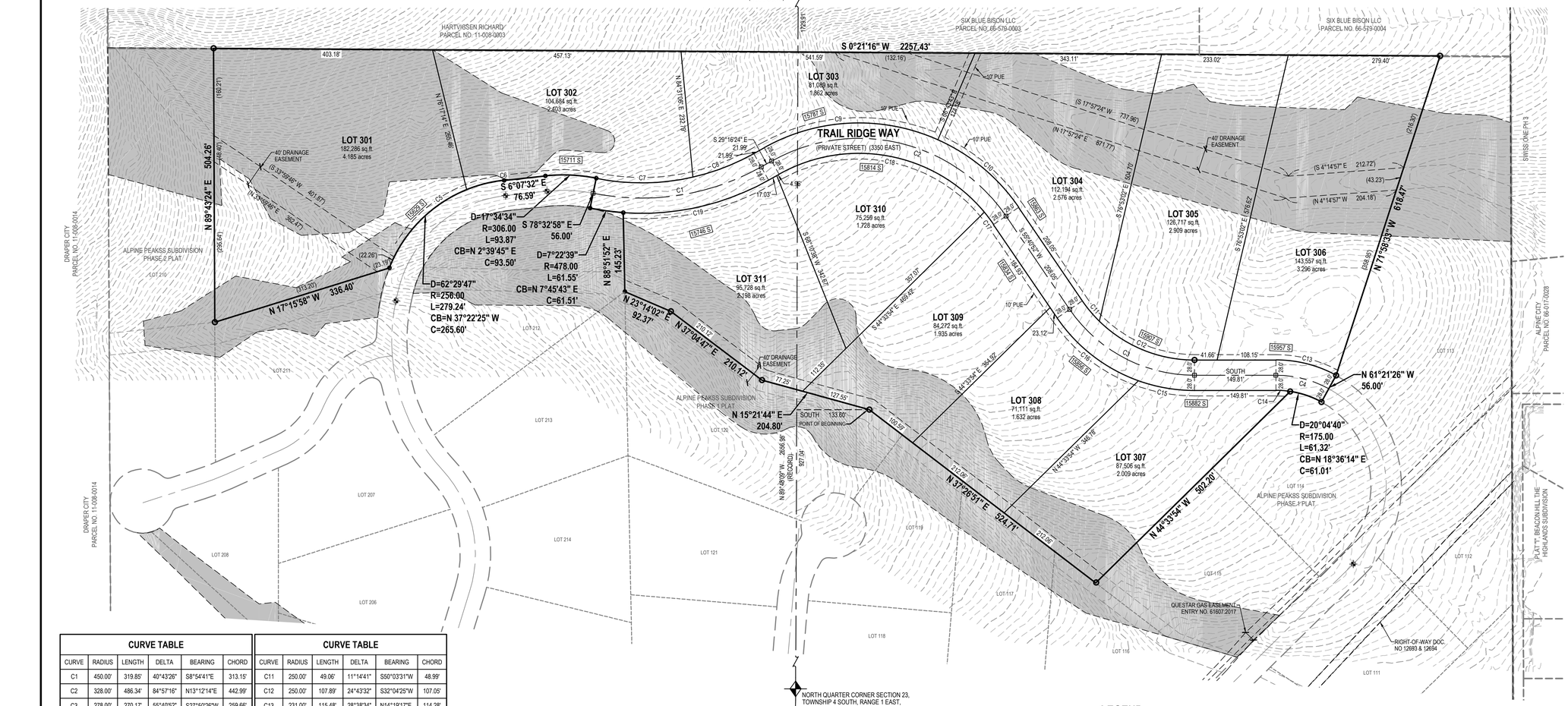
DRAPER CITY ATTORNEY

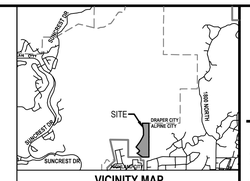
SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
FEBRUARY 2025
PRELIMINARY PLAT**





SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the Southeast Quarter of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 89°48'09" East 927.04 feet along the section line and South 133.60 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 15°21'44" East 204.80 feet;
thence North 37°04'47" East 210.12 feet;
thence North 23°14'02" East 92.37 feet;
thence North 89°51'52" East 145.23 feet;
thence Northeasterly 61.55 feet along the arc of a 478.00 foot radius curve to the right (center bears South 85°55'37" East and the chord bears North 07°45'43" East 61.51 feet with a central angle of 07°22'39");
thence South 78°32'58" East 56.00 feet;
thence Northeasterly 93.87 feet along the arc of a 306.00 foot radius curve to the left (center bears North 78°32'58" West and the chord bears North 02°39'45" East 93.50 feet with a central angle of 17°34'34");
thence North 06°07'32" West 76.59 feet;
thence Northwesterly 279.24 feet along the arc of a 256.00 foot radius curve to the left (center bears South 83°52'28" West and the chord bears North 37°22'25" West 265.60 feet with a central angle of 62°29'47");
thence North 17°15'58" West 336.40 feet;
thence North 89°43'24" East 504.26 feet;
thence South 00°21'16" West 2,257.43 feet;
thence North 71°58'33" West 618.47 feet;
thence North 61°21'26" West 56.00 feet;
thence Northeasterly 61.32 feet along the arc of a 175.00 foot radius curve to the left (center bears North 61°21'26" West and the chord bears North 18°36'14" East 61.01 feet with a central angle of 20°04'40");
thence North 44°33'54" West 502.20 feet;
thence North 37°26'51" East 524.71 feet to the point of beginning.

Contains 1,251,633 Square Feet or 28.734 Acres and 11 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

THE RIDGES AT ALPINE, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____DAY OF _____ A.D. 20, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC _____ A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC
RESIDING IN _____ COUNTY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	319.85'	40°43'26"	S8°54'41"E	313.15'
C2	328.00'	486.34'	84°57'16"	N13°12'14"E	442.99'
C3	278.00'	270.17'	55°40'52"	S27°50'26"W	259.66'
C4	203.00'	101.48'	28°38'34"	N14°19'17"E	100.43'
C5	256.00'	208.25'	46°36'29"	N45°19'05"W	202.55'
C6	256.00'	70.99'	15°53'19"	N14°04'11"W	70.76'
C7	422.00'	179.61'	24°23'08"	S0°44'32"E	178.25'
C8	422.00'	120.34'	16°20'18"	S21°06'15"E	119.93'
C9	356.00'	331.64'	53°22'33"	N2°35'07"W	319.78'
C10	356.00'	196.21'	31°34'43"	N39°53'30"E	193.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	250.00'	49.06'	11°14'41"	S50°03'31"W	48.99'
C12	250.00'	107.89'	24°43'32"	S32°04'25"W	107.05'
C13	231.00'	115.48'	28°38'34"	N14°19'17"E	114.28'
C14	175.00'	26.16'	8°33'54"	N4°16'57"E	26.14'
C15	306.00'	105.27'	19°42'39"	S9°51'19"W	104.75'
C16	306.00'	192.11'	35°58'13"	S37°41'45"W	188.97'
C17	300.00'	28.28'	5°24'01"	N52°58'51"E	28.27'
C18	300.00'	416.54'	79°33'14"	N10°30'13"E	383.88'
C19	478.00'	278.20'	33°20'47"	S12°36'00"E	274.29'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUEDE 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. 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.

NOTES:
1. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DEVELOPMENT BY _____ DATED _____. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
2. DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS, TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
3. THIS DEVELOPMENT IS SFD 35 UNDER SUNCREST DEVELOPMENT.
4. BUILDINGS ARE NOT ALLOWED WITHIN AREAS THAT HAVE A SLOPE GREATER THAN 30%.
5. PRIVATE STREETS, STREET LIGHTING, PRIVATE CULINARY WATER INFRASTRUCTURE, AND PRIVATE STORM DRAINAGE INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY THE HOA.
6. ALL COMMON AREAS TO BE DEDICATED TO THE HOA.
7. DRAINAGE EASEMENTS SHOWN ARE PRIVATE AND TO BE MAINTAINED BY THE HOA.
8. ALL LOTS WILL REQUIRE A FIRE SPRINKLER SYSTEM. WITH A PUMP INSTALLED ON THE SYSTEM, TO BE INSTALLED WITH HOME CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE COMPLIANT WITH NFPA 13D AND SHALL BE REVIEWED BY THE FIRE MARSHAL.
9. A PORTION OF THE ROAD ACCESSING THE AREA DEPICTED ON THIS PLAT, WHICH IS SHOWN ON THE PLAT RECORDED AS _____ IS SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTERESTS IN LANDS BETWEEN THE METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC, DATED _____, RECORDED ON _____ AS ENTRY _____, BOOK _____, PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8684C
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/3/25

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK — DATE
ROCKY MOUNTAIN POWER — DATE
ENBRIDGE GAS UTAH — DATE
COMCAST — DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

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

CHAIR, DRAPER CITY PLANNING COMMISSION

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

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

DRAPER CITY ATTORNEY

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

Exhibit H

Trail Infrastructure Access Map

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

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

BENCHMARK

NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

HORIZONTAL GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

HORZ: 1 inch = 200 ft.

NORTH

SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

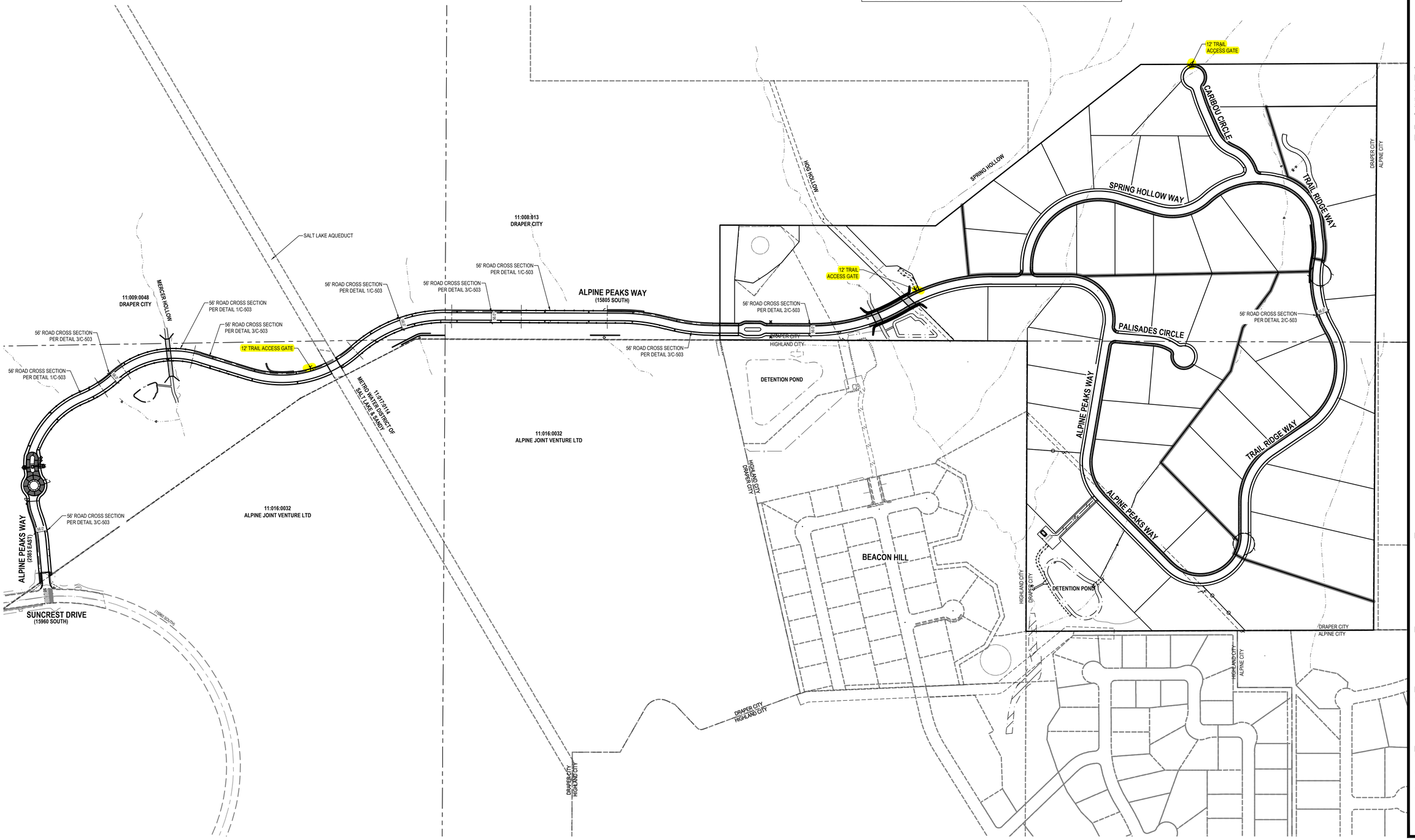
SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

NOTES

- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
- SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST. BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

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, 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.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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

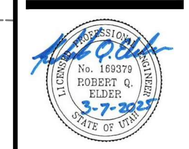
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



OVERALL SITE PLAN

Trail Infrastructure Access Map

PROJECT NUMBER	PRINT DATE
8684C	3/4/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100

EXHIBIT K
PUBLIC COMMENT

Jennifer Jastremsky

From: Joshua Olmo [redacted]
Sent: Sunday, June 8, 2025 6:02 PM
To: Jennifer Jastremsky
Subject: [EXT] Public Comment Opposing 50-Home Proposal for Alpine Hollow – Single Egress Concern

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

Dear Draper City Planning Commission,

We are writing in opposition to the proposed Alpine Hollow development of 50 single-family homes, which includes only a single road for ingress and egress—located directly behind our neighborhood (Mercer Reserve). While we recognize that the developer owns the land and may have a right to build within applicable zoning guidelines, we respectfully urge the city to enforce its current subdivision and fire safety standards, which limit developments with a single access point to no more than 30 homes (DCMC §17-5-030(G), (H)).

This proposal exceeds that limit by 20 homes and would only be possible if the city grants an optional exemption from its two-egress requirement—an exemption the developer is not entitled to by right. Given that a second access point through Alpine has already been denied in past proposals and that many surrounding residents—including us—strongly oppose this level of density, we urge Draper City not to make exceptions that prioritize developer interests over the safety, standards, and quality of life of existing neighborhoods.

Please uphold Draper's subdivision and fire code standards and limit the project to 30 homes unless a fully compliant second access point is provided.

Respectfully,

Carl and Suzanne Pew
[redacted]
Draper, Utah 84020

Joshua and Stephanie Olmo
[redacted]
Draper, Utah 84020

Marc Neves
[redacted]
Draper, Utah 84020

Nathan and Autumn Parker
[redacted]
Draper, Utah 84020

Randy Tuckett
[redacted]
Draper, Utah 84020

Anthony and Agnes Anne Du Preez

[redacted]
Draper, Utah 84020

Jennifer Jastremsky

From: Planning
Sent: Wednesday, June 11, 2025 8:56 AM
To: Jennifer Jastremsky
Subject: FW: [EXT] Request to Postpone Alpine Hollow Development Hearing

-----Original Message-----
From: Mike Dutton [redacted]
Sent: Wednesday, June 11, 2025 7:31 AM
To: Planning <Planning@draperutah.gov>
Subject: [EXT] Request to Postpone Alpine Hollow Development Hearing

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

Members of the Planning Commission,

I'm writing as to respectfully request that the Planning Commission postpone the June 13th meeting regarding the proposed Alpine Hollow development (formerly Blue Bison) until the community has had more time to review and understand the updated proposal.

The development's scale—110 acres and 50 lots—has meaningful implications for open space, trail access, and the overall character of the surrounding area. The staff report and materials were just made available to the public, leaving limited time for thoughtful community feedback.

Many of us are particularly concerned about ensuring permanent trail access through and around the property, both during construction and once the community is built. Draper's trail system is a defining asset of the city, and this project has the potential to either enhance or diminish it for generations to come.

We urge you to delay the hearing and decision to allow for greater public engagement and ensure that trail access and recreational use are clearly preserved in any approvals granted.

Thank you for your service and for considering this request.

Sincerely,

Mike Dutton

Jennifer Jastremsky

From: Planning
Sent: Wednesday, June 11, 2025 8:56 AM
To: Jennifer Jastremsky
Subject: FW: [EXT] Alpine Hollow - need more time - postpone meeting

---

From: Brett Folkman [redacted]
Sent: Tuesday, June 10, 2025 10:24 PM
To: Planning <Planning@draperutah.gov>
Subject: [EXT] Alpine Hollow - need more time - postpone meeting

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

We live just below this proposed development. It's absurd to try and digest 94 pages by Thursday to participate meaningfully.

Please postpone this meeting to allow the residents who will be substantially impacted by this massive development going in our backyards. When we purchased our home, we did so for the unobstructed views of the mountains and Draper had recently bought the land with non intention of turning it into a development.

Our neighborhood deserves time to understand this plan and that's not possible in a few days time.

King regards,

Dr. Brett & Sandy Folkman

typed with thumbs

Jennifer Jastremsky

From: Branden Neish [redacted]
Sent: Tuesday, June 10, 2025 4:13 PM
To: Planning
Cc: Jennifer Jastremsky
Subject: [EXT] Request to Reschedule Planning Commission Public Meeting

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

Note: I kindly request that this email be forwarded to all current Planning Commission members, including alternates.

Dear Planning Commission Members,

I am a concerned area resident writing about the upcoming Planning Commission meeting scheduled for this Thursday, June 12, 2025. This meeting will discuss **Alpine Hollow Preliminary Subdivision Plat and Development Agreement Request**.

Given the importance of this proposal and its potential impact on our community, I respectfully request that the Alpine Hollow discussion be rescheduled to a later date. The related discussion on the June 17, 2025 City Council agenda would also need to be rescheduled.

Additional time would allow residents to thoroughly review this proposal, prepare questions, and provide informed feedback, ensuring a transparent and inclusive decision-making process.

Thank you for your dedication to our city and for considering this request. Please let me know if rescheduling is possible.

Sincerely,

Branden Neish
[redacted]

Jennifer Jastremsky

From: Planning
Sent: Wednesday, June 11, 2025 8:57 AM
To: Jennifer Jastremsky
Subject: FW: [EXT] Please Reschedule the Planning Commission Meeting

-----Original Message-----
From: David Nibley [redacted]
Sent: Tuesday, June 10, 2025 6:34 PM
To: Planning <Planning@draperutah.gov>
Subject: [EXT] Please Reschedule the Planning Commission Meeting

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

Hello,

My name is David Nibley. I live in Highland next to the proposed Alpine Hollow development. I just obtained a copy of the info packet regarding this proposal. It's clearly A LOT of information, and I would ask that you please reschedule the meeting to allow the public more time to read and understand all the details contained in this packet.

Please let me know.

Thanks,
David Nibley

[redacted]
Highland, UT 84003
[redacted]

Jennifer Jastremsky

From: Planning
Sent: Wednesday, June 11, 2025 8:56 AM
To: Jennifer Jastremsky
Subject: FW: [EXT] Alpine Peaks Meeting

From: Kyle Poll [redacted]
Sent: Tuesday, June 10, 2025 10:55 PM
To: Planning <Planning@draperutah.gov>
Subject: [EXT] Alpine Peaks Meeting

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

Hello,
I live in the Beacon Hill neighborhood that backs up to Brandon's Trail. I'd like to request that you give us more time to digest these plans that will affect our trails and our neighborhood. Are you able to reschedule this meeting to give us more time to understand the plan?

Thanks in advance.

Best,
Kyle

--
Kyle Poll
[redacted]

Jennifer Jastremsky

From: Joshua Olmo [redacted]
Sent: Wednesday, June 11, 2025 10:05 AM
To: Jennifer Jastremsky
Subject: Re: [EXT] Public Comment Opposing 50-Home Proposal for Alpine Hollow – Single Egress Concern

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

Hi Jennifer,
If it's not too late, I would like to submit an updated letter for comment. It includes two additional signatures. Also, the name of our neighborhood was incorrect - we are Mercer Retreat. Thanks!

Dear Draper City Planning Commission,

We are writing in opposition to the proposed Alpine Hollow development of 50 single-family homes, which includes only a single road for ingress and egress—located directly behind our neighborhood (**Mercer Retreat**). While we recognize that the developer owns the land and may have a right to build within applicable zoning guidelines, we respectfully urge the city to enforce its current subdivision and fire safety standards, which limit developments with a single access point to no more than 30 homes (DCMC §17-5-030(G), (H)).

This proposal exceeds that limit by 20 homes and would only be possible if the city grants an optional exemption from its two-egress requirement—an exemption the developer is not entitled to by right. Given that a second access point through Alpine has already been denied in past proposals and that many surrounding residents—including us—strongly oppose this level of density, we urge Draper City not to make exceptions that prioritize developer interests over the safety, standards, and quality of life of existing neighborhoods.

Please uphold Draper's subdivision and fire code standards and limit the project to 30 homes unless a fully compliant second access point is provided.

Respectfully,

Carl and Suzanne Pew
[redacted]
Draper, Utah 84020

Joshua and Stephanie Olmo
[redacted]
Draper, Utah 84020

Marc Neves
[redacted]
Draper, Utah 84020

Nathan and Autumn Parker
[redacted]
Draper, Utah 84020

Randy Tuckett

[redacted]
Draper, Utah 84020

Anthony and Agnes Anne Du Preez
[redacted]
Draper, Utah 84020

Trevor Lighten
[redacted]
Draper, Utah 84020

Cameron and Tavis Treat
[redacted]
Draper, Utah 84020

Jennifer Jastremsky

From: Carl Pew [redacted]
Sent: Wednesday, June 11, 2025 12:22 PM
To: Jennifer Jastremsky
Subject: [EXT] Alpine Hollow Public Hearing

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

My name is Carl Pew. I am a resident of the Suncrest community of Mercer Reserve, residing at [redacted].

My property is directly impacted by the proposed road construction of this project along with 8 of my direct neighbors.

I am writing to ask the the Planning Commission to consider the placement of the road as far from the property lines as possible to mitigate disturbance to this community. Additionally, I would request that they give special consideration to the headlight beam projection of traffic traveling from the development toward the residential areas at night.

Thank you forwarding this to the Commission,
Carl L Pew, DVM, MRCVS

Jennifer Jastremsky

From: Carl Pew [redacted]
Sent: Thursday, June 12, 2025 11:55 AM
To: Jennifer Jastremsky
Subject: [EXT] Alpine Hollow Public Meeting

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

My name is Carl Pew. I am a resident of the Suncrest community of Mercer Reserve, residing at [redacted].

I was informed last evening during some neighborhood discussion that the project is to be a gated community.

I would like to ask the Commission to consider making the entrance gate and mailbox banks close to the access entry from Suncrest Boulevard. This would prevent random vehicular traffic and facility easy access to service the gate and mail delivery.

I apologize for the last minute email,
Carl Pew

MEMO

To: City Council
From: Jennifer Jastremsky, AICP
Date: 2025-06-17
Re: Public Hearing: Approval of Ordinance #1655 and #1656

Comments:

This application is a request for approval of a Zoning Map Amendment, Land Use Map Amendment, and Development Agreement for approximately 20 acres located on the south side of Kimballs Ln (11800 S), at approximately 600 E Kimballs Ln. The property is currently zoned RA1 and RA2. The applicant is seeking approval to allow the property to be developed at a future date with multi-family housing in density range of 25-27 dwelling units per acre.

The Planning Commission reviewed this item at their May 22, 2025 meeting and forwarded a positive recommendation on all three application with a vote of 5-0. The recommendation for the Development Agreement includes the following:

The Planning Commission requests the City Council do their best and negotiate in good faith with the applicant to achieve the following:

1. Negotiate appropriate height restrictions by considering neighboring properties.
2. Consider allocating more units beyond 30 to workforce housing.
3. Consider larger landscaping buffers and fencing then required by City Code.
4. As long as property does not change, we ask that 11900 S remain emergency only access. That means if there are no other properties acquired by the applicant on 11900 S.
5. Consideration for more parking than the code requires.

The findings are as follows:

For approval:

1. The zoning map amendment is consistent with goals, objectives and policies of the city's general plan.
2. The zoning map amendment is consistent with the standards of any applicable overlay zone.
3. Adequate facilities and services will be available 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.

4. The zoning map amendment will not materially affect the existing Station Area Planning efforts underway with respect to the Utah State Code requirements of 10-9a-403.1.
5. The land use map amendment is appropriate and complies with the requirements of DCMC Section 9-2-020(F) and Utah State Code 10-9a-404.
6. The development agreement complies with DCMC Section 9-5-200(C) and (D) and provides for a density range on the property while still allowing the City and applicant to work together to create a site plan that best meets the interests of the community and applicant.

For denial:

1. The proposed zoning map amendment is not consistent with goals, objectives and policies of the city's general plan, particularly as the Kimballs Station Area Plan is not complete and still going through the master planning process outlined in Utah State Code 10-9a-403.1.
2. The 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. The land use map amendment does not comply with DCMC Section 9-2-020(F) and Utah State Code 10-9a-4.
5. Approval of the development agreement will materially affect the existing Station Area Planning efforts underway. The master planning process as outlined in Utah State Code 10-9a-4.403.1 provides for additional public and stakeholder involvement and is the best way to determine appropriate densities for the property.

ATTACHMENTS:

Ord 1655- Land Use.pdf
ATTACHMENTS:

Ord 1656- Zoning and DA.pdf
ATTACHMENTS:

Public Comment - CC.pdf
ATTACHMENTS:

Kimball Junction PC Staff Report -5-22-25 Combined.pdf

ORDINANCE NO. 1655

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 20 ACRES OF PROPERTY FROM RESIDENTIAL LOW/MEDIUM DENSITY TO RESIDENTIAL HIGH DENSITY, LOCATED AT APPROXIMATELY 600 EAST KIMBALLS LN WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE KIMBALLS JUNCTION LAND USE AMENDMENT.

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

WHEREAS, from time to time it is necessary to review and amend the Land Use Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

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

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

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

Section 1. **Land Use Amendment**. The following described real property located at approximately 600 East Kimballs Ln within Draper City, Salt Lake County, State of Utah, previously designated Residential Low/Medium Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Residential High Density land use designation:

Parcels: 28-30-226-001, 28-30-226-011, 28-30-226-012
Beginning at a point that lies South 89°57'06" East 1329.668 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 153.081 feet; thence South 61°12'31" East 124.134 feet; thence South 47°31'02" East 176.740 feet; thence South 52°54'28" East 103.920 feet; thence South 00°02'15" West 40.100 feet; thence South 51°05'45" East 170.910 feet; thence South 00°57'15" West 17.114 feet; thence South 51°05'45" East 49.520 feet; thence South

38°39'45" East 223.110 feet; thence South 00°02'15" West 329.126 feet; thence North 89°52'30" West 186.600 feet; thence North 89°52'32" West 599.408 feet; thence North 00°01'51" East 939.231 feet to the point of beginning.

Property contains 13.053 acres.

Also and together with the following described tract of land:

Parcels: 28-30-227-014, 28-30-227-006
Beginning at a point that lies South 89°57'06" East 2015.691 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 209.241 feet to a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet); thence along the arc of said curve 504.169 feet through a central angle of 77°26'40"; thence South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); thence along the arc of said curve 305.710 feet through a central angle of 57°20'00"; thence South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 327.470 feet; thence North 38°53'57" West 98.030 feet; thence North 00°06'30" East 394.970 feet to the point of beginning.

Property contains 7.126 acres.

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE _____ DAY OF , 2025.

DRAPER CITY

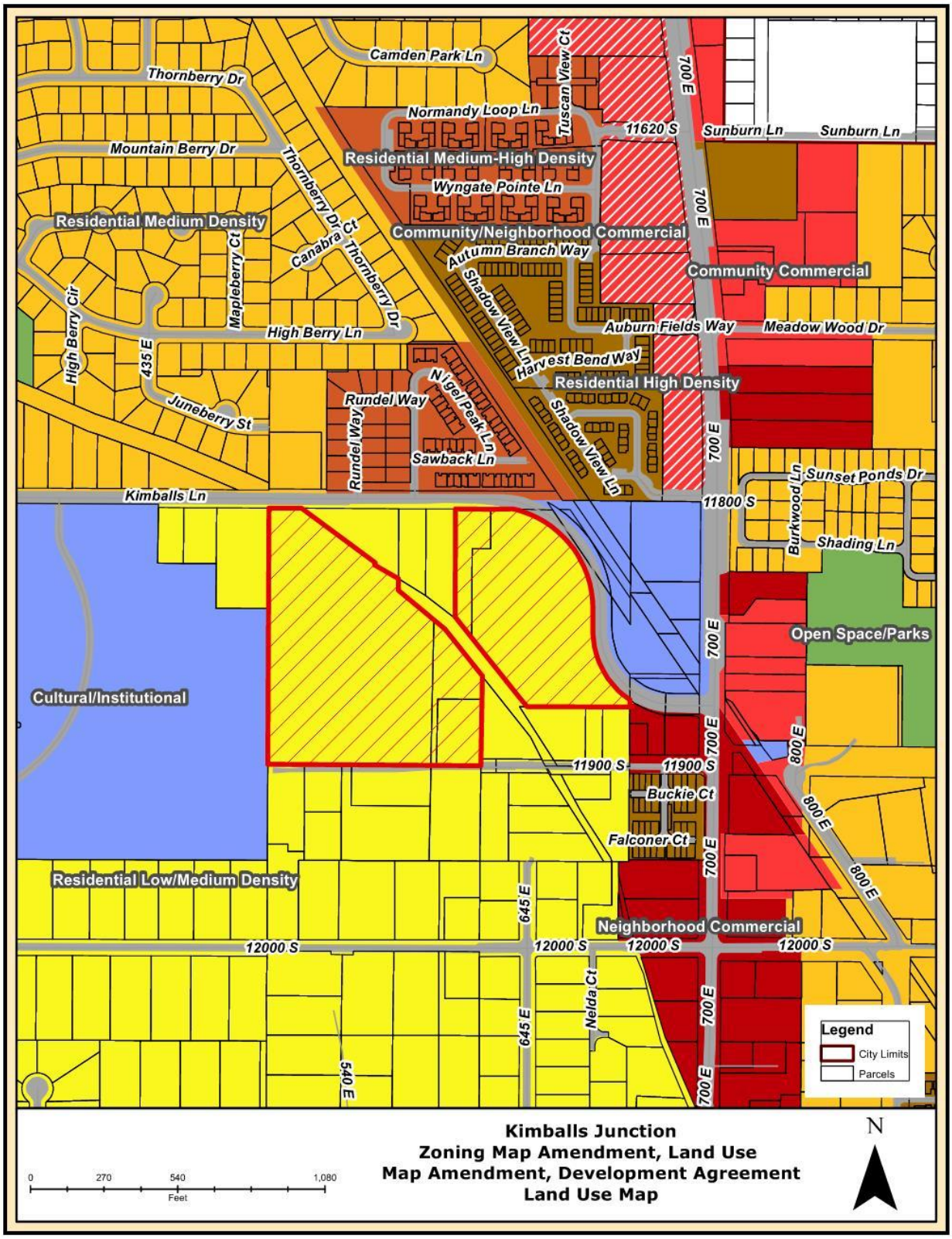
_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, CMC, City Recorder

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

EXHIBIT A
KIMBALLS JUNCTION LAND USE AMENDMENT



ORDINANCE NO. 1656

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 20 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) AND RA2 (RESIDENTIAL AGRICULTURAL) TO RM2 (MULTI-FAMILY RESIDENTIAL), TOGETHER WITH A DEVELOPMENT AGREEMENT LOCATED AT APPROXIMATELY 600 EAST KIMBALLS LN WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE KIMBALLS JUNCTION ZONING MAP AMENDMENT AND DEVELOPMENT AGREEMENT.

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

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the City Council hereby determines that it will be in the best interest of the City to allow development of the subject property in accordance with the Development Agreement; and

WHEREAS, the Development Agreement provides for an increased density range on the property while still allowing the City and applicant to work together to create a site plan that best meets the interests of the community and applicant; and

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

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

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 600 East Kimballs Ln within Draper City, Salt Lake County, State of Utah, previously zoned RA1 and RA2 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to RM2:

Parcels: 28-30-226-001, 28-30-226-011, 28-30-226-012
Beginning at a point that lies South 89°57'06" East 1329.668 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 153.081 feet; thence South 61°12'31" East 124.134 feet; thence South 47°31'02" East 176.740 feet; thence South 52°54'28" East 103.920 feet; thence South 00°02'15" West 40.100 feet; thence South 51°05'45" East 170.910 feet; thence South 00°57'15" West 17.114 feet; thence South 51°05'45" East 49.520 feet; thence South 38°39'45" East 223.110 feet; thence South 00°02'15" West 329.126 feet; thence North 89°52'30" West 186.600 feet; thence North 89°52'32" West 599.408 feet; thence North 00°01'51" East 939.231 feet to the point of beginning.

Property contains 13.053 acres.

Also and together with the following described tract of land:

Parcels: 28-30-227-014, 28-30-227-006
Beginning at a point that lies South 89°57'06" East 2015.691 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 209.241 feet to a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet); thence along the arc of said curve 504.169 feet through a central angle of 77°26'40"; thence South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); thence along the arc of said curve 305.710 feet through a central angle of 57°20'00"; thence South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 327.470 feet; thence North 38°53'57" West 98.030 feet; thence North 00°06'30" East 394.970 feet to the point of beginning.

Property contains 7.126 acres.

Section 2. **Development Agreement**. The City of Draper approves the Development Agreement provided in Exhibit B, otherwise known as the Kimballs Junction Development Agreement.

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

Section 4. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit B prior to submitting the ordinance for publishing.

Section 5. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE _____ DAY OF , 2025.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, CMC, City Recorder

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

EXHIBIT A
KIMBALLS JUNCTION ZONING MAP AMENDMENT

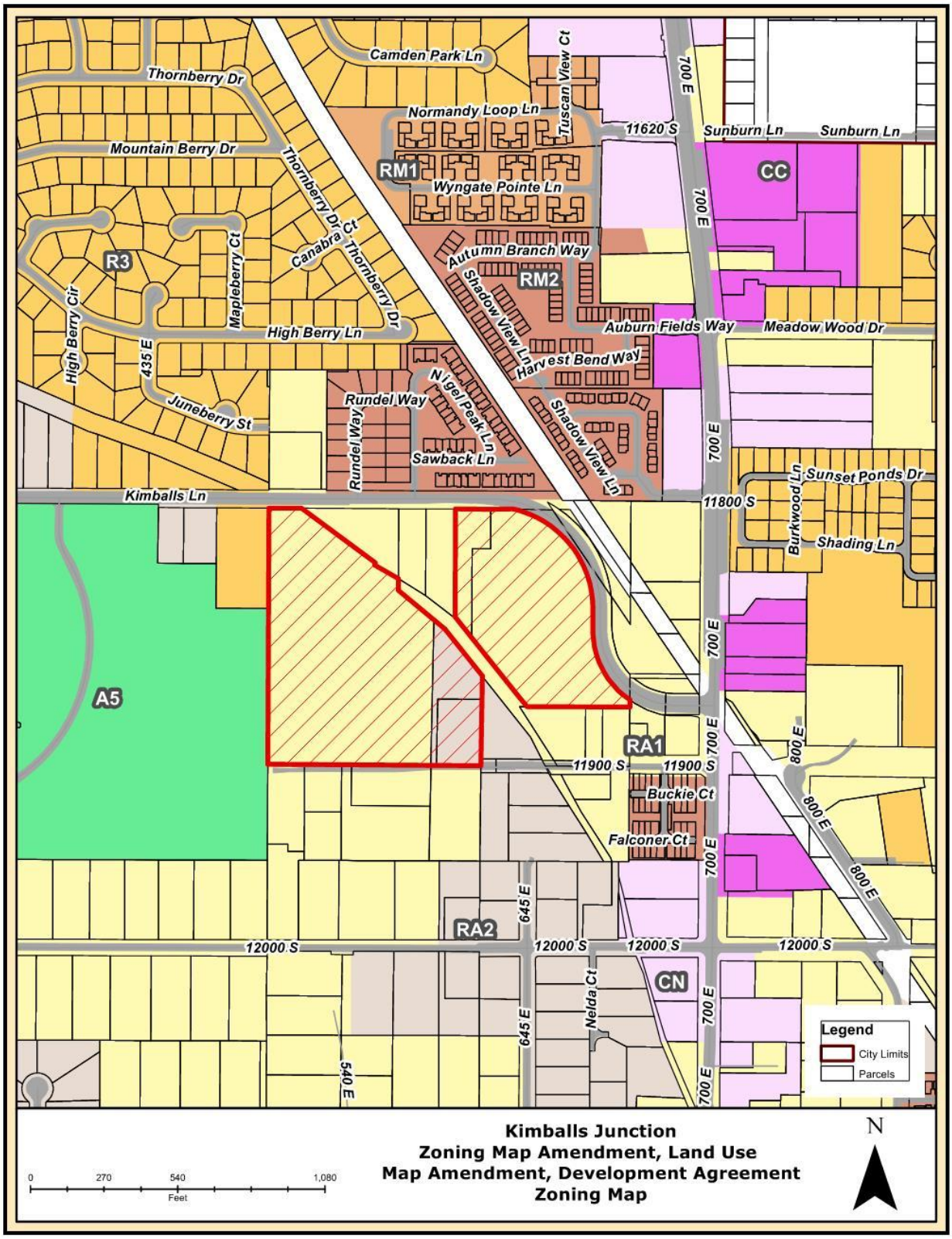


EXHIBIT B
KIMBALLS JUNCTION DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT
FOR
KIMBALLS JUNCTION

(a Planned Community in Draper City, Utah)

May __ , 2025

WHEN RECORDED, RETURN TO:

Draper City Recorder
1020 E Pioneer Rd.
Draper, UT 84020

DEVELOPMENT AGREEMENT FOR KIMBALLS JUNCTION

THIS DEVELOPMENT AGREEMENT FOR KIMBALLS JUNCTION (this "**Agreement**") is made and entered into as of the xx day of month, 2025, by and between Draper City, a Utah municipality (the "City") and EDGE Homes Utah, LLC, a Utah limited liability company ("**Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2 below.

B. Developer owns and is developing the Property.

C. Developer and the City desire that the Property be developed in a unified and consistent fashion.

D. The Parties acknowledge that development of the Property pursuant to this Agreement will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Property as a planned community known as "*Kimballs Junction*," promoting home ownership in the City, and increasing property tax and other revenues to the City based on improvements to be constructed on the Property.

E. The Parties desire to enter into this Agreement to specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

F. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, Utah Code Ann. §10-9a-101 (2018) *et seq*.

G. The Property, comprising approximately 20 acres as described in Exhibit A, is located within the Kimballs Lane Station Area Plan, which encompasses the area within a one-half mile radius of the Kimballs Lane fixed guideway public transit station, (TRAX), an existing fixed guideway public transit station as defined by Utah Code 10-9a-403.1(1)(c)(2025). As such, the Property is subject to the requirements of Utah Code Ann. § 10-9a-403.1, which mandates that the City develop and adopt a station area plan by December 31, 2025, to promote objectives including increased housing affordability, sustainable environmental conditions, enhanced access to opportunities, and improved transportation connectivity. The City will seek certification of the

station area plan from the applicable metropolitan planning organization and public transit district, as required by Utah Code Ann. § 10-9a-403.1(10).

H. This Agreement conforms with the intent of the City's General Plan and the City's Zoning ordinances. The intent of this Agreement is to provide vested density rights for development of the Property with the understanding that site planning, project layout, architectural design, and other aspects of the development will be completed through collaborative efforts between the City and Developer during the Development Application process.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and the attached **Exhibits "A" - "B"** are hereby incorporated into this Agreement.

1.2. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2018), *et seq*.

1.2.2. **Administrator** means the person designated by the City as the Administrator of this Agreement.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of all of the development on the entire Project in accordance with the approved plans.

1.2.5. **City** means Draper City, a Utah municipality.

1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.2.8. **City's Vested Laws** means the ordinances, policies, standards and procedures of the City in effect as of the date of this Agreement, a digital copy of which is attached as Exhibit "B."

1.2.9. **Council** means the elected City Council of the City.

1.2.10. **Default** means a material breach of this Agreement as specified herein.

1.2.11. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.12. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.2.13. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.14. **Development Report** means a report containing the information specified in Section 2.4.

1.2.15. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.16. **Developer** means Edge Homes Utah, LLC, and its assignees or transferees as permitted by this Agreement.

1.2.17. **Maximum Residential Units** means the development on the Property of no more than twenty-seven (27) Residential Dwelling Units per acre of land included in the Project.

1.2.18. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2.19. **Outsource or Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

1.2.20. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.2.21. **Plan** means the conceptual layout for Residential Dwelling Units and Public Infrastructure for the Project, to be agreed upon through good faith cooperation and

collaborative efforts of Developer and the City in connection with the Development Application process following the City's approval of this Agreement.

1.2.22. **Planning Commission** means the City's Planning Commission.

1.2.23. **Project** means the total residential development to be constructed on the Property pursuant to this Agreement with the associated public and private facilities, and all of the other aspects approved as part of this Agreement. The Project may be expanded to include additional land in accordance with Section 2.6 below.

1.2.24. **Property** means the real property owned by and to be developed by Developer comprised of approximately 20 acres and more fully described in Exhibit "A." The Property may be expanded to include additional land as set forth in Section 2.6 below.

1.2.25. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.26. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as residences commonly referred to as townhomes, condominiums, or other residential dwellings approved by the City that are for sale to private individuals or families.

1.2.27. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning and Subdivision Ordinances.

1.2.28. **Subdivision Application** means the application to create a Subdivision.

1.2.29. **Zoning** means the RM2 Zone for the Property adopted by the City and applied to the Property in accordance with this Agreement.

1.2.30. **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement as a part of the City's Vested Laws.

2. **Development of the Project**.

2.1. **Compliance with this Agreement.** Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that they are applicable as specified in this Agreement), the Plan, and this Agreement.

2.2. **Maximum Residential Units.** At Buildout of the Project, Developer shall be entitled to develop no less than 25 units per acre and no more than 27 units per acre, measured by dividing the total number of units in the Project by the total acreage of the Project.

2.3. **Limitation and No Guarantee.** Developer acknowledges that the development of the Maximum Residential Units and every other aspect of the Plan requires that each Development Application comply with the City's Vested Laws including, without

limitation, the City's geologic hazards requirements.

2.4. **Station Area Plan Objectives.** The Project promotes the objectives outlined in Utah Code 10-9a-403.1(7) (a) (2025) Station Area Plan Requirements. The following provisions implement these objectives through specific actions consistent with Utah Code 10-9a-403.1(7) (b).

2.4.1. **Increasing the availability and affordability of housing, including moderate income housing.** The Project provides for-sale residential units, including at least thirty (30) workforce housing units as described in Section 2.4.5, targeting moderate income households such as City employees, school teachers, and first responders. No units will be sold to institutional investors, ensuring homeownership opportunities for individuals and families. The Project aligns with the moderate income housing element of the City's general plan and promotes affordable costs of living by reducing development costs through zoning exceptions (Section 2.5), consistent with Utah Code Ann. § 10-9a-403.1(7)(b)(i).

2.4.2. **Promote sustainable environmental conditions.** Development will reduce the use of water demands by using native and low-use plantings and having the clustering of landscaping to make watering more efficient.

2.4.3. **Enhance access to opportunities.** The Project's location near the Lone Peak Hospital and ER, the Cinemark Draper and XD, the Juan Diego campus, and within the station area, facilitates connections to healthcare, entertainment, and educational opportunities. The development supports access to employment and commerce through its proximity to transit and potential for mixed-use elements, maintaining and improving connections between housing, transit, education, and commerce, as encouraged by Utah Code Ann. § 10-9a-403.1(7)(b)(iii).

2.4.4. **Increase transportation choices and connections.** The Project's proximity to the TRAX station encourages public transit use, reducing single-occupancy vehicle trips and air pollution. The development shall support investment in transportation infrastructure, including pedestrian and bicycle facilities where feasible, and align with the regional transportation plan of the applicable metropolitan planning organization, consistent with Utah Code Ann. § 10-9a-403.1(7)(b)(iv).

2.4.5. **Workforce Housing**. To further the objective of increasing moderate income housing availability, Developer shall set aside at least thirty (30) residential units for workforce housing. These units shall be sold under the following terms: (i) offered exclusively to City employees, school teachers, first responders (e.g., police, firefighters), and similar eligible buyers; (ii) the City will make good faith efforts to contribute up to $30,000.00 per unit toward the purchase price, preferably using Redevelopment Agency (RDA) funds; (iii) Developer or its affiliate will provide a $30,000.00 credit per unit, applied through purchase price reductions or mortgage interest rate buydowns; and (iv) the City and Developer will seek to maximize eligibility for the State's First Time Homebuyer Assistance Program, which provides a $20,000 interest-free grant to qualified buyers. Homebuyers participating in this workforce housing program shall have no obligation to repay the City's contributions

or Developer's credits. These measures align with the City's general plan and promote affordable housing costs, as outlined in Utah Code Ann. § 10-9a-403.1(7)(b)(i).

2.5. **Zoning and Exceptions.** The Project shall be zoned RM2 and subject to the RM2 code in place at the time this Agreement is approved with the following exception, all of which promote the station area objectives described in Section 2.4 above.

2.5.1. **Density.** Density shall be no less than 25 units per acre and no more than 27 units per acre, measured by dividing the total number of units in the Project by the total acreage of the Project.

2.6. **Expansion of the Project; Additional Land**. The Project may be expanded to include additional land adjacent to the north side of 11900 South (east of Juan Diego School and west of 700 East), so long as such additional land is contiguous to a parcel already included in the Project, and such additional land, if added to the Project, shall be governed by the terms and conditions of this Agreement, including, without limitation, the Maximum Residential Units that may be built on such additional land.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Developer the vested rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws, and the Zoning, except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2018). Notwithstanding the foregoing, the Zoning granted under this Agreement does not entitle Developer to approval of a site plan, which shall be subject to further review and approval by the City in accordance with the Concept Plan described in Section 3.3, the City's Vested Laws, and applicable provisions of this Agreement.

3.2. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to only the following exceptions:

3.2.1. Developer Agreement. City's Future Laws that Developer agrees in writing to the application thereof to the Project;

3.2.2. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, drainage, fire, or similar construction or safety-related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized

construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2018) *et seq.*;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not work to reduce the Maximum Residential Units, are generally applicable across the entire City and do not materially and unreasonably increase the costs of any Development; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2018).

3.3. Concept Plan Requirement. Prior to submitting a site plan application for any portion of the Project, the Developer and the City shall collaboratively develop a Concept Plan for the Project that complies with the station area plan requirements of Utah Code Ann. § 10-9a-403.1(8) (2025). The Concept Plan shall include a station area vision consistent with the objectives of Utah Code Ann. § 10-9a-403.1(7)(a) and shall be approved by the City Council as part of the Kimballs Lane Station Area Plan, and such approval shall be a prerequisite to the submission of any site plan application. The Concept Plan shall guide subsequent site plan approvals to ensure consistency with the station area plan and this Agreement.

4. **Term of Agreement.** The effective date of this Agreement shall be the date on which it is approved by the City Council of the City and signed by both Parties hereto. This Agreement shall expire on the earliest to occur of full Buildout of the Project or December 31, 2032. The term of this Agreement may be extended beyond December 31, 2032, by mutual written agreement of the City and Developer. Any such extension shall be executed in writing, specify the new expiration date, and be approved by the City Council.

5. **Processing of Development Applications.**

5.1. **Outsourcing of Processing of Development Applications.** Within twenty-one (21)

calendar days after receipt of a Development Application and upon the request of Applicant the City and Applicant will confer to determine whether the City desires to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis. If the City determines that Outsourcing is necessary to ensure the timely processing of the Development Application then the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in good faith consultation with the Applicant (either overtime to City employees or the hiring of a City Consultant). If Applicant notifies the City that it desires to proceed with the Outsourcing based on the City's estimate of costs then Applicant shall deposit in advance with the City the estimated differential cost and the City shall then promptly proceed with having the work Outsourced. Upon completion of the Outsourcing services and the provision by the City of an invoice (with such reasonable supporting documentation as may be requested by Applicant) for the actual differential cost (whether by way of paying a City Consultant or paying overtime to City employees) of Outsourcing, Applicant shall, within thirty (30) calendar days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential.

5.2. **Acceptance of Certifications Required for Development Applications.** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City. The City should endeavor to make all of its redlines, comments or suggestions at the time of the first review of the Development Application unless any changes to the Development Application raise new issues that need to be addressed.

5.3. **Independent Technical Analyses for Development Applications.** If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants with the actual and reasonable costs being the responsibility of Applicant. The City Consultant undertaking any review by the City required or permitted by this Agreement shall be selected from a list generated by the City for each such City review pursuant to a "request for proposal" process or as otherwise allowed by City ordinances or regulations. Applicant may, in its sole discretion, strike from the list of qualified proposers any of such proposed consultants so long as at least three (3) qualified proposers remain for selection. The anticipated cost and timeliness of such review may be a factor in choosing the expert. The actual and reasonable costs being the responsibility of Applicant.

5.4. **City Denial of a Development Application.** If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws).

5.5. **Meet and Confer regarding Development Application Denials.** The City and Applicant shall meet within twenty-one (21) calendar days of any Denial to resolve the issues specified in the Denial of a Development Application.

5.6. **City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

5.7. **Mediation of Development Application Denials.**

5.7.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that the parties are not able to resolve by "Meet and Confer" shall be mediated.

5.7.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within fifteen (15) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issues in dispute. If the City and Applicant are unable to agree on a single acceptable mediator they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within fifteen (15) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. The parties shall participate in mediation in good faith efforts to resolve the dispute. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the mediator's opinion of the appropriate terms of resolution under applicable law, but the mediator's opinion shall not be binding on the parties.

5.8. **Arbitration of Development Application Objections.**

5.8.1. Arbitration Process. If the City and Applicant are unable to resolve an issue through mediation, the parties may then attempt within fifteen (15) calendar days to appoint a mutually acceptable arbitrator with knowledge of the legal issue in dispute. If the parties are unable to agree on a single acceptable arbitrator they shall each, within fifteen (15) calendar days, each Party shall appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant and the City shall split the fees of the chosen arbitrator, each Party paying 50% of the fees. The chosen arbitrator shall within fifteen (15) calendar days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the City's or Applicant's position was not only incorrect but was also maintained unreasonably

and not in good faith then the arbitrator may order the City or Applicant to pay the arbitrator's fees.

6. **Application Under City's Future Laws.** Without waiving any rights granted by this Agreement, Developer may at any time, choose to submit a Development Application for all or part of the Project under the City's Future Laws in effect at the time of the Development Application so long as Developer is not in current breach of this Agreement.

7. **Public Infrastructure.**

7.1. **Construction by and Developer.** Developer shall have the right and the obligation to construct or cause to be constructed and installed all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application pursuant to the City's Vested Laws.

7.2. **Bonding.** If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure—is required by the City Applicant shall provide it in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws.

8. **Upsizing/Reimbursements to Developer.**

8.1. **"Upsizing."** The City shall not require Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, payback agreements, and impact fee credits and reimbursements.

8.2. Mediation of Upsizing Disputes. Any dispute between City and Developer regarding the financial arrangements for upsizing under Section 8.1, including but not limited to disagreements over the reasonableness of proposed reimbursement terms, shall be subject to the mediation process specified in Section 5.7 of this Agreement.

9. **Default.**

9.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

9.2. **Contents of the Notice of Default**. The Notice of Default shall:

9.2.1. Specific Claim. Specify the claimed event of Default;

9.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

9.2.3. Materiality. Identify why the Default is claimed to be material; and

9.2.4. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) calendar days duration.

9.3. **Meet and Confer, Mediation, Arbitration.** Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Sections 5.5 and 5.7. If the claimed Default is subject to Arbitration as provided in Section 5.8 then the parties shall follow such processes.

9.4. **Remedies.** If the parties are not able to resolve the Default by "Meet and Confer" or by "Mediation," and if the Default is not subject to arbitration then the parties may have the following remedies, except as specifically limited in 9.9:

9.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

9.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

9.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer.

9.5. **Public Meeting.** Before any remedy in Section 9.4 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

9.6. **Emergency Defaults.** Anything in this Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 9.4 without the requirements of Sections 9.5. The City shall give Notice to Developer of any public meeting at which an emergency default is to be considered and Developer shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.

9.7. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) calendar days then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

9.8. **Default of Assignee.** A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

9.9. **Limitation on Recovery for Default – No Damages.** Anything in this Agreement notwithstanding no Party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto, except that the City may draw on any bond or security posted by Developer in connection with the Project, as provided in Section 7.2 and Section 9.4.2, to cover costs incurred by the City to remedy a default by the Developer. The sole remedy available to Developer shall be that of specific performance.

10. **Notices.** All notices under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To Developer:
Edge Homes Utah, LLC
Attn: Steve Maddox
13702 S. 200 W. B-12
Draper, Utah 84020
Email: steve@edgehomes.com

With a Copy to:

Paxton Guymon, Esq.
Edge Homes, General Counsel
13702 S. 200 W. B-12
Draper, Utah 84020
Email: pguymon@edgehomes.com

To the City:

Draper City
Attn: City Manager
Mike Barker
1020 East Pioneer Road
Draper, UT 84020
mike.barker@draperutah.gov
(801) 576-6500

With a Copy to:

Draper City
Attn: City Attorney
Traci Gundersen
1020 East Pioneer Road
Draper, UT 84020
traci.gundersen@draperutah.gov
(801) 576-6500

10.1. **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

10.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this Agreement by giving written Notice to the other party in accordance with the provisions of this Section.

11. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

12. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property or unless the City has accepted the dedication of such improvements at which time all rights and responsibilities—except for warranty bond requirements under City's Vested Laws and as allowed by state law—for the dedicated public improvement shall be the City's.

13. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

13.1. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer. Developer shall give the City Notice of any event specified in this sub-section within fifteen (15) calendar days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

13.2. **Notice.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably

request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

13.3. **Time for Objection.** Unless the City objects in writing within forty-five (45) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

13.4. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

13.5. **Denial.** The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of or Developer proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the "Meet and Confer" and "Mediation" processes specified in Sections 5.5 and 5.7. If the refusal is subject to Arbitration as provided in Section 5.8 then the Parties shall follow such processes.

13.6. **Assignees Bound.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment. That consent shall specifically acknowledge the provisions of Section 2.

14. **Binding Effect.** This Agreement shall be binding on and enforceable against Developer and its successors and assigns.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and Developer. The initial representative for the City shall be the **City Manager**. The initial representative for Developer shall be **Brandon Watson**. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Salt Lake County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah, Salt Lake City Division.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **Recordation and Running with the Land.**

24.1 **Recordation and Binding Effect**. This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "B," shall not be recorded in the chain of title. A secure copy of Exhibit "B" shall be filed with the City Recorder and each party shall also have an identical copy.

24.2 **Contingency of Property Acquisition**. This Agreement shall not take effect unless and until the Developer or an affiliate of the Developer completes the purchase of the Property described in Exhibit "A." If the Developer or an affiliate of the Developer does not acquire the Property within ninety (90) calendar days after the date of approval of this Agreement by the City Council, this Agreement shall be null and void, and neither party shall have any obligations or rights hereunder. Upon successful acquisition of the Property, the City shall proceed with recordation as provided in Section 24.1.

25. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Ordinance No. ___ adopted by the City on month xx, 20xx.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:
Edge Homes Utah, LLC

_____
Steve Maddox
Its: CEO/Manager
Date: _____

CITY
Draper City

_____
By: _____
Its: City Manager
Date: _____

Approved as to form and legality:

_____
City Attorney

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _xx__ day of month, 2025, personally appeared before me _____ who being by me duly sworn, did say that he is the City Manager of Draper City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _xx__ day of month, 2025, personally appeared before me Steve Maddox, who being by me duly sworn, did say that he is the CEO and Manager of Edge Homes Utah, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	City’s Vested Laws

Exhibit "A"
Legal Description of Property

The Property includes the following parcels identified by Salt Lake County Tax Parcel Number:

Salt Lake County Tax Parcel 28-30-227-014
Salt Lake County Tax Parcel 28-30-226-001
Salt Lake County Tax Parcel 28-30-226-011
Salt Lake County Tax Parcel 28-30-226-012
Salt Lake County Tax Parcel 28-30-227-006

Parcel A
Beginning at a point that lies South 89°57'06" East 1329.668 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 153.081 feet; thence South 61°12'31" East 124.134 feet; thence South 47°31'02" East 176.740 feet; thence South 52°54'28" East 103.920 feet; thence South 00°02'15" West 40.100 feet; thence South 51°05'45" East 170.910 feet; thence South 00°57'15" West 17.114 feet; thence South 51°05'45" East 49.520 feet; thence South 38°39'45" East 223.110 feet; thence South 00°02'15" West 329.126 feet; thence North 89°52'30" West 186.600 feet; thence North 89°52'32" West 599.408 feet; thence North 00°01'51" East 939.231 feet to the point of beginning.

Property contains 13.053 acres.

Also and together with the following described tract of land:

Parcel B
Beginning at a point that lies South 89°57'06" East 2015.691 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 209.241 feet to a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet); thence along the arc of said curve 504.169 feet through a central angle of 77°26'40"; thence South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); thence along the arc of said curve 305.710 feet through a central angle of 57°20'00"; thence South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 327.470 feet; thence North 38°53'57" West 98.030 feet; thence North 00°06'30" East 394.970 feet to the point of beginning.

Property contains 7.126 acres.

Exhibit "B"
City's Vested Laws

On file with the City Recorder

Office of the Governor

State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

May 22, 2025

Draper City
Attn: Mr. Mike Barker
City Manager
1020 E. Pioneer Road
Draper, Utah 84020
Email: Mike.Barker@draperutah.gov

Re: Edge Homes' Proposed New Community (Kimballs Junction)

Dear Mr. Barker:

In late 2023, Governor Spencer Cox appointed me as his Senior Advisor for Housing Strategy and Innovation, a new cabinet position dedicated to developing statewide strategies to increase housing inventory in Utah and combat our state's housing crisis.

As Governor Cox has repeatedly stated, today's shortage of housing puts home ownership out of reach for too many Utahns and presents an "*existential threat to Utah's future*." Increasing the supply of housing by developing communities with higher densities and lower price points is a key component of our statewide strategy. At a recent panel titled "***Design Solutions to Housing Affordability in Utah***," at the Kem C. Gardner Policy Institute, experts stressed the importance of smaller homes, walkability, and higher density housing as key tools to solve our housing crisis, especially in areas where public transit services are nearby.

As state leaders, however, we cannot solve this problem on our own. We need our local municipal partners to cooperate by (i) first, recognizing the urgent need to approve new developments to increase housing supply, and (ii) second, working with developers to approve rezoning requests and development applications that allow for higher densities in new communities. We recognize that this can create conflict in communities with those who want things to remain the same. But what we have found in working with communities across the state is that there are ways to mitigate the impacts and provide the type of housing that enhances community character. New projects that provide owner occupancy requirements, rather than investor acquisitions and rentals, provide benefits to communities and contribute to solving the state's housing crisis.

I have reviewed Edge Homes' proposed new community in Draper known as "*Kimballs Junction*" which will be located on approximately twenty (20) acres just west of the TRAX station on 700 East. It is precisely the kind of project that the State needs and supports for the following reasons:

1. It will be a "for-sale" project, rather than an apartment or rental project, thus promoting the State's goals of providing more owner-occupied housing;

2. The density parameters of 25 to 27 units per acre are reasonable and appropriate for a TRAX station area development. We often encourage higher density than this in transit-oriented projects;

3. The housing products (townhomes and condominiums) are more attainable with price points that provide a wider range of home ownership opportunities;

4. The Workforce Housing commitments that Edge Homes has agreed to fulfill in the Development Agreement align with the State's goal of assisting public employees, school teachers, and first responders to become home owners instead of being priced out of the market. We applaud and support developers who are willing to assist this segment of the market realize their dreams of home ownership; and

5. Providing 500 to 540 new housing units in this area will inevitably increase the ridership levels of the underutilized TRAX station on 700 East.

For these reasons, we encourage Draper City to approve this project and be an example of how cities and developers can work together to provide much-needed owner occupied housing in Salt Lake County. We are grateful for the work that you do and the sacrifice and hours you put in to make our communities and State a place where our children and grandchildren will want to live. Please let me know if I can answer any questions or be of further assistance as you review this or other projects in your community.

Sincerely,

STEVE WALDRIP
SENIOR ADVISOR FOR HOUSING STRATEGY AND INNOVATION
OFFICE OF GOV. SPENCER J. COX
STATE OF UTAH
801.389.9329

Jennifer Jastremsky

From: [redacted]
Sent: Friday, May 23, 2025 4:33 PM
To: Jennifer Jastremsky
Subject: [EXT] Deny Edge Homes high density housing

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

The Brunatti Family at [redacted] ask that the Draper Council not allow the Edge Homes high density housing proposal.

In the Old Draperville area between State Street and 1000 E and from 11800 to 12300 there are more multiple housing units than anywhere else in Draper. We already have excessive commercial traffic from trax and the local businesses that now literally surround us. The Lonepeak Hospital, Draper Peaks, Day Dairy, the Post Office, and the Skaggs Complex with their "3" schools ALL traverse this neighborhood. Getting on to 700 East is nearly impossible during peak rush hours. Walking is literally dangerous. I have nearly be hit crossing 700 East several times. There's no crosswalks or caution lights at each street so you risk your life for your health. The Edge Homes addition would add way too much to what we can barely handle now. Plus, the Colossimo development on 12200 South at 800 East will add even more to our area. PLEASE DO NOT DO THIS. Promises at council meetings of owner occupied dwellings have always turned in to rentals after the fact. The Draper Council knows this. It's been happening for 30+ years. As elected public servants you should protect us You are hurting ALL the a longterm residents and property owners by ruining our quality of life. For what? $$$

Excessive traffic, transient trespassing, crime, property crime, and violent crime (stabbing in 12200 in my backyard) are not just a possibility. It's happening here and now. Check the news.

STOP!! DENY ANY MORE MULTI- UNIT DEVELOPMENT IN THIS AREA. DO YOUR JOB.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: Joe Colosimo
To: Jennifer Jastremsky; Todd Taylor; Todd Draper
Cc: Steve Maddox; Paxton Guymon; Tasha Lowery; Galey Colosimo; David Dobbins
Subject: [EXT] Edge Planning Commission
Date: Thursday, May 15, 2025 8:55:58 AM

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

Jen
Unfortunately I'm out of town for the May 22 planning commission at which time the Edge Homes application will be heard for the development on Kimball's Lane.

I wanted to go on the record from Juan Diego.
We appreciate Edge Homes willingness to listen to our following concerns and incorporate them into their design
1. Density 25-27 units per Acre
2. Building heights less than 60 feet
3. Push housing a minimum 50 feet off our common property line
4. For Sale Product
5. Giving our teachers and opportunity to buy an attainable home
6. Disclosures to future buyers that we are a High School and plan development in the field west of the Edge development.
7. A common fence down our common property line.
8. A stub street into the property the church owns on 118th South.

We are excited to entertain future students that the development brings to the area.

I hope my schedule will allow me to attend the City Council meeting person.

Respectfully
Joe Colosimo
Juan Diego Representative
[redacted]

Sent from my iPhone

Jennifer Jastremsky

From: Shelly Karren [redacted]
Sent: Monday, June 2, 2025 8:47 PM
To: Jennifer Jastremsky
Subject: [EXT] Public Hearing Comment for Kimballs Junction Zoning Map Amendment, etc.

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

To Whom It May Concern,

I am a current resident of Draper in a townhome [redacted] located in the Kimball's Lane Cove across the street from the proposed Edge Home high density development.

I would like the following comments to be included in the public comment record for this hearing.

During the seven years I have lived in my townhome, I have always known the days of this fruitful field across the street, of which I have a clear view outside my living room window, would be numbered.

What I did not anticipate was a proposed zoning amendment for high density housing for this area.

This idea seems shortsighted and money-driven, a proposal that will primarily benefit the builder, Edge Homes, and few others.

Having attended the May 22nd hearing at Draper City Hall and listened to Edge Homes' legal counsel, I have more questions than answers.

Edge Homes says that the 500 housing units will consist of condos and single family homes. While I appreciate the idea of home ownership, this doesn't solve the issue of traffic that will assuredly flood the area.

Edge Homes claims that a percentage (less than 10%?) will be subsidized affordable housing. Again, I appreciate the facade of beneficence, but this does not address the traffic issue.

I wondered repeatedly during Edge Homes' presentation why a traffic study had not been completed prior to the meeting. It seems a grave oversight in light of this obvious issue. We value safety in our community as well as efficiency and a 500 unit complex is sure to challenge these values.

I encourage city council members to carefully consider setting a precedent for rezoning in a residential area with limited road space.

Approving this amendment would set a precedent for other neighborhoods in Draper. And the folks who will likely be my neighbors will find the high volume of traffic that awaits us all to be equally frustrating. Is there a plan to widen 700 East and Kimball's lane? If not, there will probably be a lot more frustrated constituents coming soon.

Like many of my neighbors mentioned at the previous meeting, I invite anyone with interest in the matter to travel 700 East and Kimballs Lane during rush hour, including the morning hours when school is in session at Juan Diego. For example, if I don't leave for work before 7:30 a.m., I can expect a lengthy wait at the stop light. If I get caught in afternoon traffic and frequent Trax crossings, the traffic on 700 East gets backed up a good distance, sometimes as far as the Harmons on 11400 South.

Please consider this proposal responsibly. Can we prioritize the values of Draper, including open residential properties on wide swaths of land over the bottom line of a developer who stands to make a whole lot of money? Can we at least require a traffic study before a decision is made?

The choice is clear: do not approve this zoning amendment without the necessary information of the impact this will have on current and future residents.

Thank you for your time.

Sincerely,

Shelly Karren

Jennifer Jastremsky

From: marsha mcbride [redacted]
Sent: Sunday, June 1, 2025 10:35 PM
To: Jennifer Jastremsky
Subject: [EXT] Kimball's Lane

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

As the city council meeting is approaching concerning the development at Kmball's Lane, I would like to contact you again about my thoughts as a property owner that will be bordered by the development on two sides. I might ramble but hopefully you, as my elected representative to the city, will feel what is in my soul.

I've lived here 39 years. I came, bought an old existing house and moved in among the hay and vegetable fields. I brought my horses and fowl and small animals. We were able to ride up 12300 and wave at our frienda in the city. Our neighbors cared and watched out for each other. This was a peaceful place filled with trees and fields.

Towns grow, folks sell off their fields, houses are built. Sometimes city council folks care about their citizens, sometimes their friends, and sometimes the developers. I've seen it all and I hope you all are among the group that cares about the citizens.

So here is one of the oldest streets in Draper. They sell off the fields and build a school. Then they tear down the horse arena and build a hospital. During that time, they build a trax station (after two city votes of no) (interesting). There was a ton of jostling about what to do with the road. The hairpin turn next to the track was deemed unsafe... school and all. Well, we should put it straight through!! Right over the track. The draper raceway just got a vote for lifting air over the track. The railroad wouldn't have it. Two road crossings too close. We should dead end it!! No, won't work with the hospital access. So they created the intersection we have. Bought out the back half of two properties...destroying some dreams....widened and pushed the road west using a greater curve. Putting an access sidewalk on the east/north side of the road, which is the safest place to have it, as the line of sight for crossing the road on the curves is nil creating a seriously unsafe crossing opportunity.

So now the fields again are up for sale. Edge wants to put 500+ units there. I've been in close contact with both Steve and Paxton. I understand their goals. I understand their costs. I understand what they will reap. They say they care.....but i dont really know.

I do know I will lose the peace and quiet that I have left. Oh! You should have felt it before Cranberry and the subdivisions to the south and the losing the dairy and the pig farm and all the apartments that have been built in this one mile radius and Juan Diego and the hospital and the trax. It was glorious! I could see stars and almost hear them. The ibis would rest on their migration in the irrigated fields. This was a glorious place.
I know I will again have to deal with more artifical night light. Could they please install dark sky lighting?

There are still a few glorious sights. The hawks yearly nest in the trees. Ducks and geese nest in the area. Great blue herons fly by and rest in the trees. Deer and fox find places to rest and live.

I've read a great deal lately about many cities in the United States that are spending millions of dollars to create and restore wildlife lands. Sandy just finished one by Grandpa's pond. They do it for the wildlife, for the clean air it produces, and for areas for citizens to reconnect with nature and restore personal peace. It is happening in Utah through the Utah Nature Concervancy among other foundations.

Here, in Draper, on Kimball's Lane we already have a wild space. Migrating birds nest here every year. There are deer and other wild animals that make this area their home. The space has a great potentlal to add value to the edge homes development. With your support as a city we can be creative and unique and ahead of the game of wildlife conservation and beautiful lands.

Edge has hinted they want to cover the stream and pipe it. What a disaster that would be!!! All wildlife and plant life would die. If they want a nature walk, please leave the nature natural.

Review:
The road has seriously been reworked to the satisfaction of the state and railroad. An extra 2000 cars on the road will be more than challenging and less safe.

Crossing Kimballs lane on the curve is dangerous.
There is still serious speeding on this road.
A traffic study done right now will be incorrect as school is not in session.

Saving the wild area is beneficial to the city, to edge homes and to the community, covering the canal will cause death to the entire area and putting a "nature walk" on it covered is a sham....kill everything, plant a few bushes and call it nature. A nature walk is a great idea if the existing nature is protected.

Reduce the number of units.

Install dark sky lighting.

Thank you for your time.

Marsha McBride *

Jennifer Jastremsky

From: JD Rex [redacted]
Sent: Tuesday, June 3, 2025 12:18 PM
To: Jennifer Jastremsky
Subject: [EXT] Notice of public hearing for Kimball's Junction zoning map amendment

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

Has a traffic study been done??

I can't imagine that anybody who has turned left onto 700 east from Kimball's Lane could possibly think that this is a good idea. It feels like roughly half the time I drive that direction the arms on the train crossing are down.

My question is has a traffic study been done? Because with the train and the light at that intersection, it's not uncommon to sit there for five or 10 minutes as is now. I live in a house at [redacted] draper utah. Which would be highly impacted by the increased traffic in that area.

If you add 500-1000 more cars coming in and out of that high density small plot of land then I'm afraid the traffic especially during rush-hour or times when Juan Diego schools are letting out would be impossible to navigate.

JD Rex
[redacted]

Jennifer Jastremsky

From: Scorzato, Kelly [redacted]
Sent: Wednesday, May 21, 2025 10:44 PM
To: Jennifer Jastremsky; Planning; Community Development
Cc: [redacted]
Subject: [EXT] DENY: High Density Housing - Zone Change 20 acres of land: RA 1 and RA2 to RM2 (Apartments/27 + units per acre=540 units?).

Importance: High

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

RE: DENY: High Density Housing - Zone Change 20 acres of land: RA 1 and RA2 to RM2 (Apartments/27 + units per acre=540 units?). Traffic will be unsafe on Kimball Lane (only access to those 20 acres)

Please print out and give hard copies to each Planning Committee member. I would also like my response to be read out loud – and included in the meeting notes. A concerned/loyal Draper Citizen – who knows the Draper Planning Committee will do the right thing!

Important Point:

- Just because there is a TRAX stop at Kimball Lane/Soring Eagles Drive – does not give the developer the right to change zoning from residential to RM2/27 units per acre.
- We must remember – the Draper City of goal is to protect and maintain a lifestyle valued by the community! (not more transients from apts – don't care how exclusive developers say their apts are – we NEED more single family homes!!)
- There are already (more than enough) RM2 zones apartments near this TRAX stop – another one which disrupts the community is NOT needed.
- The proposed zoning change is not consistent with goals, objectives, and policies of the city's general plan.
- The proposed zoning change is not harmonious with the overall character of existing development in neighboring vicinity. (local property owners do NOT want RM2 zoning
- The proposed zoning will adversely affect adjacent property.
- Recommend to developer: he can buy property West of 1-15/near the old Prison Property for his RM2 housing development – which is more inline with Draper City goals
- Draper City/Utah has a shortage of single-family homes – NOT RM2/27 units per acre. We have more than needed/surplus of RM2/27 units per acre/apartments – **but lack single family homes**

Recommendations:

Please "DENY" this high density housing zone change –

- We do not need ***more*** high density housing next to our schools, churches, and neighborhoods. (put RM2 in Draper West of I-15)
- We are already surrounded by it- The Parc at Day Dairy, Draper Village, Draper Peaks, The Cove, Heritage at Draper, besides all the others residential/high-density that have been approved for Wasatch Residential, Boyer and Gardner Group, Wasatch Residential Group

- The traffic on Kimball Lane is busy all day long. Worse when JD Campus School starts and ends. The 20 acre development has only 1 access – that is on Kimball Lane
- It will make it dangerous for the bordering neighborhood streets filled with children and animals.

There needs to be an emphasis on more " RA 1 and RA2 single family residential development" and less on **RM2/**apartments/high-density housing.

- **RM2/**apartments/high-density housing isn't the answer for every piece of ground in Draper. Especially near a big school campus and many residential subdivisions.
- This ***area*** already has too many apartments/high density housing in the surrounding areas – it cannot safely handle more.
- **SECTION 8 HOUSING**:. If these apartments are not fully rented – they can easily be changed to section 8 housing. A development at 13800 South has been unsuccessful and is now being leased by the Utah Center for Affordable Housing (section 8 housing.) Section 8 housing results increased in crime and will bring a transient population to the neighborhood (I have already seen homeless people wondering from the .)

The planning committee must "DENY" this zoning change, as they care about Draper City's importance of protecting and maintaining a lifestyle valued by the community!

- The proposed zoning change not consistent with goals, objectives, and policies of the city's general plan.
- The proposed zoning change is not harmonious with the overall character of existing development in neighboring vicinity
- The proposed zoning will adversely affect adjacent property.

Regards,
Kelly Scorzato
[redacted]
Draper, UT 84020

Jennifer Jastremsky

From: Benjamin Sila M. [redacted]
Sent: Thursday, May 22, 2025 8:32 PM
To: Planning
Subject: [EXT] Opposition Report: High-Density Development at 600 E Kimballs Lane, Draper

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

Background and Proposal Details

A development application has been submitted by Edge Homes (via representative Mike Winters) for a **high-density residential project** on approximately 20 acres at **~600 East Kimballs Lane, Draper**. The proposal (applications **2025-0092-MA, 2025-0091-MA, 2025-0090-DA**) seeks multiple approvals:

- **Zoning Map Amendment:** Change the zoning from **RA1** and **RA2** (Residential Agricultural 1-acre and 1/2-acre minimums) to **RM2** (Multiple-Family Residential)draperutah.gov.
- **Land Use Map Amendment:** Change the Draper General Plan designation from **Residential Low/Medium Density** to **Residential High Density**draperutah.gov.
- **Development Agreement:** A contractual agreement to **set a specific density range** on the property of **25–27 dwelling units per acre**, exceeding the normal RM2 density limitsdraperutah.gov.

No specific site plan is being approved at this stage – the request is purely for entitlements (rezoning and land use change, accompanied by a development agreement for increased density)draperutah.gov. The project is referred to by the applicant as "Kimballs Junction." A public hearing before the Draper Planning Commission is scheduled for May 22, 2025 to consider this proposal.

This report provides an updated analysis opposing the proposed high-density rezoning, incorporating new details about the application. Key considerations include zoning comparisons (RA1/RA2 vs RM2), the role of a development agreement, traffic and safety impacts, precedent cases in Draper, potential for Section 8 (low-income) housing conversion, and consistency with Draper's General Plan and neighborhood compatibility standards.

Zoning Comparison: RA1, RA2 vs. RM2

To understand the magnitude of the proposed change, it is important to compare the existing **RA1/RA2** zoning with the requested **RM2** zoning in terms of **allowed density, housing types, building height, lot sizes, and setbacks**. The table below summarizes key differences:

Zone	Typical Uses	Min. Lot Size	Max. Base Density	Max. Building Height	Setbacks (Front / Rear / Side)
RA1 (Residential Agricultural 1)	Large-lot **single-family detached** homes; limited animals (semirural lifestyle)	40,000 sq. ft. (≈0.92 acre)	**~1 dwelling unit/acre**draper.novusagenda.com	35 feetdraper.novusagenda.com (≈2-3 stories)	~30′ front, 20′ rear, 12′ side (typical minimums in RA zones)codelibrary.amlegal.com
RA2 (Residential Agricultural 2)	Large-lot **single-family** homes; semirural residential (some animals allowed)	20,000 sq. ft. (≈0.46 acre)	**~2 dwelling units/acre**draper.novusagenda.com	35 feetdraper.novusagenda.com	~30′ front, 20′ rear, 12′ side (slightly reduced from RA1)codelibrary.amlegal.com
RM2 (Residential Multi-Family 2)	**Multi-family** residences: apartments, townhomes, twin homes, condos (high density)codelibrary.amlegal.com	*N/A* (no individual lot; 1-acre project min.)	**12 units/acre** base allowed by codedraper.novusagenda.com *(**25–27** units/acre requested via dev. agreement)*	35 feet (by code)draper.novusagenda.com *(*Height increases possible by agreement)*	*Determined by site plan/ buffering requirements* (code notes RM setbacks must ensure compatibilitycodelibrary.amlegal.com)

RA1 and RA2 zones are low-density residential districts intended to **"foster low density development with little impact on surroundings"** and to preserve Draper's **"semirural"** charactercodelibrary.amlegal.com. They promote **large lot family life** with predominately detached single-family homes and even allow keeping of limited livestock or fowl, reflecting a rural-residential feelcodelibrary.amlegal.com. RA1 requires roughly one-acre lots (40,000 sq.ft. minimum) per home, while RA2 allows about half-acre lots (20,000 sq.ft.)draper.novusagenda.com. In practical terms, RA1 yields ~1 home/acre and RA2 ~2 homes/acre under current zoningdraper.novusagenda.com. Building heights in these zones are capped at 35 feet (about a 2-story house with attic), and setbacks are generous (front yards ~30 feet, etc.), providing open space around each home. The RA zones are designed to **protect the stability and open character of existing neighborhoods** – for example, RA homes are buffered from commercial or industrial encroachment by not allowing such uses in the zonecodelibrary.amlegal.com.

In contrast, **RM2** is a **high-density residential** zone meant for compact housing types like apartments, condos, townhomes, and twin homes. Its purpose is to permit well-designed multi-family developments at **"relatively high densities"** that are **"appropriately buffered from and compatible with"** surrounding land usescodelibrary.amlegal.com. Under Draper's standard zoning code, RM2 projects are limited to about **12 dwelling units per acre** (roughly 2.5 to 3 times the density of a typical suburban single-family zone)draper.novusagenda.com. This base density equates to roughly an **R-8 to R-12** zone in many cities (8–12 units/acre). The applicant, however, is seeking a **density of 25–27 units/acre**, more than double the normal maximum, by using a **Development Agreement** (discussed below) to override the standard zoning limitdraperutah.gov. A density of ~27 units/acre approaches an **urban apartment complex** scale (for example, a 4-story building with surface parking can be around 25 units/acre).

Other development standards also differ markedly:

- **Housing Form:** RA1/RA2 strictly allow *detached single-family homes*. RM2 allows *multi-family buildings* – i.e., structures containing many dwelling units. Apartments or townhome rows would be permitted in RM2, fundamentally changing the built form from houses on large lots to clustered units on a shared parcel.
- **Open Space:** RA zones, by virtue of large lots and low coverage (max ~40% lot coverage)draper.novusagenda.com, maintain considerable open space/yard area. Multi-family RM2 projects can cover much more of the land with buildings and parking (open space comes mainly from common landscaped areas or setbacks negotiated in the site plan).
- **Setbacks/Buffering:** RA1/RA2 homes are set far back from roads and property lines, preserving privacy and a green, open feel. In RM2, the code does not fix large setback distances in the same way; instead, buffering of high-density projects is handled through the site plan/design process to ensure compatibilitycodelibrary.amlegal.com. However, typical front setbacks for multi-family in Draper can be much smaller (e.g. 20 feet or less) if carefully designed. Without substantial buffers, an RM2 project could loom very close to adjacent single-family properties.
- **Height:** All residential zones in Draper have a base height limit of 35 feet for the main buildingdraper.novusagenda.com. In theory, this height limit still applies in RM2, meaning buildings of ~2 or 3 stories. However, with a development agreement, developers sometimes negotiate for additional height or different building configurations. Even at 35 feet, a multi-family structure (with flat roofs and possibly built on a slight grade) can appear more imposing than a 35' tall single-family home, due to longer continuous façade lengths and minimal spacing between buildings compared to large-lot homes.

In summary, the existing **RA1/RA2 zoning** allows only **low-density, single-family estate-style development** in harmony with the area's current character. The proposed **RM2 zone (with a development agreement for 25+ units/acre)** would introduce a **much more intense development** – effectively a large apartment or townhome complex – in a setting that today consists of schools, churches, and single-family neighborhoods. The differences in allowed **density** (from 1–2 units/acre up to 25+ units/acre) and **housing type** (one home per lot vs. potentially hundreds of units on one site) are stark. This dramatic upzoning would set a new precedent for residential intensity in the immediate area.

Development Agreement: Purpose and Legal Function

A **Development Agreement** is a specialized tool in Draper City's land use process that allows the city and a developer to enter into a **contractual agreement** specifying customized development standards, densities, or other conditions for a particular project. **Utah state law** permits such agreements as a way to give both parties certainty and to tailor large or unique projects, as long as they are approved through the proper legislative process. In Draper:

- **Purpose:** A development agreement may include "*any term that the City considers necessary*" related to the development, such as **master plan details, density bonuses/transfers, affordable housing provisions, infrastructure commitments, special design standards**, etc.codelibrary.amlegal.comcodelibrary.amlegal.com. The intent is to negotiate project-specific conditions that go **beyond what the base zoning code would normally allow or require**, in exchange for benefits or assurances that the developer provides to the city (e.g. higher quality design, open space, infrastructure improvements).
- **Legislative Approval:** Importantly, a development agreement **cannot unilaterally override zoning rules** unless it is **formally approved by the City Council** through the same process as a zoning ordinance changecodelibrary.amlegal.com. This means the agreement is reviewed by the Planning Commission and subject to a public hearing, and then voted on by the City Council, just like a rezone. The law explicitly states that a development agreement may not contain terms conflicting with the land use code *"unless the city council approves the development agreement in accordance with the same procedures for enacting a land use regulation"*codelibrary.amlegal.com. In short, it's a **contract zone** – a site-specific law crafted for the project.

- **Recordation and Binding Nature:** Once approved, the agreement is recorded against the property and **runs with the land**, binding future owners to its termscodelibrary.amlegal.com. It typically enumerates the **allowed uses, densities, building heights, site plan configuration, amenities, timing, and any developer contributions or public benefits**codelibrary.amlegal.comcodelibrary.amlegal.com. For example, a development agreement might lock in a maximum of X units, specific architectural styles or materials, required open space or park land dedication, etc., that the developer must adhere to beyond normal code requirements.
- **Flexibility vs. Limitations:** The development agreement gives the developer certainty that if they meet the terms, they can proceed even if underlying zoning regulations would otherwise change. Conversely, it gives the city leverage to ensure public concerns are mitigated. However, it cannot be used to obligate the city to future zoning changes or to surrender the city's general police powerscodelibrary.amlegal.com. Draper cannot force a developer to use a development agreement; it is typically **required by the city only when an applicant seeks a legislative change (like a rezone) with specific deviations or commitments**codelibrary.amlegal.com. In this case, the applicant is volunteering a development agreement as part of the rezone, likely to specify the 25–27 du/acre density and perhaps other details of the future project.

In the **Kimballs Lane proposal**, the development agreement is the mechanism by which Edge Homes is asking for **extra density (25–27 units/acre)** beyond the normal RM2 limitdraperutah.gov. The agreement would presumably also outline any conditions or public benefits offered in exchange for this upzoning. For example, the city could negotiate things like enhanced landscaping buffers, architectural quality, traffic improvements, or a cap on the total number of units. The **legal function** of this agreement is essentially to create a customized "RM2-plus" zone for this 20-acre site, with specified rules. It is a powerful tool – once in place, it vests the developer with rights to build at that higher intensity (as long as they follow the agreement), even if such density would normally not be permitted. Because of this, **development agreements in Draper are used cautiously**, typically on large projects where the city wants to exact certain guarantees. Here, the **public should scrutinize the terms**: What is the city getting in return for allowing more than double the usual density? And does the agreement truly mitigate the impacts of that density on the community?

Traffic and Access Impacts

One of the most **critical concerns** with placing a high-density development on Kimballs Lane is the **traffic impact**, especially given the **limited access** and the context of the surrounding community. The site in question has **only a single point of access** (Kimballs Lane itself) connecting to the broader road network, rather than multiple ingress/egress points. This raises significant issues:

- **Volume of Traffic:** A development at 25–27 units/acre on ~20 acres could entail around **500 dwelling units** (for example, 20 acres × 25 = 500 units). Even a somewhat smaller unit count would generate a substantial number of vehicle trips. Standard traffic engineering rates indicate that an apartment unit generates roughly **6–8 trips per day** on average. Hundreds of units could thus produce several thousand car trips daily on Kimballs Lane, a road that today likely handles only a fraction of that. Peak hours (morning and evening rush) would see intense clustering of trips as residents leave for work or school and return home. This **surge in traffic** could easily overwhelm a small two-lane road and its intersections.
- **Single Access and Safety:** Having so many residences served by a single road is not only a congestion concern but also a **safety hazard**. **Emergency access** is a key issue – if Kimballs Lane were blocked by an accident, road damage, or a fire/police incident, **hundreds of people could be trapped or cut off**. In fact, Draper City Code **limits the number of homes on a dead-end or single-access street** for this very reason. Under current standards, *"dead end streets or subdivisions with one access point shall serve no more than thirty (30) single-family… units, or up to one hundred (100) multi-family units"*codelibrary.amlegal.com. In other words, beyond 100 multi-family units you **must provide a secondary access** for safety. The proposed project far exceeds these thresholds. Unless the developer can create a new roadway connection (which is uncertain given the area's built-out nature and possibly

geographic constraints), the project **violates the spirit of Draper's own safety standards**. Granting an exception would put future residents at risk and burden emergency services. For instance, a fire apparatus needs two ways in/out when responding to large complexes – even if the code exception were somehow granted, the Fire Marshal would likely insist on significant mitigations (like heavy-duty turnarounds, which still don't solve external road blockage issues).

- **Proximity to Juan Diego School Campus:** Kimballs Lane is adjacent to the **Skaggs Catholic Center (Juan Diego High School, middle school, and elementary)** on 300 East, and near at least one church (the campus includes a large Catholic church), as well as other local churches and neighborhoods. **School traffic** already defines the peak use on these roads – mornings and mid-afternoon when school begins and lets out, **Kimballs Lane and 300 East see heavy traffic spikes** from parents, teenage drivers, and school buses. The presence of a family-oriented community means many **young drivers and children** are on or near the streets. Injecting the daily traffic of a large apartment community could **greatly exacerbate congestion during those peak times**. Residents can expect longer delays and backups as hundreds of additional cars converge with school traffic at the start and end of the day. Furthermore, the **mixing of high-volume apartment traffic with school pedestrians is a safety red flag**. There are likely students walking or biking in the area (or crossing Kimballs Lane to reach the school or nearby parks). More traffic increases the probability of accidents, unless significant pedestrian infrastructure and traffic calming is implemented.
- **Intersection and Road Capacity:** Kimballs Lane connects to **700 East (SR-71)** near the UTA TRAX station. The intersection at 700 East is a critical junction. A sudden influx of cars trying to turn onto 700 E or off of it to Kimballs Ln can lead to queuing on the state road (700 E) and increased likelihood of accidents. If drivers experience delays or difficulty turning, they may also seek alternate routes through residential streets, spreading the traffic impact beyond just Kimballs Lane. Without a professional traffic impact study, the full extent is unknown, but intuitively **the road infrastructure seems ill-suited for a high-density project** in what is currently a low-density area.
- **Recent Traffic Incidents/Concerns:** There is already evidence that the area has some public safety concerns. For example, Draper Police recently reported an **assault incident** involving a victim who **"left the Kimballs Lane TRAX Station"** late at nightfacebook.com. This indicates that the station and its vicinity may have periodic issues with crime or safety at current usage levels. A large development would keep the area active 24/7 and could potentially **increase calls for service** (traffic accidents, police calls, etc.). It underscores the need for robust planning – adequate street lighting, traffic controls, and possibly increased police presence – if density is increased. With only one way in or out, any incident on the road (an accident, a stalled vehicle, police activity) would not only pose safety issues but could **gridlock the entire apartment community**.

In summary, from a traffic engineering and public safety standpoint, the proposal is **highly problematic**. It defies Draper's standard practice of requiring **two or more access points** for large developmentscodelibrary.amlegal.com. It would funnel **orders of magnitude more traffic** onto Kimballs Lane, a road not designed for heavy throughput. And it would do so in a location where that traffic directly conflicts with **school drop-off patterns and residential street activity.** The likely outcomes include: significantly **longer travel times**, **increased accident risk**, difficulty for emergency services, and a general deterioration of the quiet neighborhood character as the street effectively becomes a busy apartment access road. Mitigating these issues (through road widening, new roads, signals, etc.) would be expensive and possibly infeasible given built conditions – meaning the problems might remain permanent if the project is built as proposed.

Property Value Trends Near High-Density Complexes in Draper

Residents often worry that large apartment complexes will lower nearby home values. Recent research suggests mixed outcomes: A University of Utah study of Salt Lake County (2010–2019) found that homes within 0.5 mile of new apartment buildings appreciated slightly faster on average (about +10% per year) than those farther away (+8.6%) . However, Draper's area was an exception – in the southeastern suburbs (which include Draper), home values farther from new

apartments appreciated slightly faster than those near high-density developments . This indicates that in Draper's case, proximity to apartments did not boost home values and may have corresponded with marginally slower growth.

Local anecdotal evidence underscores resident concerns. When Draper's first big apartment projects were proposed in the 1990s, neighbors feared value loss: "It will destroy our home value… People don't move out to Draper to live by apartments," said one resident regarding a planned 152-unit complex at 11800 S back in 1995 . While that complex (now Heritage at Draper) was eventually built, single-family homes in Draper remain high-value. What the data suggests is that well-maintained apartments alone have not caused drastic drops in adjacent home prices, but in Draper's case they also haven't particularly increased them. In sum, nearby property values have continued to rise overall, though Draper-specific data shows they rose a bit more slowly near high-density projects than further away . Homeowners can factually note that the only regional submarket showing slower appreciation next to new apartments was Draper's – supporting concerns that high-density housing might slightly dampen local property value growth (even if not causing outright declines).

Similar Rezoning Cases in Draper: Precedents and Outcomes

High-density rezones in established Draper neighborhoods have been *controversial*, and the city's track record shows a pattern of **cautious or unfavorable receptions** to such proposals, especially when not aligned with the General Plan or community expectations. A few relevant cases:

- **"Fitzgerald Farm" (Draper City Civic Center area, 2021–2022):** A local example involved a 27-acre parcel of historic farm land located south of the Draper City Hall and library (in the older part of Draper). The property, surrounded by established **half-acre and one-acre single-family lots**, was eyed by a developer (The Boyer Company) for a rezoning to allow around **11 units per acre** (likely an RM2-type townhome development)change.org. This represented a jump from rural residential to high density. The proposal met significant pushback from residents who wanted to **"Save Historic Draper"** and prevent an incompatible high-density enclave. Boyer ultimately **withdrew the application** at the last minutechange.org. Notably, opponents were concerned that approving 11 du/ac there would set a **precedent for other farmland patches to all become high-density**. They emphasized preserving the *"historic, rural, small town feel"* of that areachange.org. In that case, the developer hinted at taking the fight to the state legislature, hoping for a law that would force cities to allow higher densities near transitchange.orgchange.org. In fact, residents reported that the developer suggested legislation could mandate **"50 units/acre within a mile of a transit station"**, which would have allowed **1350 units** on that 27-acre farm instead of the 111 units initially proposedchange.org. This Boyer case underscores Draper's reluctance to upzone to high density in areas not already planned for it – the mere *prospect* of 11 units/acre triggered such resistance that the developer backed off (while seeking other avenues). By comparison, the Kimballs Lane project asks for **25+ units/acre**, which is more than double the density that proved too controversial in the farm case.
- **Council Rejection of High Density in West Draper (2024):** In early 2024, the Draper City Council took action to **downzone a 10-acre property** in order to explicitly prevent future high-density development on it. The property (owned by a school district and under consideration for purchase by the city) was adjacent to low-density neighborhoods. Citing the *"current threat to local zoning and land use authority from the State"*, Council members expressed that if the City didn't "act prudently," the site *"could end up being developed with something denser and less desirable"* under outside pressuredraper.granicus.com. By approving a rezone to a very low density and indicating intent for a public use (a new cemetery and/or park), the Council sent a message that *"residents in the area would know the City did not plan to develop [it] with higher density"*draper.granicus.com. The vote was unanimous to rezone in favor of large lots/civic usedraper.granicus.com. This case shows the Council's sensitivity to neighborhood compatibility – they acted to ensure a transition that neighbors felt comfortable with, rather than leaving the door open to high density. Essentially, Draper's policymakers sided with **preserving community character over densification** in that instance.

- **Transit Station Areas – Planned Higher Density with Conditions:** Draper has, in some circumstances, approved high-density residential projects, but these have typically been **in areas specifically planned for it** (such as near transit stations or in mixed-use centers) and often with careful conditions. For example, around the Draper **Town Center TRAX station** at 12300 S, a couple of multi-family developments have been allowed (e.g. transit-oriented apartments near City Hall). Those were **consistent with the General Plan's vision** for the town center and had infrastructure to support them. Even so, densities have generally been kept in the range of the RM2 maximum (approximately 12 units/acre or slightly above when mixed-use is involved). Another example is the **Vista Station** area near the FrontRunner commuter rail (west Draper, near 13490 S), where multi-story apartments were built, but that area was master-planned as a high-density employment and residential center from the outset. In each of these cases, the high-density zoning did not intrude into an established single-family neighborhood without buffers; instead, they are located near major transit or commercial corridors, often separated from lower-density housing by roads, parks, or commercial uses. Additionally, **conditions were imposed** – such as traffic improvements, design standards, and sometimes phased construction – to ensure the projects were successful and didn't negatively impact neighbors.
- **Planning Commission/City Council Tendencies:** When high-density rezones come forward, Draper's Planning Commission and Council have shown a pattern of either **denying them or scaling them back** if they conflict with the General Plan or neighborhood compatibility. Even when approvals are given, it's often with a **reduction in requested density or additional buffering conditions**. Residents' voices carry weight – public hearings often see significant turnout opposing drastic density increases, and city officials have responded by adhering closely to the city's planned land use map. In the rare cases where a deviation is granted, it tends to be because the developer demonstrated a clear **community benefit or mitigation** (for instance, integrating some owner-occupied units, contributing to infrastructure, or providing affordable housing commitments).

In the case of **600 E Kimballs Lane**, the proposal is clearly **at odds with past practices** for similar situations. The area is not designated in the current General Plan for high density (the plan calls it Low/Medium density), and the surroundings are low-intensity uses. Similar attempts to rezone low-density residential or agricultural land to multi-family have been met with rejection or withdrawal (as with the Boyer farm example). Approving this would mark a significant departure and could set a new precedent that invites more such requests in quiet residential parts of Draper. Given the history, **one could reasonably expect the Planning Commission and/or City Council to view this proposal skeptically**, unless the applicant presents extraordinarily compelling justifications and safeguards.

Potential Conversion to Section 8 or Affordable Housing

Another concern raised by residents is the possibility that a high-density rental development, if approved, could later be converted into **Section 8 housing** or otherwise used for subsidized affordable housing, contrary to initial promises of "luxury apartments." It's important to address this with facts and local context:

- **Section 8 Basics:** "Section 8" refers to the federal **Housing Choice Voucher** program, which helps low-income tenants pay rent in the private market. Section 8 is not a zoning designation – it's a **tenant subsidy program**. Landlords can choose to accept Section 8 voucher holders (and receive government rent payments), or not. In Utah, there is currently *no law forcing landlords to accept Section 8* (source-of-income discrimination is not banned statewide), so many high-end apartment operators might initially choose not to participate. **However, this can change over time** – if a development struggles to fill units or an economic downturn hits, owners often become more willing to rent to voucher holders to keep units occupied. **No city ordinance can prohibit an owner from accepting Section 8 tenants**; doing so would violate fair housing principles. Thus, once a large apartment complex is built, the city has limited control over who the landlord rents to in the long run.
- **Conversion to Dedicated Affordable Housing:** Apart from individual vouchers, there's the scenario where an entire complex gets sold to an affordable housing operator or converted into income-restricted housing (for example, via tax credit financing or a project-based Section 8 contract). This usually

happens if the original developer decides to exit and a specialized investor (like a housing authority or non-profit) acquires the property. It can also happen if the developer originally finances it using low-income housing tax credits (LIHTC), which require units to be rented to lower-income households. Typically, developers present their projects as market-rate to gain community acceptance, but later might leverage affordable housing programs for financial reasons.

- **Precedent in Draper (13800 South Case):** Residents have specifically cited a **development at 13800 South** Draper that allegedly turned into Section 8 or low-income housing. Indeed, there is a notable case: a **30-unit condominium building at ~248 East 13800 South** was part of a state-administered affordable housing effort about a decade ago. The building was a 4-story condo project that had stalled; it was then **acquired and rehabilitated with public funds** under a federal Neighborhood Stabilization Program (NSP) grant, with the condition that units be sold to moderate-income owner-occupantsfiles.hudexchange.infofiles.hudexchange.info. Records show the intent was to *"complete the unfinished…condominium building for sale to qualified home [buyers]"* and that *"all units [were] sold to owner occupants with a 5-year recapture period"*files.hudexchange.info. This implies the units had affordability restrictions for at least 5 years. After that period, some units appear to have entered the rental market – listings on Apartments.com and Zillow have shown condos at that address for rent at market rates. It's unclear if those units are rented to voucher holders, but the key point is **Draper has seen a high-density building on 13800 S specifically used for affordable housing purposes** (initially via subsidized sale to lower-income families). Additionally, the **land immediately around 248 E 13800 S was "land banked for future development of affordable housing units"** by the Utah affordable housing programjobs.utah.gov. This indicates an expectation that more affordable units would be built there.
- **Risk for Kimballs Lane Project:** If the Edge Homes project is approved as a large rental community, **nothing would prevent the owner or future owners from renting to Section 8 voucher holders**. While Edge Homes may market it as upscale apartments initially, the **economic reality** is that rents are dictated by supply and demand. If the local market cannot absorb hundreds of luxury-rate units, the developer might lower rents or welcome voucher subsidies to fill vacancies. Over time (especially after any initial investor agreements or financing requirements expire), the property could effectively operate as **workforce or low-income housing** if market conditions push it that direction. In a worst-case scenario, if the project fails financially, it could be sold in bulk to a housing authority or a low-income housing tax credit investor, who would then **legally commit some or all units to affordable rates**. Draper would then have a de facto subsidized housing complex in a spot that was originally intended (in the General Plan) for low-density homes.
- **Crime and Maintenance Correlations:** The reason many residents worry about a "Section 8" conversion is concern about **higher crime or lower property maintenance**, which they associate (fairly or not) with low-income apartment complexes. It's true that statistically, areas with higher concentrations of poverty can see more crime and social challenges. A large apartment complex, especially if it deteriorates or is not well-managed, can become a **hotspot for police calls**. This is not unique to subsidized housing – any high-density housing will generate more calls than a subdivision of single-family homes simply due to the number of people living there. For context, Draper Police have had to deal with incidents near the existing Kimballs Lane TRAX station (as noted, an assault was reported there)facebook.com. Adding hundreds of units right by that station could either improve the situation (more "eyes on the street" and an active community can sometimes deter crime) or exacerbate it (if the complex isn't closely monitored, it could provide more targets/opportunities for crime). In any case, if a complex ever did transition to accept a large number of Section 8 tenants, it would likely house many lower-income families, which can strain local resources if not planned for (schools might see more students in need, the city might need more frequent police patrols, etc.). **It bears emphasizing that Section 8 tenants are not inherently criminals** – most are families or individuals trying to make ends meet – but the **perception and potential for problems increases with high density** and lack of community integration.
- **City Levers:** Draper City cannot attach a condition to a rezone that "no Section 8 renters" be allowed – that would be unlawful and unenforceable. What the city can do is ensure that if the project is approved, it is built to **high standards** (so it doesn't quickly decline into disrepair) and that the developer's promises (luxury amenities, security measures, on-site management, etc.) are **in writing via the development agreement**. That way, even if the tenant mix changes over time, the property is more likely to remain well-maintained and safe. The city could also require a **management plan** or **crime prevention plan** as part of the agreement (for example, commitments to install security cameras, adequate lighting, controlled access gates, etc., which benefit all residents regardless of income).

In summary, the **concern about conversion to Section 8 housing** is not unfounded given the precedent on 13800 South and the general unpredictability of rental properties over decades. Approving a large multi-family zone introduces the possibility that its occupant demographics could shift in the future in ways the city can't control. Residents who bought into a low-density neighborhood could eventually find a subsidized housing complex next door. The **most factual statement** here is: any high-density rental **can** become mixed-income or low-income housing over time, either informally through vouchers or formally through programmatic conversion – whereas low-density zones (RA1/RA2) will almost certainly remain homeowner-occupied single-family in character. Thus, keeping the current zoning is the surest way to prevent a sudden concentration of subsidized housing at this site.

Draper's General Plan and Neighborhood Compatibility

A fundamental test of any rezoning is whether it aligns with the city's **General Plan** (the long-range policy guide for land use) and whether the new use is **compatible with the surrounding neighborhood**. The Kimballs Lane proposal raises red flags on both counts:

- **General Plan Land Use Designation:** The Draper General Plan's Land Use Map currently designates this area as **"Residential Low/Medium Density."** According to Draper's definitions, *Low-Medium Density* residential is intended for roughly **0–2 dwellings per acre** – essentially single-family homes on large lots (this category encompasses RA1, RA2 zoning)draperutah.gov. In fact, low-medium is one of the least dense residential categories, reflecting the semirural character. The applicant is asking to change the designation to **"Residential High Density."** The General Plan defines *High Density Residential* as roughly **8–12 dwellings per acre**draperutah.gov, and this category in Draper is typically implemented via zones like RM1 or RM2 for apartments or townhomes. Even if the General Plan amendment to "High Density" is granted, the applicant's desired 25–27 du/ac **far exceeds the 12 units/acre upper limit** generally contemplated by Draper's plan for high densitydraperutah.gov. In reality, the project is pushing into a density range that Draper's plan does **not even map out** (one might call it "very high density"). This means the proposal isn't a minor tweak to the General Plan – it's a **significant departure** from the community's adopted vision. Typically, such a leap in density would only be considered if there were extremely compelling reasons (e.g., adjacency to a major transit hub, or a pressing city-wide housing need, etc.). While there is a TRAX light rail station nearby (Kimballs Lane Station on 700 E) and Draper, like all cities, is encouraged to plan for affordable housing, the General Plan likely envisioned any transit-proximate density to still be within the "High Density 8-12/ac" range. Twenty-five units per acre is akin to what you'd see in downtown Salt Lake City or dense urban centers, not in Draper's suburban context, unless specifically master-planned (as maybe will happen at the **Prison Site "Point" development**, but that's a unique area with its own plan).
- **General Plan Policies:** Beyond the map designation, Draper's General Plan contains **narrative policies about land use compatibility**. Generally, the Plan emphasizes **gradual transitions** between different residential densities, protecting existing neighborhoods from incompatible infill, and ensuring that growth "matches the character called for in the Density Element of the General Plan"codelibrary.amlegal.com. The RA1/RA2 zones explicitly align with the plan's call to **preserve semirural character** and have little impact on municipal services or surroundingscodelibrary.amlegal.com. Jumping to multi-family on this site would create a sharp, *not* gradual, transition – from farming or very low-density use straight to one of the highest densities in the city. The Plan does encourage higher density housing in certain places, particularly **near transit stations** and **major corridors**, as part of regional growth and moderate-income housing strategies. In fact, Draper's recent Moderate Income Housing Plan (2022) includes strategies like rezoning for higher density or moderate-income housing *"in commercial or mixed-use zones near major transit investment corridors"*cityofdraper-001-us.govstack.com. However, the Kimballs Lane location is tricky: yes, it's near a TRAX station (within a few hundred yards), which on paper supports transit-oriented development. But it is *not* in a commercial or mixed-use center – it's wedged in a primarily **institutional and low-residential area**. Effective transit-oriented development (TOD) usually also involves a mix of uses (shops, offices) and a network of streets to distribute traffic – those elements are absent here. So while one could argue the proposal meets one aspect of the housing plan (proximity to transit), it fails the others (appropriate context, infrastructure to

support it). Furthermore, Draper's High Density category wasn't automatically applied to all areas near transit; the city still analyzed where high density *makes sense* without harming existing neighborhoods.

- **Neighborhood Compatibility: Compatibility** means the new development should **complement or at least not detract from the character, scale, and function of existing development around it.** The immediate vicinity of 600 E Kimballs Lane can be characterized as follows:
    - **North/West:** The Juan Diego Catholic campus (schools and church) – large institutional uses on big parcels, which generate traffic at specific times but are mostly open land (athletic fields, parking lots) and low-rise buildings. They have a quiet presence outside of school hours.
    - **South/East:** Predominantly single-family homes (in subdivisions with RA2 or similar zoning), and possibly some agricultural or vacant land and a few low-rise office buildings closer to 700 East. The single-family neighborhoods are cohesive, with local streets, yards, and a family-friendly atmosphere.
    - **General feel:** The area has a **suburban/rural fringe feel** – you can see the Wasatch Mountains, open fields along Kimballs Lane, and there are still stretches without intense development. It's not an urban center by any means.

  Dropping a **large apartment complex** into this mix raises multiple compatibility issues:

    - **Scale and Massing:** Single-family homes vs. apartment blocks – even at 3 stories, an apartment building (or a cluster of 3-story buildings totaling 500 units) is a far more massive presence than any single house or school building around. The bulk and height, and continuous facades of multi-unit buildings, would make them the dominant visual element in the area. Neighbors who now overlook open space or distant homes might suddenly face towering structures, parking lot lights, and balconies peering into their backyards.
    - **Density of Population:** The neighborhoods are currently low population density – quiet at night, minimal on-street parking issues, etc. An influx of perhaps 1,000+ residents (500 units × an average household size of, say, 2 people) into one spot means a dramatic increase in activity. There will be more noise, more light (from cars, buildings, streetlights in the complex), and simply more comings-and-goings at all hours. This could fundamentally alter the **peace and quiet** that existing residents now enjoy.
    - **Traffic/ Parking Spillover:** As discussed in the traffic section, compatibility is questionable due to the road network. Residents on adjacent streets might see more drivers shortcutting through their area. If the complex ever has insufficient parking, cars could overflow into nearby church or school parking lots or even residential streets during events – an issue we've seen in other cities when large complexes are built without strict parking management.
    - **Buffering and Transitions:** Good planning practice would buffer lower-density homes from a high-density project – typically through transitional zoning (e.g., medium-density townhomes as a step-down) or physical buffers like parks or wide landscaped setbacks. Here, the request is to go straight from RA2 to RM2 with no intermediate step. The applicant would need to show on a site plan how they will **buffer the edges**: perhaps they'd put two-story townhome-style buildings around the perimeter next to any single-family lots, with taller buildings internal. They might include landscape berms, trees, or a wall. But at 25 units/acre, space for substantial buffering is limited. There is a genuine risk that the development will feel **crammed in** and looming, rather than a gently integrated addition.
    - **Crime and Social Impact:** As touched on, a big complex might not "fit in" socially – the transient renter population (some apartments turn over 50% of tenants annually) could feel disconnected from the long-term residents around. This can undermine community cohesion. The nearby residents may worry about increased crime or at least unfamiliar faces. While such concerns can sometimes be overblown, they are part of perceived compatibility. A compatible project usually tries to minimize negative perceptions – for instance, a senior housing apartment might be low traffic and quiet, thus very compatible; but a generic high-density apartment with mixed demographics might be seen as less so.

Given these points, **the proposed zoning change does not align with Draper's General Plan nor the neighborhood compatibility criteria**:

- The **General Plan** envisioned low-density use here; the needed amendment to High Density is a major policy shift. Even then, the project overshoots the plan's defined density range for high densitydraperutah.gov, essentially making new policy on the fly via a development agreement.
- The **surrounding land uses** are not high density; they are institutional and low-density residential. The project would be an island of intense development, which is typically discouraged unless part of a planned center.
- Draper's zoning code calls for multi-family zones to be **"appropriately buffered from and compatible with surrounding land uses"**codelibrary.amlegal.com. It is questionable if any amount of buffering can make a 500-unit project truly "compatible" with single-family homes on large lots. The impacts on traffic, views, noise, and lifestyle are inherently disproportionate.

Incompatibility Example: One can analogize this to a scenario the Planning Commission encountered in another city: *"to mix attached houses or multiple family complexes with single family homes increases incompatibility"*cityofboise.org – that was a comment from a public survey in a zoning code rewrite, highlighting a common sentiment. In Draper's case, careful planning has usually segregated or tapered densities to avoid that clash. Approving this request would create exactly the type of sharp contrast that planning principles warn against.

Neighborhood Opposition: It's also relevant that local neighbors are organizing in opposition (evidenced by signage, petitions, etc.). While not a technical criterion, community input is a factor officials consider under "neighborhood compatibility." A development that faces massive opposition from those who live nearby can be seen as inherently incompatible. Conversely, if something truly fits well, it tends to garner at least some local support or ambivalence. Here, the early signs are that residents are deeply concerned about losing the area's character and transitioning to a high-density environment. They point to Draper's long-standing goal of **maintaining a balance between growth and preserving the quality of life** in its residential neighborhoods.

In conclusion, **the proposed rezoning to RM2 with high-density apartments does not align with Draper's General Plan goals for this area, nor is it compatible with the existing neighborhood context.** It represents an isolated, high-intensity development that would fundamentally alter the area's character and potentially undermine the semirural, family-oriented environment that the RA1/RA2 zoning was meant to protect. It is essentially a request for an exception to the plan, rather than an implementation of it. Unless Draper City is deliberately pursuing a new vision for this area (which would require broad stakeholder buy-in and careful planning), the safer and more prudent course is to **adhere to the adopted plan** – which means keeping the land use and zoning low-density. The burden should be on the applicant to prove not only that the General Plan should be amended, but that the project can be made truly compatible with its surroundings; based on the analysis above, that burden has not been met.

Conclusion

After reviewing the details of the Edge Homes proposal for 600 E Kimballs Lane, the findings strongly suggest that the **high-density rezoning would be detrimental** to the community and inconsistent with Draper's established plans and ordinances. Key conclusions include:

- **Zoning Disparity:** The jump from RA1/RA2 to RM2 (with double-density via development agreement) is an extreme upzoning. RA1/RA2 foster large-lot, low-impact developmentcodelibrary.amlegal.com, whereas RM2 would introduce a multifamily complex at urban densities in a suburban neighborhood. The fundamental incompatibility in allowed density, use, and form is clear from the zoning comparison.
- **Development Agreement Use:** While a development agreement can legally enable this projectcodelibrary.amlegal.com, it should be used to **benefit the public**, not just the developer. No amount of paper conditions can fully mitigate the inherent issues of overburdening one small area with so many units.

The agreement cannot erase traffic or erase density; it can only tweak design details. The city must ask: is this agreement in the **best interest of Draper** or only of the applicant?

- **Traffic and Safety:** The single access problem is an objective hazard – the code limits of 100 units on one access exist for good reasoncodelibrary.amlegal.com. Ignoring them would jeopardize public safety. Traffic congestion around schools and churches would worsen significantly, impacting everyday life for current residents and the safety of schoolchildren. Mitigation would require infrastructure projects that are not currently planned or budgeted.
- **Precedent and Public Trust:** Similar rezones have been **denied or withdrawn** in Draper when they conflicted with neighborhood character (e.g., Boyer's 11/ac proposal)change.org. Approving 25+/ac here would send a signal that long-range plans and citizen input can be overturned on an ad-hoc basis. This could erode public trust and invite more speculative high-density proposals, with developers hoping to capitalize on any inconsistency in city decisions.
- **Section 8 Concerns:** While one cannot prejudge who will live in a development, the **risk of eventual conversion to lower-income housing is real** – once built, the units can be rented or sold to anyone. Draper would lose the control it currently has by keeping zoning low-density. If the goal is to address moderate-income housing, there might be more suitable, planned locations to do so (for instance, near transit in mixed-use centers, but with comprehensive planning). Simply dumping a big complex in a low-density area is a crude solution that creates as many problems as it attempts to solve.
- **General Plan Alignment:** The proposal directly contradicts the **General Plan's current designation** and exceeds even the high-density category parametersdraperutah.gov. It fails the test of neighborhood compatibility by creating a harsh density transition. It is growth that is not "thoughtful" (to quote the petition phrase)change.org but rather opportunistic. Draper's General Plan and recent policy actions favor **managed, gradual growth** with an emphasis on preserving what residents value about their communities. This project is out of step with those values.

In light of these points, the **recommended action** would be to **deny** the rezoning and land use amendment, thereby rejecting the development agreement for 25–27 du/acre. The property can still develop under the existing RA1/RA2 zoning in a way that adds new homes without overwhelming the area – for example, a custom home subdivision or a large-lot neighborhood that complements the semirural feel. Such development would generate minimal traffic, pose no access issues, and integrate smoothly with Draper's long-term plan for the area. Alternatively, if the city sees merit in some higher density due to the TRAX station, a far more modest plan (e.g. a transition to **R3 or R4 zoning** for single-family homes on smaller lots, or perhaps a senior housing community) could be considered as a compromise – but even that should go through extensive public vetting and adhere to perhaps a **Medium Density** designation (4–8 units/acre) rather than jump to High/Very High Density.

Ultimately, Draper City should uphold its zoning principles that **development be compatible, orderly, and in line with the general plan**. The Kimballs Lane high-density proposal, as it stands, fails those criteria. The **costs to the community (traffic, safety, loss of character, uncertainty of future use)** outweigh the benefits (which primarily accrue to the developer in the form of profit from many units). The Planning Commission and City Council have strong grounds to oppose this change, and doing so would be consistent with both resident sentiment and the city's prior decisions.

Sources:

- Draper City Code – Title 9 (Zoning) and Title 17 (Subdivision)codelibrary.amlegal.comcodelibrary.amlegal.comcodelibrary.amlegal.comcodelibrary.amlegal.com
- Draper City General Plan (2019/2022) – Land Use definitions and density rangesdraperutah.govdraperutah.gov
- Draper City Public Notice, Kimballs Junction proposal (2025)draperutah.gov
- Draper City Council & Planning Commission records – case studies and comments on similar proposalschange.orgdraper.granicus.com

- Utah State Housing Data (NSP program for 13800 S condos)files.hudexchange.info
- Draper Police public bulletin (incident near Kimballs Ln station)facebook.com

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
May 13, 2025

To: Draper City Planning Commission
Business Date: May 22, 2025

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: Kimballs Junction – Zoning Map Amendment, Land Use Map Amendment, and Development Agreement Request

Application No.:	2025-0092-MA, 2025-0091-MA, 2025-0090-DA
Applicant:	Mike Winters, representing Edge Homes
Project Location:	Approximately 600 East Kimballs Ln.
Current Zoning:	RA1 (Residential Agricultural), RA2 (Residential Agricultural) Zone
Acreage:	20 Acres (Approximately 871,200 ft^2)
Request:	Request for approval to amend the Zoning Map designations on the property from the RA1 and RA2 zones to the RM2 (Multi-family Residential) zone, amend the Land Use Map from the Residential Low/Medium Density designation to the Residential High Density designation, and approve a density range for the property of 25-27 dwelling units per acre with a Development Agreement.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment, Land Use Map Amendment, and Development Agreement for approximately 20 acres located on the south side of Kimballs Ln (11800 S), at approximately 600 E Kimballs Ln. (Exhibit C & D). The property is currently zoned RA1 and RA2. The applicant is seeking approval to allow the property to be developed at a future date with multi-family housing in density range of 25-27 dwelling units per acre.

The application includes five properties. Two of the properties contain no structures and have been used for agricultural purposes. The other three contain single family homes built in 1947, 1952, and 2005.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA1, RA2	Exhibit F
Proposed Use	Multi-family Residential	
Adjacent Zoning		
East	RA1	
West	R3 (Single-family Residential), A5 (Agricultural)	
North	RA1, RM2	
South	RA1, RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• 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	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	

OTHER CRITERIA	• 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

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

Residential High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Abundant landscaping • Architectural variation between units and/or buildings, designed to look like houses, not boxes • Avoid walls and fences, except for screening and buffering with neighboring developments	
LAND USE MIX	Primary • Patio homes • Townhouses • Multifamily housing	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 8-12 dwelling units per acre	
COMPATIBLE ZONING	• Institutional care (IC) • Multiple-family Residential (RM1) • Multiple-family Residential (RM2) • Master Planned Community (MPC)	
LOCATION	• Near retail centers, offices, or other compatible uses • Near major transit investment corridors	
OTHER CRITERIA	• Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands • 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 RA1 and 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 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.*"

According to DCMC Section 9-8-020 the purpose of the requested 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."

The requested RM2 zone is compatible with the requested Residential High Density land use designation. It allows for a variety of multi-family housing types with up to 12 dwelling units per acre.

Development Agreement. The proposed Development Agreement concentrates on overall density allotments rather than concept site plan design. The request is to allow a minimum of 25 dwelling unit per acre and a maximum of 27 dwelling units per acre on the property. As the site is approximately 20 acres, that would allow for a range of 500 units to 540 units. The agreement does not include a concept plan, and instead proposes that the site planning, project layout, architectural design, and other aspects of the development be completed through collaborative efforts between the City and the applicant during the normal site plan and subdivision process. The agreement also recognizes the ongoing Station Area Planning process around the Kimballs TRAX Station that includes this property. The proposed Development Agreement has been attached as Exhibit G to this report.

Criteria For Approval.

Zoning Map Amendment

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) of the DCMC:

1. Map Amendments:

a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;

d. The extent to which the proposed amendment may adversely affect adjacent property; and

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Land Use Map Amendments

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

> *Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:*
>
> *D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
>
> *1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
>
> *a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
>
> *b. The name and address of every person or company the applicant represents.*
>
> *c. The requested amendment and reasons supporting the request.*
>
> *d. If the proposed amendment requires a change in the zoning map, the application shall include:*
>
> *(1) An accurate property map showing present and proposed zoning classifications;*
>
> *(2) All abutting properties showing present zoning classifications; and*
>
> *(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.*
>
> *e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
>
> *2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
>
> *3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
>
> *4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this*

chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

Development Agreements

DCMC does not contain criteria for review and potential approval of a Development Agreement. It does, however; contain a list of items that are required as part of an Agreement and limitations to a Development Agreement, as found in DCMC Section 9-5-200(C) and (D). This section depicts the required materials for such requests as:

C. *Procedure: All development agreements, upon proper execution, shall be recorded with the respective County Recorder's Office, shall run with the land, and shall be binding on all successors in the ownership of the affected property. A development agreement shall contain, at a minimum, the following:*

1. *A legal description of the land subject to the development agreement.*
2. *The restrictions or conditions to be attached to the property including development standards and the provision of public facilities.*
3. *The configuration of the project as shown on a project master plan.*
4. *A statement of the benefits and value the development agreement will have for the City as a whole, including, but not limited to, assurances of design standards, dedication and improvement of open space, parks, trails, amenities, or infrastructure such as public rights-of-way or utilities.*
5. *The time frames for performance by the parties.*
6. *A description of the various City approvals required before the commencement of construction and other procedures that will be required after approval of the development agreement.*
7. *Provisions for enforcement of the terms and conditions of the development agreement.*
8. *Provisions for making amendments to the development agreement.*
9. *The time limitation of the agreement.*
10. *Such other terms as may be proposed and agreed to between the City and developer or subdivider.*

D. Limitations:

1. *A development agreement under this section may not:*
   a. *Limit the City's authority in the future to:*
      i. *Enact a land use regulation; or*
      ii. *Take any action allowed under Utah Code Annotated Section 10-8-84, as amended;*
   b. *Require the City to change the zoning designation of an area of land within the City in the future; or*
   c. *Contain a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject to the development agreement, unless the city council approves the*

development agreement in accordance with the same procedures for enacting a land use regulation under Utah Code Annotated Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

2. *The City may not require a development agreement as the only option for developing land within the City.*
3. *To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by;*
   a. *Utah Code Annotated 10-9a-530, as amended; and*
   b. *Applicable land use regulations of this Title.*

REVIEWS

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

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Zoning Map Amendment, Land Use Map Amendment, and Development Agreement 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 requests based on the findings and criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the requests, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS AND FINDINGS

Zoning Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Mike Winters, representing Edge Homes for rezone from RA1 and RA2 to RM2, application 2025-0092-MA, based on the following findings for approval listed in the Staff Report dated May 13, 2025.

Findings for approval:

1. *The zoning map amendment is consistent with goals, objectives and policies of the city's general plan.*
2. *The zoning map amendment is consistent with the standards of any applicable overlay zone.*
3. *Adequate facilities and services will be available 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.*
4. *The zoning map amendment will not materially affect the existing Station Area Planning efforts underway with respect to the Utah State Code requirements of 10-9a-403.1.*

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Mike Winters, representing Edge Homes for rezone from RA1 and RA2 to RM2, application 2025-0092-MA, based on the findings for approval listed in the Staff Report dated May 13, 2025 together with the following additional or modified findings:

Additional or Modified Findings:

1. (List any additional or modified findings …)

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Mike Winters, representing Edge Homes for rezone from RA1 and RA2 to RM2, application 2025-0092-MA, based on the following findings for denial listed in the Staff Report dated May 13, 2025.

Findings for denial:

1. *The proposed zoning map amendment is not consistent with goals, objectives and policies of the city's general plan, particularly as the Kimballs Station Area Plan is not complete and still going through the master planning process outlined in Utah State Code 10-9a-403.1.*
2. *The 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.*

Land Use Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Mike Winters, representing Edge Homes to amend the designation from Residential Low/Medium Density to Residential High Density, application 2025-0091-MA, based on the following findings for approval listed in the Staff Report dated May 13, 2025.

Findings for approval:

1. *The land use map amendment is appropriate and complies with the requirements of DCMC Section 9-2-020(F) and Utah State Code 10-9a-404.*

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Mike Winters, representing Edge Homes to amend the designation from Residential Low/Medium Density to Residential High Density, application 2025-0091-MA, based on the findings for approval listed in the Staff Report dated May 13, 2025 together with the following additional or modified findings:

Additional or Modified Findings:

1. (List any additional or modified findings …)

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Mike Winters, representing Edge Homes to amend the designation from Residential Low/Medium Density to Residential High Density, application 2025-0091-MA, based on the following findings for denial listed in the Staff Report dated May 13, 2025:

Findings for denial:

1. *The land use map amendment does not comply with DCMC Section 9-2-020(F) and Utah State Code 10-9a-4.*

Development Agreement

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by Mike Winters, representing Edge Homes Kimball Junction density allocation, application 2025-0090-DA, based on the following findings for approval listed in the Staff Report dated May 13, 2025.

Findings for approval:

1. *The development agreement complies with DCMC Section 9-5-200(C) and (D) and provides for a density range on the property while still allowing the City and applicant to work together to create a site plan that best meets the interests of the community and applicant.*

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by Mike Winters, representing Edge Homes Kimball Junction density allocation, application 2025-0090-DA, based on the findings for approval listed in the Staff Report dated May 13, 2025 together with the following additional or modified findings:

Additional or Modified Findings:

1. (List any additional or modified findings …)

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Development Agreement, as requested by Mike Winters, representing Edge Homes Kimball Junction density allocation, application 2025-0090-DA, based on the following findings for denial listed in the Staff Report dated May 13, 2025:

Findings for denial:

1. *Approval of the development agreement will materially affect the existing Station Area Planning efforts underway. The master planning process as outlined in Utah State Code 10-9a-4.403.1 provides for additional public and stakeholder involvement and is the best way to determine appropriate densities for the property.*

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

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: 2025.05.16 11:42:39-06'00'

Draper City Planning Division

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: 2025.05.16 10:21:44-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions 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 zone from residential / agricultural one acre (RA1) to a residential / multifamily (RM2) zone with densities between 25 to 27 units per acre, represents a significant increase in traffic based on the density potential of the proposed zone. The existing zone would permit up to 21 single family dwellings, with approximately 40 peak hour trips and 189 daily trips. The proposed zone would increase traffic based on proposed densities of up to 500 residential dwelling units, as a combined mixture of townhomes, apartments, and condominiums. The approximate number of trips generated by the proposed density equals 225 peak hour trips and 2,500 daily trips. That being said, the fronting street is 11800 South which is classified as a residential minor collector. There are peak-time commuter congestion on 700 East, an arterial street near the subject site, and school traffic in the area with the Skaggs Center just to the west of the subject parcels on 11800 South. The size of the subject parcel and the potential number of trips generated from the subject area would require mitigation to traffic impacts, where mitigation is typically contemplated around 100 peak hour trips. However, this area is adjacent to mass transit and is part of the area being analyzed for a station area plan, as required by state code. The impacts and quantified reduction in trips that would allow an increase in densities adjacent to the mass transit without a corresponding increase in traffic impacts have not been provided to city with this application. This would be determined through a traffic impact study (TIS) for the subject site, addressing the projected reduction in vehicle trips being replaced by mass transit thereby allowing an increase in density without the corresponding increase impacting the existing traffic loads on adjacent streets. The project mitigation improvements will be a requirement of any site development or subdivision approval by the city. Those improvements will be completed as part of the development construction.

There are incomplete public frontage improvements existing on the subject site and the missing improvements, park strips and sidewalks, will be required of any project.

b. Connectivity with the subject area to public rights-of-way are established based the city's access management plan. Access to and from the subject site would be on both 11800 South, a minor residential collector, and 11900 South, a dead-end public local residential street connecting to 700 East, an arterial street. Development on the subject parcel will be required to have access to both fronting public streets due to the limited access locations available. Accesses are be required to meet Draper City standards as outlined in our Master Transportation Plan. Access is evaluated at the time of a site plan or subdivision application and will follow the requirements of the TIS.

c. There are minimal existing storm drainage facilities fronting the subject parcels that are feasible to connect to from the subject parcels with a significant portion of potential development without existing drainage facilities fronting the site. Therefore a significant amount of storm runoff will need to be retained onsite or a connection to city infrastructure would to be constructed offsite requiring a pioneering agreement to extend the storm drainage to a permissible connection point. Any future site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the rules and regulations pertaining to site drainage and the provisions of the development requirements within the Draper City Municipal Code.

d. 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.

e. Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses.

EXHIBIT B
LEGAL DESCRIPTION

The Property includes the following parcels identified by Salt Lake County Tax Parcel Number:

Salt Lake County Tax Parcel 28-30-227-014
Salt Lake County Tax Parcel 28-30-226-001
Salt Lake County Tax Parcel 28-30-226-011
Salt Lake County Tax Parcel 28-30-226-012
Salt Lake County Tax Parcel 28-30-227-006

Parcel A
Beginning at a point that lies South 89°57'06" East 1329.668 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 153.081 feet; thence South 61°12'31" East 124.134 feet; thence South 47°31'02" East 176.740 feet; thence South 52°54'28" East 103.920 feet; thence South 00°02'15" West 40.100 feet; thence South 51°05'45" East 170.910 feet; thence South 00°57'15" West 17.114 feet; thence South 51°05'45" East 49.520 feet; thence South 38°39'45" East 223.110 feet; thence South 00°02'15" West 329.126 feet; thence North 89°52'30" West 186.600 feet; thence North 89°52'32" West 599.408 feet; thence North 00°01'51" East 939.231 feet to the point of beginning.
Property contains 13.053 acres.

Also and together with the following described tract of land:

Parcel B
Beginning at a point that lies South 89°57'06" East 2015.691 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 209.241 feet to a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet); thence along the arc of said curve 504.169 feet through a central angle of 77°26'40"; thence South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); thence along the arc of said curve 305.710 feet through a central angle of 57°20'00"; thence South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 327.470 feet; thence North 38°53'57" West 98.030 feet; thence North 00°06'30" East 394.970 feet to the point of beginning.
Property contains 7.126 acres.

EXHIBIT C
VICINITY MAP

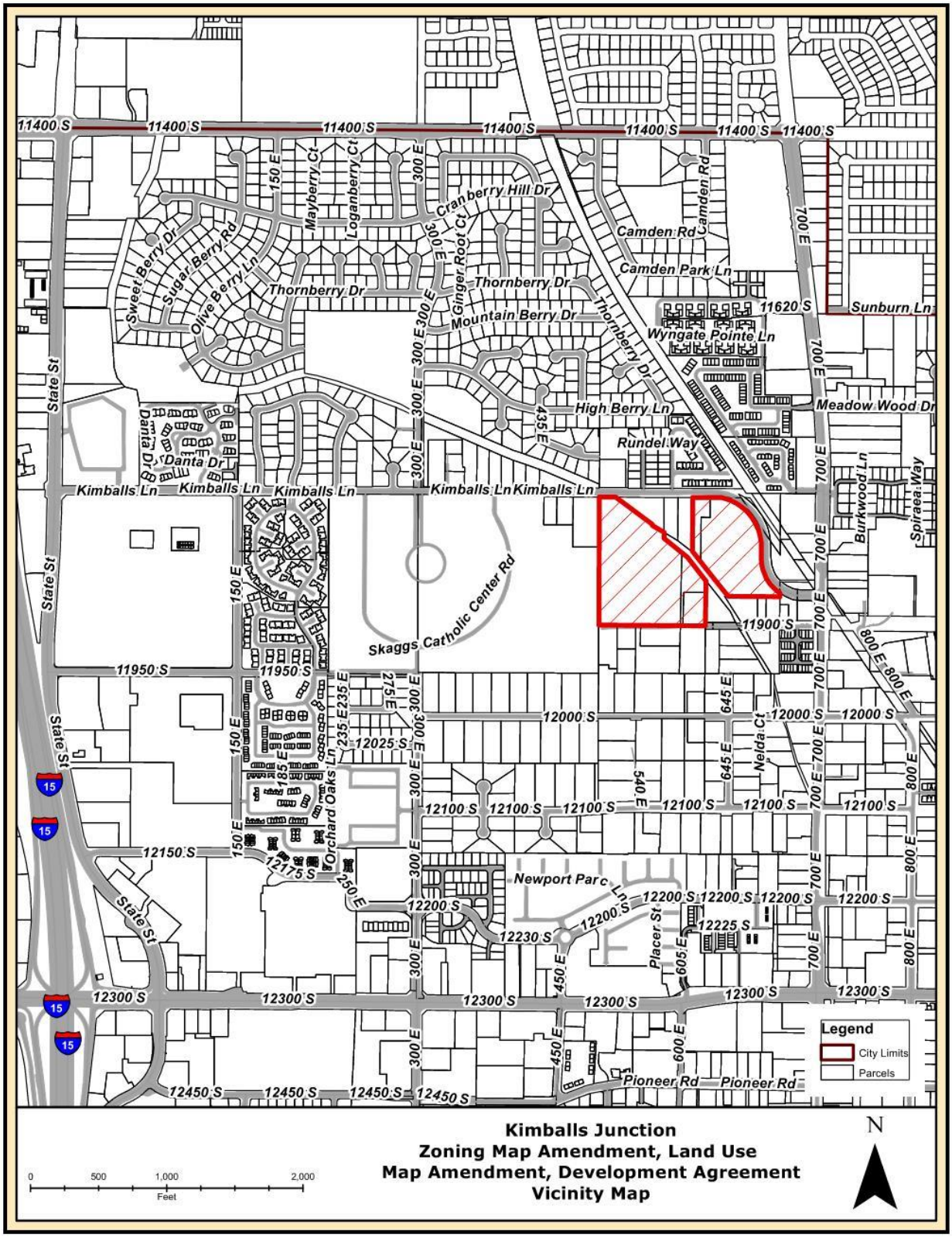


EXHIBIT D
AERIAL MAP

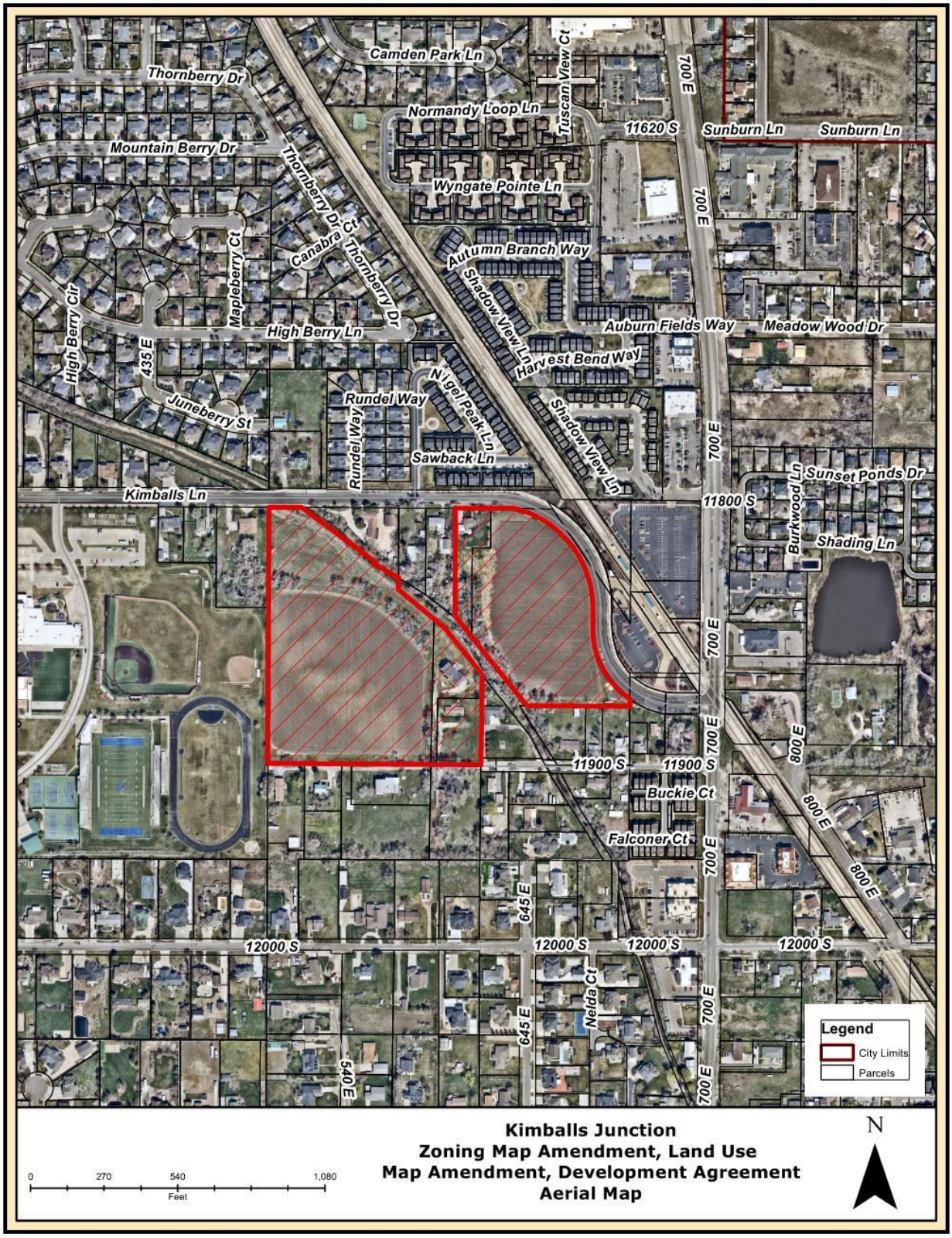


EXHIBIT E
LAND USE MAP

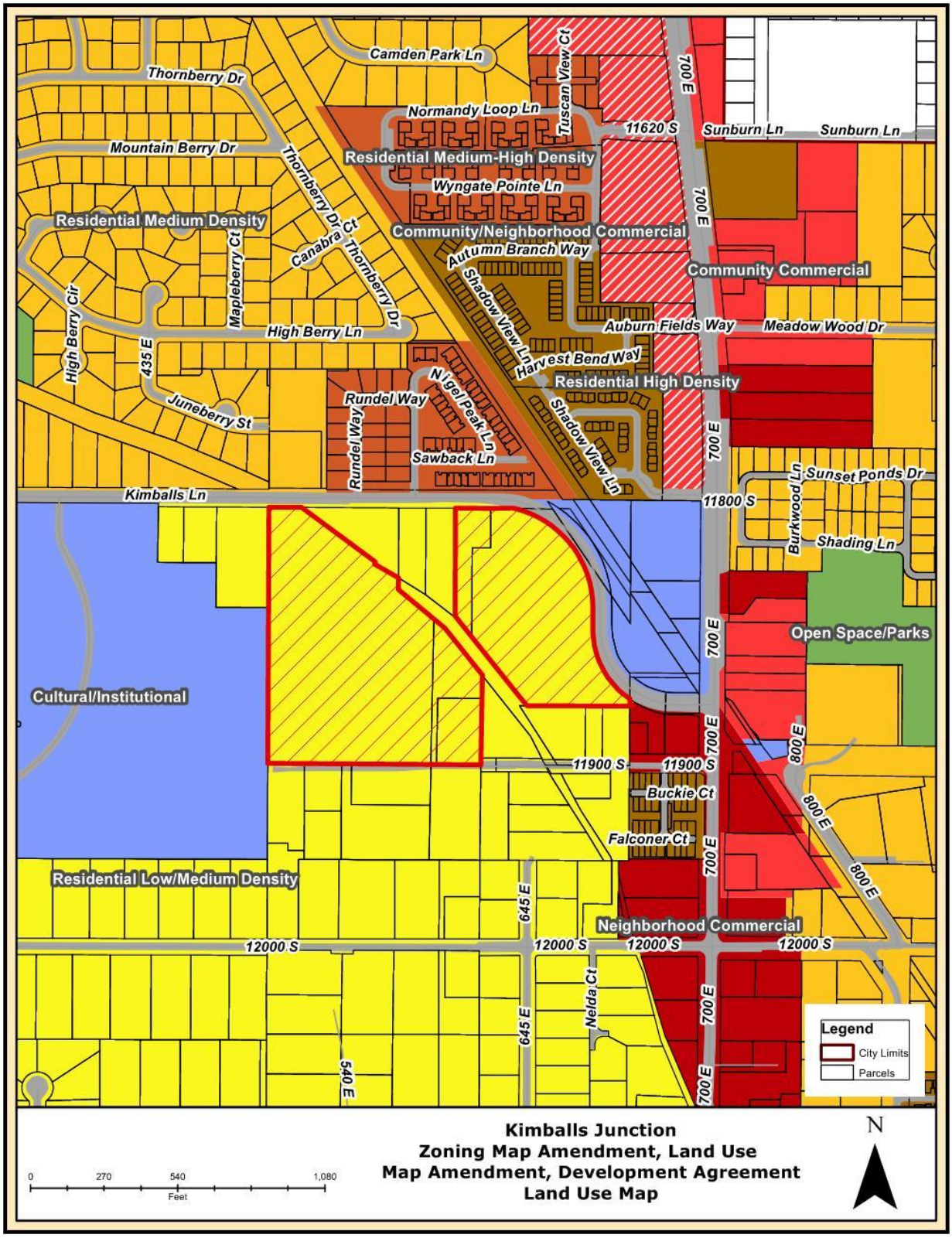


EXHIBIT F
ZONING MAP

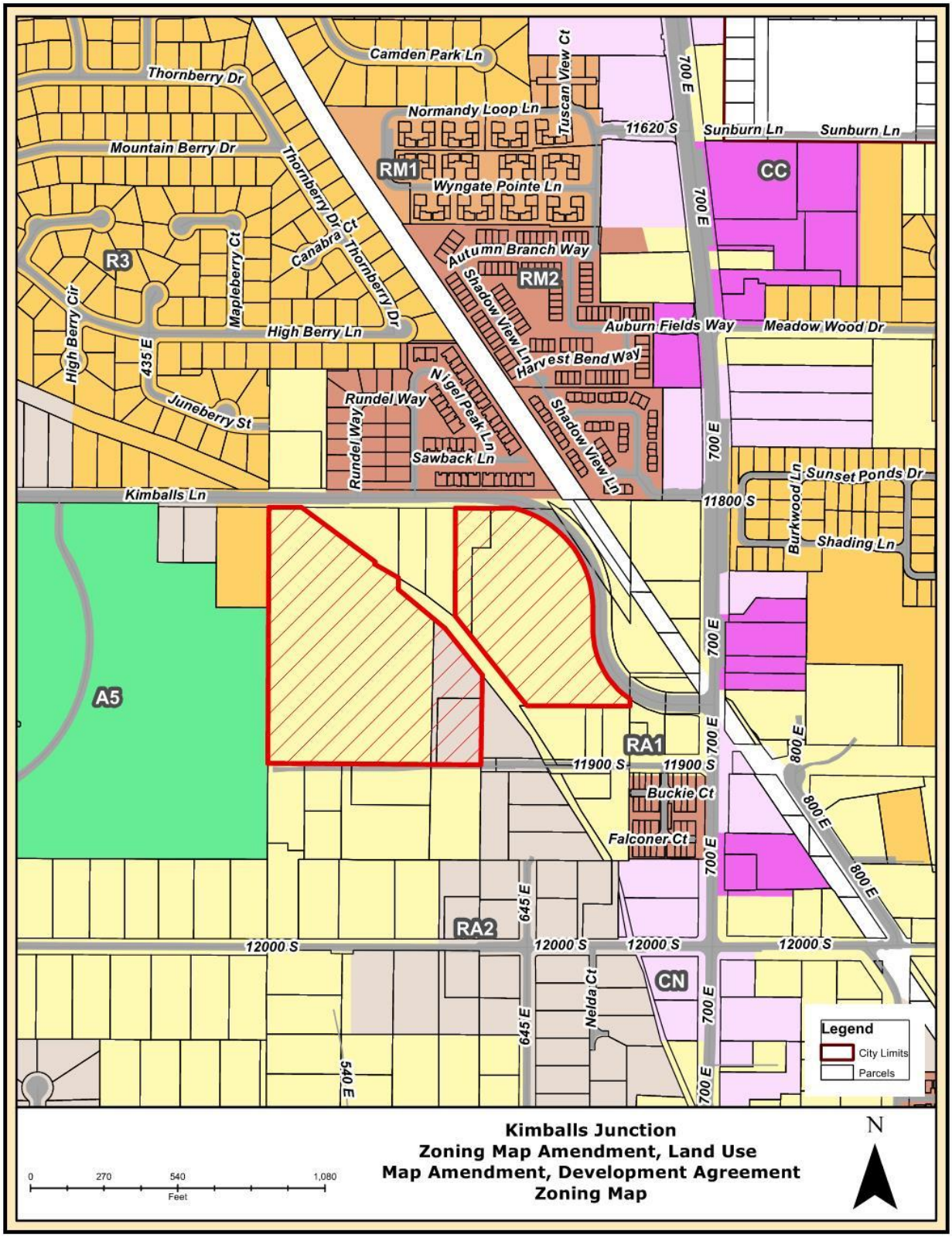


EXHIBIT G
DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT
FOR
KIMBALLS JUNCTION

(a Planned Community in Draper City, Utah)

May __ , 2025

WHEN RECORDED, RETURN TO:

Draper City Recorder
1020 E Pioneer Rd.
Draper, UT 84020

DEVELOPMENT AGREEMENT FOR KIMBALLS JUNCTION

THIS DEVELOPMENT AGREEMENT FOR KIMBALLS JUNCTION (this "**Agreement**") is made and entered into as of the xx day of month, 2025, by and between Draper City, a Utah municipality (the "City") and EDGE Homes Utah, LLC, a Utah limited liability company ("**Developer**").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2 below.

B. Developer owns and is developing the Property.

C. Developer and the City desire that the Property be developed in a unified and consistent fashion.

D. The Parties acknowledge that development of the Property pursuant to this Agreement will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Property as a planned community known as "*Kimballs Junction*," promoting home ownership in the City, and increasing property tax and other revenues to the City based on improvements to be constructed on the Property.

E. The Parties desire to enter into this Agreement to specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

F. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, Utah Code Ann. §10-9a-101 (2018) *et seq*.

G. The Property, comprising approximately 20 acres as described in Exhibit A, is located within the Kimballs Lane Station Area Plan, which encompasses the area within a one-half mile radius of the Kimballs Lane fixed guideway public transit station, (TRAX), an existing fixed guideway public transit station as defined by Utah Code 10-9a-403.1(1)(c)(2025). As such, the Property is subject to the requirements of Utah Code Ann. § 10-9a-403.1, which mandates that the City develop and adopt a station area plan by December 31, 2025, to promote objectives including increased housing affordability, sustainable environmental conditions, enhanced access to opportunities, and improved transportation connectivity. The City will seek certification of the

station area plan from the applicable metropolitan planning organization and public transit district, as required by Utah Code Ann. § 10-9a-403.1(10).

H. This Agreement conforms with the intent of the City's General Plan and the City's Zoning ordinances. The intent of this Agreement is to provide vested density rights for development of the Property with the understanding that site planning, project layout, architectural design, and other aspects of the development will be completed through collaborative efforts between the City and Developer during the Development Application process.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and the attached **Exhibits "A" - "B"** are hereby incorporated into this Agreement.

1.2. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2018), *et seq*.

1.2.2. **Administrator** means the person designated by the City as the Administrator of this Agreement.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of all of the development on the entire Project in accordance with the approved plans.

1.2.5. **City** means Draper City, a Utah municipality.

1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.2.8. **City's Vested Laws** means the ordinances, policies, standards and procedures of the City in effect as of the date of this Agreement, a digital copy of which is attached as Exhibit "B."

1.2.9. **Council** means the elected City Council of the City.

1.2.10. **Default** means a material breach of this Agreement as specified herein.

1.2.11. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.12. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.2.13. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.14. **Development Report** means a report containing the information specified in Section 2.4.

1.2.15. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.16. **Developer** means Edge Homes Utah, LLC, and its assignees or transferees as permitted by this Agreement.

1.2.17. **Maximum Residential Units** means the development on the Property of no more than twenty-seven (27) Residential Dwelling Units per acre of land included in the Project.

1.2.18. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2.19. **Outsource or Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

1.2.20. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.2.21. **Plan** means the conceptual layout for Residential Dwelling Units and Public Infrastructure for the Project, to be agreed upon through good faith cooperation and

collaborative efforts of Developer and the City in connection with the Development Application process following the City's approval of this Agreement.

1.2.22. **Planning Commission** means the City's Planning Commission.

1.2.23. **Project** means the total residential development to be constructed on the Property pursuant to this Agreement with the associated public and private facilities, and all of the other aspects approved as part of this Agreement. The Project may be expanded to include additional land in accordance with Section 2.6 below.

1.2.24. **Property** means the real property owned by and to be developed by Developer comprised of approximately 20 acres and more fully described in Exhibit "A." The Property may be expanded to include additional land as set forth in Section 2.6 below.

1.2.25. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.26. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as residences commonly referred to as townhomes, condominiums, or other residential dwellings approved by the City that are for sale to private individuals or families.

1.2.27. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning and Subdivision Ordinances.

1.2.28. **Subdivision Application** means the application to create a Subdivision.

1.2.29. **Zoning** means the RM2 Zone for the Property adopted by the City and applied to the Property in accordance with this Agreement.

1.2.30. **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement as a part of the City's Vested Laws.

2. **Development of the Project**.

2.1. **Compliance with this Agreement.** Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that they are applicable as specified in this Agreement), the Plan, and this Agreement.

2.2. **Maximum Residential Units.** At Buildout of the Project, Developer shall be entitled to develop no less than 25 units per acre and no more than 27 units per acre, measured by dividing the total number of units in the Project by the total acreage of the Project.

2.3. **Limitation and No Guarantee.** Developer acknowledges that the development of the Maximum Residential Units and every other aspect of the Plan requires that each Development Application comply with the City's Vested Laws including, without

limitation, the City's geologic hazards requirements.

2.4. **Station Area Plan Objectives.** The Project promotes the objectives outlined in Utah Code 10-9a-403.1(7) (a) (2025) Station Area Plan Requirements. The following provisions implement these objectives through specific actions consistent with Utah Code 10-9a-403.1(7) (b).

2.4.1. **Increasing the availability and affordability of housing, including moderate income housing.** The Project provides for-sale residential units, including at least thirty (30) workforce housing units as described in Section 2.4.5, targeting moderate income households such as City employees, school teachers, and first responders. No units will be sold to institutional investors, ensuring homeownership opportunities for individuals and families. The Project aligns with the moderate income housing element of the City's general plan and promotes affordable costs of living by reducing development costs through zoning exceptions (Section 2.5), consistent with Utah Code Ann. § 10-9a-403.1(7)(b)(i).

2.4.2. **Promote sustainable environmental conditions.** Development will reduce the use of water demands by using native and low-use plantings and having the clustering of landscaping to make watering more efficient.

2.4.3. **Enhance access to opportunities.** The Project's location near the Lone Peak Hospital and ER, the Cinemark Draper and XD, the Juan Diego campus, and within the station area, facilitates connections to healthcare, entertainment, and educational opportunities. The development supports access to employment and commerce through its proximity to transit and potential for mixed-use elements, maintaining and improving connections between housing, transit, education, and commerce, as encouraged by Utah Code Ann. § 10-9a-403.1(7)(b)(iii).

2.4.4. **Increase transportation choices and connections.** The Project's proximity to the TRAX station encourages public transit use, reducing single-occupancy vehicle trips and air pollution. The development shall support investment in transportation infrastructure, including pedestrian and bicycle facilities where feasible, and align with the regional transportation plan of the applicable metropolitan planning organization, consistent with Utah Code Ann. § 10-9a-403.1(7)(b)(iv).

2.4.5. **Workforce Housing**. To further the objective of increasing moderate income housing availability, Developer shall set aside at least thirty (30) residential units for workforce housing. These units shall be sold under the following terms: (i) offered exclusively to City employees, school teachers, first responders (e.g., police, firefighters), and similar eligible buyers; (ii) the City will make good faith efforts to contribute up to $30,000.00 per unit toward the purchase price, preferably using Redevelopment Agency (RDA) funds; (iii) Developer or its affiliate will provide a $30,000.00 credit per unit, applied through purchase price reductions or mortgage interest rate buydowns; and (iv) the City and Developer will seek to maximize eligibility for the State's First Time Homebuyer Assistance Program, which provides a $20,000 interest-free grant to qualified buyers. Homebuyers participating in this workforce housing program shall have no obligation to repay the City's contributions

or Developer's credits. These measures align with the City's general plan and promote affordable housing costs, as outlined in Utah Code Ann. § 10-9a-403.1(7)(b)(i).

2.5. **Zoning and Exceptions.** The Project shall be zoned RM2 and subject to the RM2 code in place at the time this Agreement is approved with the following exception, all of which promote the station area objectives described in Section 2.4 above.

2.5.1. **Density.** Density shall be no less than 25 units per acre and no more than 27 units per acre, measured by dividing the total number of units in the Project by the total acreage of the Project.

2.6. **Expansion of the Project; Additional Land**. The Project may be expanded to include additional land adjacent to the north side of 11900 South (east of Juan Diego School and west of 700 East), so long as such additional land is contiguous to a parcel already included in the Project, and such additional land, if added to the Project, shall be governed by the terms and conditions of this Agreement, including, without limitation, the Maximum Residential Units that may be built on such additional land.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Developer the vested rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws, and the Zoning, except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2018). Notwithstanding the foregoing, the Zoning granted under this Agreement does not entitle Developer to approval of a site plan, which shall be subject to further review and approval by the City in accordance with the Concept Plan described in Section 3.3, the City's Vested Laws, and applicable provisions of this Agreement.

3.2. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to only the following exceptions:

3.2.1. Developer Agreement. City's Future Laws that Developer agrees in writing to the application thereof to the Project;

3.2.2. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, drainage, fire, or similar construction or safety-related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized

construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2018) *et seq.*;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not work to reduce the Maximum Residential Units, are generally applicable across the entire City and do not materially and unreasonably increase the costs of any Development; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2018).

3.3. Concept Plan Requirement. Prior to submitting a site plan application for any portion of the Project, the Developer and the City shall collaboratively develop a Concept Plan for the Project that complies with the station area plan requirements of Utah Code Ann. § 10-9a-403.1(8) (2025). The Concept Plan shall include a station area vision consistent with the objectives of Utah Code Ann. § 10-9a-403.1(7)(a) and shall be approved by the City Council as part of the Kimballs Lane Station Area Plan, and such approval shall be a prerequisite to the submission of any site plan application. The Concept Plan shall guide subsequent site plan approvals to ensure consistency with the station area plan and this Agreement.

4. **Term of Agreement.** The effective date of this Agreement shall be the date on which it is approved by the City Council of the City and signed by both Parties hereto. This Agreement shall expire on the earliest to occur of full Buildout of the Project or December 31, 2032. The term of this Agreement may be extended beyond December 31, 2032, by mutual written agreement of the City and Developer. Any such extension shall be executed in writing, specify the new expiration date, and be approved by the City Council.

5. **Processing of Development Applications.**

5.1. **Outsourcing of Processing of Development Applications.** Within twenty-one (21)

calendar days after receipt of a Development Application and upon the request of Applicant the City and Applicant will confer to determine whether the City desires to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis. If the City determines that Outsourcing is necessary to ensure the timely processing of the Development Application then the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in good faith consultation with the Applicant (either overtime to City employees or the hiring of a City Consultant). If Applicant notifies the City that it desires to proceed with the Outsourcing based on the City's estimate of costs then Applicant shall deposit in advance with the City the estimated differential cost and the City shall then promptly proceed with having the work Outsourced. Upon completion of the Outsourcing services and the provision by the City of an invoice (with such reasonable supporting documentation as may be requested by Applicant) for the actual differential cost (whether by way of paying a City Consultant or paying overtime to City employees) of Outsourcing, Applicant shall, within thirty (30) calendar days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential.

5.2. **Acceptance of Certifications Required for Development Applications.** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City. The City should endeavor to make all of its redlines, comments or suggestions at the time of the first review of the Development Application unless any changes to the Development Application raise new issues that need to be addressed.

5.3. **Independent Technical Analyses for Development Applications.** If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants with the actual and reasonable costs being the responsibility of Applicant. The City Consultant undertaking any review by the City required or permitted by this Agreement shall be selected from a list generated by the City for each such City review pursuant to a "request for proposal" process or as otherwise allowed by City ordinances or regulations. Applicant may, in its sole discretion, strike from the list of qualified proposers any of such proposed consultants so long as at least three (3) qualified proposers remain for selection. The anticipated cost and timeliness of such review may be a factor in choosing the expert. The actual and reasonable costs being the responsibility of Applicant.

5.4. **City Denial of a Development Application.** If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws).

5.5. **Meet and Confer regarding Development Application Denials.** The City and Applicant shall meet within twenty-one (21) calendar days of any Denial to resolve the issues specified in the Denial of a Development Application.

5.6. **City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

5.7. **Mediation of Development Application Denials.**

5.7.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that the parties are not able to resolve by "Meet and Confer" shall be mediated.

5.7.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within fifteen (15) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issues in dispute. If the City and Applicant are unable to agree on a single acceptable mediator they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within fifteen (15) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. The parties shall participate in mediation in good faith efforts to resolve the dispute. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the mediator's opinion of the appropriate terms of resolution under applicable law, but the mediator's opinion shall not be binding on the parties.

5.8. **Arbitration of Development Application Objections.**

5.8.1. Arbitration Process. If the City and Applicant are unable to resolve an issue through mediation, the parties may then attempt within fifteen (15) calendar days to appoint a mutually acceptable arbitrator with knowledge of the legal issue in dispute. If the parties are unable to agree on a single acceptable arbitrator they shall each, within fifteen (15) calendar days, each Party shall appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant and the City shall split the fees of the chosen arbitrator, each Party paying 50% of the fees. The chosen arbitrator shall within fifteen (15) calendar days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the City's or Applicant's position was not only incorrect but was also maintained unreasonably

and not in good faith then the arbitrator may order the City or Applicant to pay the arbitrator's fees.

6. **Application Under City's Future Laws.** Without waiving any rights granted by this Agreement, Developer may at any time, choose to submit a Development Application for all or part of the Project under the City's Future Laws in effect at the time of the Development Application so long as Developer is not in current breach of this Agreement.

7. **Public Infrastructure.**

7.1. **Construction by and Developer.** Developer shall have the right and the obligation to construct or cause to be constructed and installed all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application pursuant to the City's Vested Laws.

7.2. **Bonding.** If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure—is required by the City Applicant shall provide it in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws.

8. **Upsizing/Reimbursements to Developer.**

8.1. **"Upsizing."** The City shall not require Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, payback agreements, and impact fee credits and reimbursements.

8.2. Mediation of Upsizing Disputes. Any dispute between City and Developer regarding the financial arrangements for upsizing under Section 8.1, including but not limited to disagreements over the reasonableness of proposed reimbursement terms, shall be subject to the mediation process specified in Section 5.7 of this Agreement.

9. **Default.**

9.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

9.2. **Contents of the Notice of Default**. The Notice of Default shall:

9.2.1. Specific Claim. Specify the claimed event of Default;

9.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

9.2.3. Materiality. Identify why the Default is claimed to be material; and

9.2.4. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) calendar days duration.

9.3. **Meet and Confer, Mediation, Arbitration.** Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Sections 5.5 and 5.7. If the claimed Default is subject to Arbitration as provided in Section 5.8 then the parties shall follow such processes.

9.4. **Remedies.** If the parties are not able to resolve the Default by "Meet and Confer" or by "Mediation," and if the Default is not subject to arbitration then the parties may have the following remedies, except as specifically limited in 9.9:

9.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

9.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

9.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer.

9.5. **Public Meeting.** Before any remedy in Section 9.4 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

9.6. **Emergency Defaults.** Anything in this Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 9.4 without the requirements of Sections 9.5. The City shall give Notice to Developer of any public meeting at which an emergency default is to be considered and Developer shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.

9.7. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) calendar days then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

9.8. **Default of Assignee.** A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

9.9. **Limitation on Recovery for Default – No Damages.** Anything in this Agreement notwithstanding no Party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto, except that the City may draw on any bond or security posted by Developer in connection with the Project, as provided in Section 7.2 and Section 9.4.2, to cover costs incurred by the City to remedy a default by the Developer. The sole remedy available to Developer shall be that of specific performance.

10. **Notices.** All notices under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To Developer:
Edge Homes Utah, LLC
Attn: Steve Maddox
13702 S. 200 W. B-12
Draper, Utah 84020
Email: steve@edgehomes.com

With a Copy to:

Paxton Guymon, Esq.
Edge Homes, General Counsel
13702 S. 200 W. B-12
Draper, Utah 84020
Email: pguymon@edgehomes.com

To the City:

Draper City
Attn: City Manager
Mike Barker
1020 East Pioneer Road
Draper, UT 84020
mike.barker@draperutah.gov
(801) 576-6500

With a Copy to:

Draper City
Attn: City Attorney
Traci Gundersen
1020 East Pioneer Road
Draper, UT 84020
traci.gundersen@draperutah.gov
(801) 576-6500

10.1. **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

10.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this Agreement by giving written Notice to the other party in accordance with the provisions of this Section.

11. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

12. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property or unless the City has accepted the dedication of such improvements at which time all rights and responsibilities—except for warranty bond requirements under City's Vested Laws and as allowed by state law—for the dedicated public improvement shall be the City's.

13. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

13.1. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer. Developer shall give the City Notice of any event specified in this sub-section within fifteen (15) calendar days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

13.2. **Notice.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably

request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

13.3. **Time for Objection.** Unless the City objects in writing within forty-five (45) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

13.4. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

13.5. **Denial.** The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of or Developer proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the "Meet and Confer" and "Mediation" processes specified in Sections 5.5 and 5.7. If the refusal is subject to Arbitration as provided in Section 5.8 then the Parties shall follow such processes.

13.6. **Assignees Bound.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment. That consent shall specifically acknowledge the provisions of Section 2.

14. **Binding Effect.** This Agreement shall be binding on and enforceable against Developer and its successors and assigns.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and Developer. The initial representative for the City shall be the **City Manager**. The initial representative for Developer shall be **Brandon Watson**. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Salt Lake County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah, Salt Lake City Division.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **Recordation and Running with the Land.**

24.1 **Recordation and Binding Effect**. This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "B," shall not be recorded in the chain of title. A secure copy of Exhibit "B" shall be filed with the City Recorder and each party shall also have an identical copy.

24.2 **Contingency of Property Acquisition**. This Agreement shall not take effect unless and until the Developer or an affiliate of the Developer completes the purchase of the Property described in Exhibit "A." If the Developer or an affiliate of the Developer does not acquire the Property within ninety (90) calendar days after the date of approval of this Agreement by the City Council, this Agreement shall be null and void, and neither party shall have any obligations or rights hereunder. Upon successful acquisition of the Property, the City shall proceed with recordation as provided in Section 24.1.

25. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this Agreement lawfully binding the City pursuant to Ordinance No. ___ adopted by the City on month xx, 20xx.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:
Edge Homes Utah, LLC

_____
Steve Maddox
Its: CEO/Manager
Date: _____

CITY
Draper City

_____
By: _____
Its: City Manager
Date: _____

Approved as to form and legality:

_____
City Attorney

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _xx__ day of month, 2025, personally appeared before me _____ who being by me duly sworn, did say that he is the City Manager of Draper City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _xx__ day of month, 2025, personally appeared before me Steve Maddox, who being by me duly sworn, did say that he is the CEO and Manager of Edge Homes Utah, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	City’s Vested Laws

Exhibit "A"
Legal Description of Property

The Property includes the following parcels identified by Salt Lake County Tax Parcel Number:

Salt Lake County Tax Parcel 28-30-227-014
Salt Lake County Tax Parcel 28-30-226-001
Salt Lake County Tax Parcel 28-30-226-011
Salt Lake County Tax Parcel 28-30-226-012
Salt Lake County Tax Parcel 28-30-227-006

Parcel A
Beginning at a point that lies South 89°57'06" East 1329.668 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 153.081 feet; thence South 61°12'31" East 124.134 feet; thence South 47°31'02" East 176.740 feet; thence South 52°54'28" East 103.920 feet; thence South 00°02'15" West 40.100 feet; thence South 51°05'45" East 170.910 feet; thence South 00°57'15" West 17.114 feet; thence South 51°05'45" East 49.520 feet; thence South 38°39'45" East 223.110 feet; thence South 00°02'15" West 329.126 feet; thence North 89°52'30" West 186.600 feet; thence North 89°52'32" West 599.408 feet; thence North 00°01'51" East 939.231 feet to the point of beginning.

Property contains 13.053 acres.

Also and together with the following described tract of land:

Parcel B
Beginning at a point that lies South 89°57'06" East 2015.691 feet and South 33.000 feet from the North Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490' - Being the North Line of the Northwest Quarter of said Section 30, T3S, R1E, SLB&M) and running thence South 89°57'06" East 209.241 feet to a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet); thence along the arc of said curve 504.169 feet through a central angle of 77°26'40"; thence South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); thence along the arc of said curve 305.710 feet through a central angle of 57°20'00"; thence South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 327.470 feet; thence North 38°53'57" West 98.030 feet; thence North 00°06'30" East 394.970 feet to the point of beginning.

Property contains 7.126 acres.

Exhibit "B"
City's Vested Laws

On file with the City Recorder

EXHIBIT H
PUBLIC COMMENT

From: Joe Colosimo
To: Jennifer Jastremsky; Todd Taylor; Todd Draper
Cc: Steve Maddox; Paxton Guymon; Tasha Lowery; Galey Colosimo; David Dobbins
Subject: [EXT] Edge Planning Commission
Date: Thursday, May 15, 2025 8:55:58 AM

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

Jen
Unfortunately I'm out of town for the May 22 planning commission at which time the Edge Homes application will be heard for the development on Kimball's Lane.

I wanted to go on the record from Juan Diego.
We appreciate Edge Homes willingness to listen to our following concerns and incorporate them into their design
1. Density 25-27 units per Acre
2. Building heights less than 60 feet
3. Push housing a minimum 50 feet off our common property line
4. For Sale Product
5. Giving our teachers and opportunity to buy an attainable home
6. Disclosures to future buyers that we are a High School and plan development in the field west of the Edge development.
7. A common fence down our common property line.
8. A stub street into the property the church owns on 118th South.

We are excited to entertain future students that the development brings to the area.

I hope my schedule will allow me to attend the City Council meeting person.

Respectfully
Joe Colosimo
Juan Diego Representative
[redacted]

Sent from my iPhone

MEMO

To: City Council
From: Travis DeJong
Date: 2025-06-17
Re: Public Hearing: Providing Local Consent for a Bar Establishment License for Pine Partners LLC dba The Pines.

Comments:

Pine Partners LLC dba The Pines located at 1229 E Pioneer Rd is seeking Local Consent for a Bar Establishment license. They have provided the following item in conformance with Draper City Municipal Code Section 6-4-040 and Utah State Code Section 32B-5-201:

- Liquor liability insurance.
- Bond payable to the Department of Alcoholic Beverage Services.
- Floor map showing where alcohol is to be served, stored, and consumed.
- Sales tax license.
- A background check conducted by the Bureau of Criminal Identification.
- Proof of being lawfully present in the United States.

Pine Partners LLC dba The Pines has a current, issued business license numbered CBL-3816-2025.

The findings for Local Consent approval are as follows:

DCMC 6-4-040 requires that a bar establishment be at least six hundred feet (600') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured by the shortest pedestrian route taken from the nearest patron entrance of the outlet to the property boundary of the community location.

Pine Partners LLC dba The Pines has met this requirement.

DCMC 6-4-040 requires that a beer establishment be at least two hundred feet (200') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured in a straight line from the nearest patron entrance of the outlet to the property boundary of the community location.

Pine Partners LLC dba The Pines has met this requirement.

DCMC 6-4-050 states that the total number of bar establishment licenses granted by the

city shall not exceed eight (8). Draper City currently has seven (7) bar establishments. Granting Local Consent to Pine Partners LLC dba The Pines would bring the total number of bar establishments in Draper City to eight (8).

ATTACHMENTS:

Bond.pdf
ATTACHMENTS:

Floor Plan.pdf
ATTACHMENTS:

Liquor Liability.pdf
ATTACHMENTS:

Utah Sales Tax License.pdf
ATTACHMENTS:

The Pines Local Consent.pdf

UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE SERVICES

1625 S 900 W • PO Box 30408 • Salt Lake City, UT 84130-0408 • Phone (801) 977-6800

LICENSEE/PERMITTEE BOND

BOND # 108270992

KNOW ALL PERSONS BY THESE PRESENTS:

That Principal **Pine Partners LLC**, a Bar Establishment licensee/permittee, doing business as **The Pines**, and Surety, **Travelers Casualty and Surety Company of America**, a corporation organized and existing under the laws of the state of Connecticut and authorized to do business in Utah, are held and bound unto the Utah Department of Alcoholic Beverage Services in the sum of $10000, for which payment will be made, we hereby bind ourselves and our representatives, assigns, and successors firmly by these presents.

Dated this day of **May 07, 2025**.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS the above principal has made application to the Utah Alcoholic Beverage Services Commission for a Bar Establishment license/permit pursuant to the provisions of Utah Code Title 32B, Alcoholic Beverage Control Act.

NOW, THEREFORE, if said principal, its officers, agents and employees shall faithfully comply with the provisions of Utah Code Title 32B, Alcoholic Beverage Control Act, and the rules and directives of the Utah Alcoholic Beverage Services Commission and the Utah Department of Alcoholic Beverage Services, then this bond shall be void; but, if said principal, its officers, agents and employees fail to comply with the provisions of the laws, rules and directives or orders as the Utah Alcoholic Beverage Services Commission and the Utah Department of Alcoholic Beverage Services may issue, then this bond shall be in full force and effect and payable to the Utah Department of Alcoholic Beverage Services. This bond shall run for a continuing term effective **May 07, 2025** and reverified annually unless canceled by service of written notice upon the Utah Department of Alcoholic Beverage Services, which cancellation shall be effective 30 days after receipt of such notice, provided however, that no part of this bond shall be withdrawn or canceled while violations, legal actions, or proceedings are pending against said principal.

Travelers Casualty and Surety Company of America
Surety

Attorney in Fact **Joshua Kayser**

{ Corporate Seal }

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
HARTFORD, CONN.

Pine Partners LLC d/b/a - The Pines
Principal

Gregory Castro
Authorized Signature

Greg Castro
Name/Title

STATUTORY AFFIDAVIT FOR CORPORATE SURETY

STATE OF: Missouri

COUNTY OF: Boone

On the **07** day of **May**, **2025**, personally appeared before me,

Joshua Kayser, who, being by me duly sworn, did say that he/she is the attorney in fact of **Travelers Casualty and Surety Company of America**, Surety, and that said instrument was signed in behalf of said surety by authority, and acknowledged to me that he/she as such attorney in fact executed the same.

Notary Public Signature & Seal

PAT SCHOLL
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 12290120
My Commission Expires 05-31-2028

TRAVELERS	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company Farmington Casualty Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Joshua Kayser** of **COLUMBIA**, **MO** their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond or undertaking, and any riders thereto:

Surety Bond No.: 108270992 **Principal: Pine Partners LLC d/b/a - The Pines**

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February**, **2024.**

State of Connecticut

City of Hartford ss.

By:_____
Bryce Grissom, Senior Vice President

On this the **16th** day of **February**, **2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

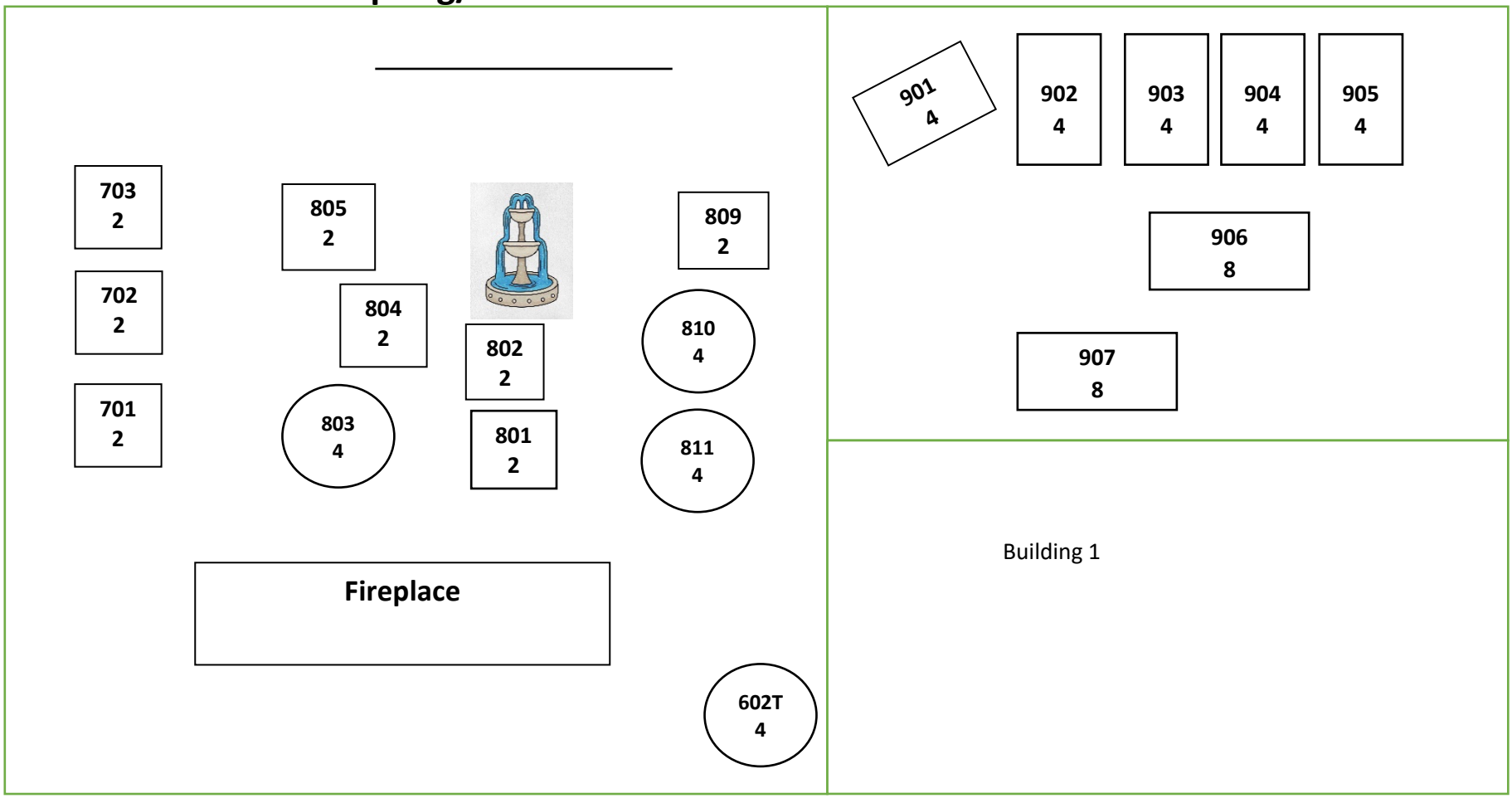
I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

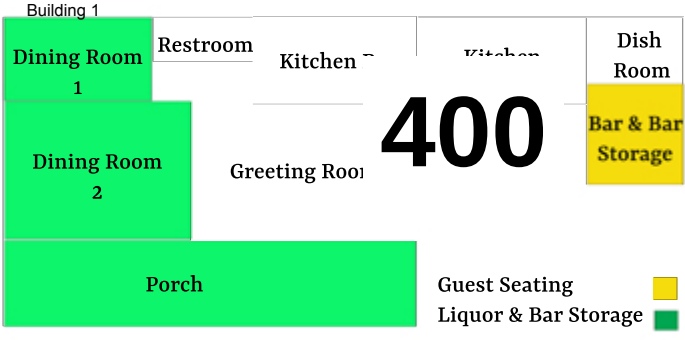
Dated this 07 day of May, 2025.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Spring/Summer Outside Patio Floor Plan




Building 1
Dining Room 1
Restroom
Kitchen
Dish Room
400
Bar & Bar Storage
Dining Room 2
Greeting Roo
Porch
Guest Seating
Liquor & Bar Storage

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
	E-MAIL ADDRESS: support@nextinsurance.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State National Insurance Company, Inc.	12831
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
HXS Food Group LLC
611 S Main St Ste 103
Salt Lake City, UT 84111

COVERAGES **CERTIFICATE NUMBER:** 477070858 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	X		NXTPVTCRRP-00-GL	03/07/2025	03/07/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$1,000,000.00 $100,000.00 $15,000.00 $1,000,000.00 $2,000,000.00 $2,000,000.00 $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ $ $ $ $
A	[ ] **UMBRELLA LIAB** [X] OCCUR [X] **EXCESS LIAB** [ ] CLAIMS-MADE DED [ ] RETENTION $	X		NXTPVTCRRP-00-GL	03/07/2025	03/07/2026	EACH OCCURRENCE AGGREGATE $	$ 2,000,000.00 $ 2,000,000.00 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Liquor Liability Coverage	X		NXTPVTCRRP-00-GL	03/07/2025	03/07/2026	Each Occurrence: Aggregate:	$2,000,000.00 $2,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Pine Partners LLC. This Certificate Holder is an Additional Insured on the General Liability policy and Umbrella/Excess Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Pine Partners LLC
1229 E Pioneer Rd
Draper, UT 84020

LIVE CERTIFICATE

Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Utah State Tax Commission
TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000 Website: tax.utah.gov

atL012 03/2024

Sales Tax License and/or Use Tax Certificate of Registration

PINE PARTNERS LLC
PINE PARTNERS LLC
1229 E PIONEER RD
DRAPER UT 84020-9645

Account Number: **16356466-003-STC**

This business is registered to make taxable sales from the incorporated city of:
Draper

Outlet: 0001 Issued: April 21, 2025 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR

SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: **16356466-003-STC** <<< Use this number for all correspondence or contact with the Utah State Tax Commission.

Jurisdiction: **Draper**
Issued: **April 21, 2025**

TAXPAYER ACCESS POINT UTAH TAP tap.utah.gov

Your Personal Identification Number (PIN) will be sent in a different notice in a few days.
You are required to register your account at **tap.utah.gov** for electronic filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.

COMMUNITY DEVELOPMENT

Draper City Business Licensing

Bar Establishment License

Pine Partners LLC dba The Pines

1229 E Pioneer Rd
Draper, UT 84020

Travis DeJong

Overview



1229 E Pioneer Rd
Draper, UT 84020

Bar Establishment License:

Allows for the storage, sale, service, and consumption of alcohol as long as a variety of on-premises prepared food is available for purchase (but there is no required percentage of food sales to meet). Patrons must be 21 years of age or older.

N

COMMUNITY DEVELOPMENT

Draper City Code Distance Requirements
Bar Establishment

COMMUNITY DEVELOPMENT

DCMC 6-4-040: LICENSE APPLICATION, LOCAL CONSENT, EXPIRATION AND RENEWAL:
(B) (2) (b) A … bar establishment … license shall not be granted to any applicant for any location situated within

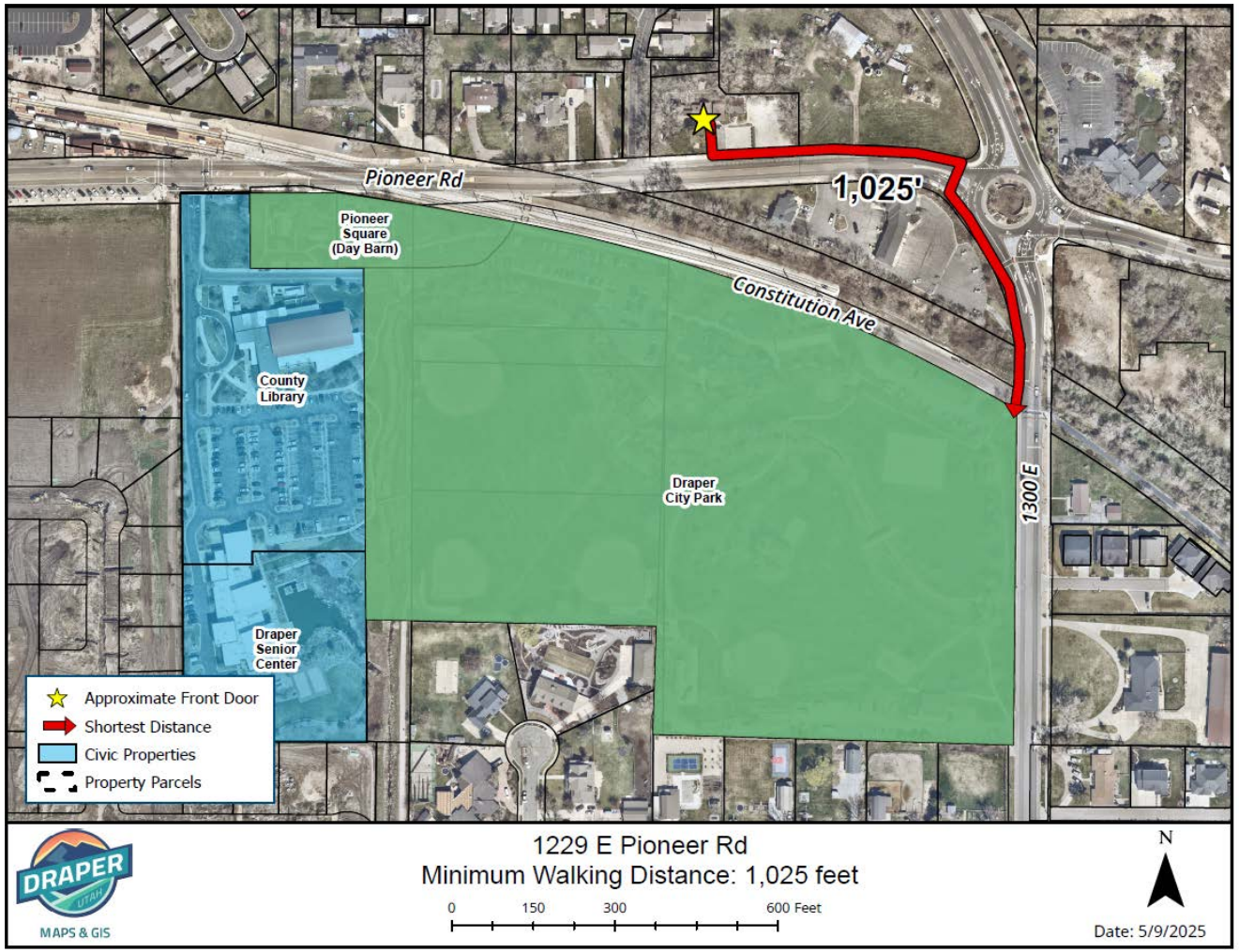
six hundred feet (600') of any community location as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location

or within two hundred feet (200') of the proposed outlet measured in a straight line from the nearest patron entrance of the proposed outlet to the nearest property boundary of the community location.

Community locations include:

- Schools
- Churches
- Public libraries
- Public playgrounds and parks

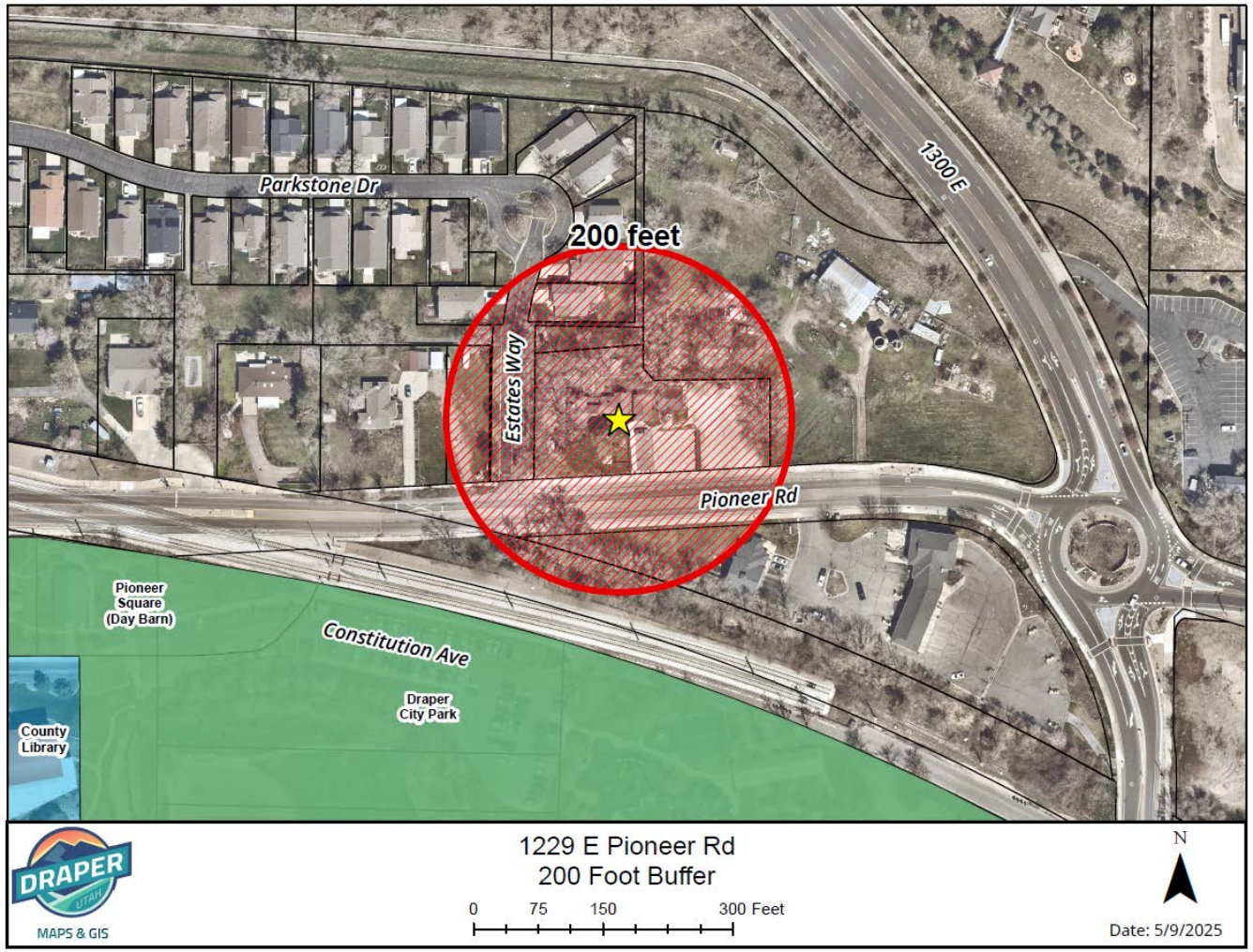
600 ft. Distance Requirement (Ordinary Pedestrian Travel)



Entrance must be at least 600 ft. following the shortest pedestrian route from a community location.

COMMUNITY DEVELOPMENT

200 ft. Distance Requirement (Straight Line)



Entrance must be at least 200 ft., drawn in a straight line, from a community location.

COMMUNITY DEVELOPMENT

Restrictions

DCMC 6-4-050: ON-PREMISES LICENSES

(B.) (2.) (c.) Restriction on Licenses: The total number of bar establishment licenses in the City shall not exceed eight (8).

Business Name	DBA	Location
BTDR LLC	Bout Time Pub & Grub Draper	1194 E Draper Pkwy
Donkey Tails Cantina Inc		136 E 12300 S
Hidden Valley Country Club		11995 S 2000 E
Kismet Management LLC	Cliff Dining Pub	12234 S DRAPER GATE DR Suite 101
Leatherheads Sports Grill LLC		12147 S STATE ST
SGR LLC	Seabird	13811 S SPRAGUE LN Suite 210
Shepherd's All Star Lanes Inc	Pins and Ales	12087 S STATE ST

Draper City currently has seven (7) bar establishments. Granting Local Consent to Pine Partners LLC dba The Pines would bring the total number of bar establishments in Draper City to eight (8).

COMMUNITY DEVELOPMENT

Action:
Provide Local Consent
or
Deny Local Consent

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Public Hearing: Ordinance #1657 Municipal Water Rates

Comments:

ATTACHMENTS:

Council Action Request - Ordinance 1657 - Adjusting Municipal Water Rates.docx
ATTACHMENTS:

Ordinance 1657 - FY2026 Water Rates.pdf
ATTACHMENTS:

Ordinance_1657_-_Water_Rates.docx

REQUEST FOR COUNCIL ACTION

To:	**Mayor and City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**Adopting the Water Rates for Fiscal Year 2025-26**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Ordinance 1657 adjusting municipal water rates for customers serviced by Draper City.

BACKGROUND AND FINDINGS:
Draper City is proposing to increase municipal water rates for customers serviced by Draper City. The proposed increases are as follows:

For Residential Customers

	Current	Proposed	% Change
Base Rate	$27.34	$31.44	15.00%
RESIDENTIAL TIER I			
0 - 5,000	$2.06	$2.24	8.50%
5,001 -20,000	$3.59	$3.90	8.50%
20,001 - 50,000	$3.86	$4.19	8.50%
50,001 - 100,000	$4.11	$4.46	8.50%
Over 100,000	$4.40	$4.77	8.50%
RESIDENTIAL TIER II			
0 - 5,000	$2.28	$2.47	8.50%
5,001 -20,000	$3.84	$4.17	8.50%
20,001 - 50,000	$4.12	$4.47	8.50%
50,001 - 100,000	$4.38	$4.75	8.50%
Over 100,000	$4.67	$5.07	8.50%
RESIDENTIAL TIER III			
0 - 5,000	$3.61	$3.92	8.50%
5,001 -20,000	$5.22	$5.66	8.50%
20,001 - 50,000	$5.51	$5.98	8.50%
50,001 - 100,000	$5.78	$6.27	8.50%
Over 100,000	$6.18	$6.71	8.50%

For Commercial Customers

	Current	Proposed	% Change
Base Rate	$27.34	$31.44	15.00%
COMMERCIAL TIER I			
0 - 50,000	$ 2.60	$ 2.82	8.50%
50,000 - 250,000	$ 2.66	$ 2.89	8.50%
Over 250,000	$ 2.72	$ 2.95	8.50%
COMMERCIAL TIER II			
0 - 50,000	$ 2.83	$ 3.07	8.50%
50,000 - 250,000	$ 2.89	$ 3.14	8.50%
Over 250,000	$ 2.96	$ 3.21	8.50%
COMMERCIAL TIER III			
0 - 50,000	$ 4.18	$ 4.54	8.50%
50,000 - 250,000	$ 4.27	$ 4.63	8.50%
Over 250,000	$ 4.37	$ 4.74	8.50%

PREVIOUS LEGISLATIVE ACTION:
None

FISCAL IMPACT: Finance Review:
Revenues will be received in the Water Fund and used to meet anticipated operating expenses.

SUPPORTING DOCUMENTS:

- Ordinance 1657
- Water Rate Table

Draper City
Water Rates

Residential Rate History

Effective 7/1/2026				
Residential	**Zone 1**	**Zone 2**	**Zone 3**	**Base**
0 - 5,000	$ 2.24	$ 2.47	$ 3.92	$ 31.44
5,000 - 10,000	$ 3.90	$ 4.17	$ 5.66	
10,000 - 50,000	$ 4.19	$ 4.47	$ 5.98	
50,000 - 100,000	$ 4.46	$ 4.75	$ 6.27	
Over 100,000	$ 4.77	$ 5.07	$ 6.71	

Commercial Rate History

Effective 7/1/2026				
Commercial	**Zone 1**	**Zone 2**	**Zone 3**	**Base**
0 - 50,000	$ 2.82	$ 3.07	$ 4.54	$ 31.44
50,000 - 250,000	$ 2.89	$ 3.14	$ 4.63	
Over 250,000	$ 2.95	$ 3.21	$ 4.74	

ORDINANCE NO. 1657

AN ORDINANCE ADOPTING UPDATED WATER RATES FOR CULINARY WATER CUSTOMERS SERVICED BY DRAPER CITY.

WHEREAS, Draper City has a water utility that services a portion of Draper City; and

WHEREAS, there has been a significant increase in labor, supplies and water costs; and

WHEREAS, Utah Code §10-8-22 (the "Statute") establishes the process for fixing rates to be paid for the use of water furnished by the City; and

WHEREAS, the Statute states the City must establish by ordinance reasonable rates for the services provided by the City to retails customers; and

WHEREAS, the public has the right to participate in a public meeting addressing water rates; and

WHEREAS, the City Council met on June 17, 2025, to discuss water rates and to hear from the public; and

WHEREAS, adjusting the water rates addresses the rising cost of providing water and benefits the health, safety and welfare of Draper's residents by ensuring the Culinary Water Fund is properly funded and can address Draper City's water needs for residents within its service area.

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

Section 1. The City Council adopts the water rates as listed in Exhibit 1 attached hereto. The rates are effective July 1, 2025.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 18TH DAY OF JUNE, 2024.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

EXHIBIT 1

(Water Rates)

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Public Hearing: Statutory Officer Compensation

Comments:

Utah Code 10-3-818 requires the City to hold a public hearing on increases proposed in the budget for executive and statutory officers. The proposed budget includes a 4.25% increase for all city employees including executive and statutory officers as listed below.

ATTACHMENTS:

FY2026 Executive & Statutory Officer Compensation.pptx

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

John Vuyk
Finance Director

Draper City Council Meeting
June 17, 2025

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

Utah Code 10-3-818 requires the City to hold a public hearing on increases proposed in the budget for executive and statutory officers. The proposed budget includes a 4.25% increase for all city employees including executive and statutory officers as listed below.

Position		COLA/Merit
City Manager		4.25%
Assistant City Manager		4.25%
Chief of Staff		N/A
City Recorder	^	4.25%
City Attorney		4.25%
Human Resources Director		4.25%
Finance Director		4.25%
Treasurer	^	4.25%
Police Chief		4.25%
Fire Chief		4.25%
Deputy Fire Chief		4.25%
Public Works Director / City Engineer		4.25%
Deputy Public Works Director		4.25%
Parks & Recreation Director		4.25%
Community Development Director		4.25%
Communications Director		9.25%
IT Director		4.25%

^ Statutory Officer

DRAPER CITY
FINANCE DEPARTMENT

Questions or Comments?

Contact:

John Vuyk

john.vuyk@draperutah.gov

801-576-6318

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Public Hearing: Executive Municipal Officer Compensation

Comments:

Utah Code 10-3-818 requires the City to hold a public hearing on increases proposed in the budget for executive and statutory officers. The proposed budget includes a 4.25% increase for all city employees including executive and statutory officers as listed below.

ATTACHMENTS:

FY2026 Executive & Statutory Officer Compensation.pptx

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

John Vuyk
Finance Director

Draper City Council Meeting
June 17, 2025

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

Utah Code 10-3-818 requires the City to hold a public hearing on increases proposed in the budget for executive and statutory officers. The proposed budget includes a 4.25% increase for all city employees including executive and statutory officers as listed below.

Position		COLA/Merit
City Manager		4.25%
Assistant City Manager		4.25%
Chief of Staff		N/A
City Recorder	^	4.25%
City Attorney		4.25%
Human Resources Director		4.25%
Finance Director		4.25%
Treasurer	^	4.25%
Police Chief		4.25%
Fire Chief		4.25%
Deputy Fire Chief		4.25%
Public Works Director / City Engineer		4.25%
Deputy Public Works Director		4.25%
Parks & Recreation Director		4.25%
Community Development Director		4.25%
Communications Director		9.25%
IT Director		4.25%

^ Statutory Officer

DRAPER CITY
FINANCE DEPARTMENT

Questions or Comments?

Contact:

John Vuyk
john.vuyk@draperutah.gov
801-576-6318

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Public Hearing: Resolution #25-28

Comments:

Resolution 25-28 - A resolution amending the adopted budget of Draper City for Fiscal Year 2024-2025. Staff Report by John Vuyk

ATTACHMENTS:

Council Action Request - Resolution 25-28 - Amending the FY2025 Budget - June 2025.docx
ATTACHMENTS:

Resolution 25-28 - Amending the FY2025 Budget - June 2025.docx
ATTACHMENTS:

FY25 4th Quarter Budget Amendments - June 2025.pptx

REQUEST FOR COUNCIL ACTION

To:	**Mayor & City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**4th Quarter Budget Amendment for FY 2024-2025 (June 2025)**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Resolution 25-28 amending the budget and staffing document for fiscal year ending June 30, 2025 as proposed.

BACKGROUND AND FINDINGS:
See attached staff report.

PREVIOUS LEGISLATIVE ACTION:
Resolution 24-25 adopting the Draper City operating and capital budget for fiscal year ending June 30, 2025.

FISCAL IMPACT: Finance Review:
See attached staff report.

SUPPORTING DOCUMENTS:
- Staff report with supporting documentation
- Resolution 25-28

RESOLUTION NO. 25-28

A RESOLUTION AMENDING THE ADOPTED BUDGET OF DRAPER CITY FOR FISCAL YEAR 2024-2025.

WHEREAS, the City Council of Draper City has adopted Resolution 24-25 which adopted the final budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025, in accordance with the requirements of the Utah Code Annotated (Utah Code 10-6-128); and

WHEREAS, the City Council of Draper City wishes to amend the fiscal year 2024-2025 budget; and

WHEREAS, a public hearing to consider the appropriations has been noticed and held and all interested persons were heard, for or against the appropriations; and

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

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

Section 1. Purpose. The purpose of this Resolution is to amend the budget of Draper City, as approved and finalized by Draper City Resolution 24-25.

Section 2. Authorization. The Mayor is authorized to sign any agreements to implement the budget amendments adopted by this Resolution.

Section 3. Adoption of Amendments. The budget amendments attached hereto and made a part of this Resolution shall be, and the same hereby are adopted and incorporated into the budget of Draper City, Utah for the fiscal year beginning July 1, 2024 and ending June 30, 2025, in accordance with the requirements of the Utah Code Annotated (Utah Code 10-6-128).

Section 4. Filing of copies of the Budget Amendments. The Budget Officer is authorized and directed to certify and file a copy of said budget amendments in the office of the City Recorder which amendments shall be available for public inspection.

Section 5. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 6. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the budget amendment.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF JUNE, 2025.

DRAPER CITY

ATTEST:

Nicole Smedley, City Recorder	**Mayor Troy K. Walker**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green		
Councilmember B. Johnson		
Councilmember T. Lowery		
Councilmember F. Lowry		
Councilmember M. Vawdrey		
Mayor Walker		

DRAPER CITY
FINANCE DEPARTMENT

FY2025 4th Quarter Budget Amendment

John Vuyk
Finance Director

Draper City Council Meeting
June 17th 2025

DRAPER CITY
FINANCE DEPARTMENT

Draper City
FY2025 4th Quarter Budget Amendments
June 17th 2025

- FY25-52

  Public Works GPS/ Survey Equipment

  New CIP

Public Works has funding available they would like to spend on purchases that are above the capital asset threshold the Council adopted earlier this year. With modern technology replacing traditional survey stakes in construction, our inspectors do not have the capability to confirm grades in the field are compliant with the designs. Public Works is proposing to buy GPS Survey Equipment with Water Fund and Storm Water available funding. The equipment will allow Public Works to assure construction is correct as well as help each department survey existing and new storm and water systems

Requested Amendment:

Water Fund Balance	$ 0
Storm Water Fund Balance	$ 0
GPS/Survey Equipment CIP	$ 34,000 ($ 17,000 each)

- FY25-53

  1700 East Storm Drain Improvements

  CIP 25-14

The City went out for bid for the 1700 East storm drain improvements and the lowest bid was over the appropriated budget. This amendment adds funding from Storm Water Impact fees that need to be spent to complete the project.

Requested Amendment:

Storm Water Impact Fees	$ 200,000
Capital Projects	$ 200,000

TOTAL PROJECT BUDGET $1,450,000

DRAPER CITY
FINANCE DEPARTMENT

Draper City
FY2025 4th Quarter Budget Amendments
June 17th 2025

- FY25-54

  Allocate Tax Funding to B&C Road Fund

Utah Code 59-12-205 (5)(c) requires the City to dedicate a certain portion of sales tax which was derived from sand and gravel sales to be dedicated to road maintenance. In order to facilitate the tracking of these restricted amounts, money will be transferred into the B&C Fund from the General Fund. The budgeted amount of the transfer was set at $250,000. The estimated FY25 amount is $650,000.

Requested Amendment:

General Fund Balance	$400,000
Transfer to B&C Fund	$400,000

- FY25-55

  Lease Accounting

  Housekeeping

Governmental Accounting Standards Board (GASB) statement 96 requires Cities to expense the full cost of a lease at signing and then record the annual payments as a reduction to the lease agreement. Each year in the audit we review all leases and determine if they qualify for the GASB 96 Standard. This amendment creates a budget for known leases and establishes a non-cash accounting budget for any additional leases that might be identified. The entry is a housekeeping item to keep us in compliance if additional leases are identified during the audit.

Requested Amendment:

Interest Revenue	$ 50,000	
Lease Expense (Current Lease - Non-Departmental)	$ 50,000	
Lease Revenue (Non-Cash)	$ 100,000	
Lease Expense – Unknown Lease (Non-Cash)	$ 100,000	$

DRAPER CITY
FINANCE DEPARTMENT

Draper City
FY2025 4th Quarter Budget Amendments
June 17th 2025

- FY25-56

  Public Safety Personnel Cost Adjustment

  Housekeeping

In the FY2025 budget we implement changes to the pay plans for both Police and Fire. These changes were budgeted based on estimates of anticipated costs. This amendment adjusts the budget within Police and Fire to reflect current spending.

Requested Amendment:

Police Personnel Costs	($ 550,000)
Fire Personnel Costs	$ 550,000

DRAPER CITY
FINANCE DEPARTMENT

Questions or Comments?

Contact:

John Vuyk

John.Vuyk@draperutah.gov

801-576-6318

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Action Item: Ordinance #1658

Comments:

Ordinance #1658 - An ordinance adopting the compensation schedule for statutory employees for Fiscal Year 2025-2026.

ATTACHMENTS:

Council Action Request - Ordinance 1658 - Compensation Changes for Statutory Officers - June 2025.docx
ATTACHMENTS:

Ordinance_1658__-_Compensation_Schedules_for_Statutory_Officers.docx
ATTACHMENTS:

General Gov. FY26 Final Wage Scale.pdf
ATTACHMENTS:

FY2026 Executive & Statutory Officer Compensation.pptx

REQUEST FOR COUNCIL ACTION

To:	**Mayor & City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**Compensation for Statutory Officers for FY2025-2026**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Ordinance 1658 amending compensation for Statutory Officers for fiscal year ending June 30, 2026 as proposed.

BACKGROUND AND FINDINGS:
The proposed budget includes funding for cost increases for all City employees including statutory officers. In accordance with Utah Code 10-3-818, this ordinance adopts the compensation schedule for Statutory Officers following the public hearing which was held on May 20,2025.

PREVIOUS LEGISLATIVE ACTION:
Resolution 25-25 adopting the Draper City operating and capital budget for fiscal year ending June 30, 2026.

FISCAL IMPACT: Finance Review:
See attached FY2026 Annual Budget and proposed changes.

SUPPORTING DOCUMENTS:
- Ordinance 1658
- Staff Report with supporting documentation

ORDINANCE NO. 1658

AN ORDINANCE COMPENSATION SCHEDULES FOR STATUTORY OFFICERS FOR THE FISCAL YEAR 2025-2026.

WHEREAS, Utah Code §10-3-818 provides that elective and statutory officers in municipalities may only receive compensation for services pursuant to ordinance enacted by the legislative body following a public hearing; and

WHEREAS, the compensation schedules for elective officers will not change while the compensation schedules for statutory officer are proposed to be changed for FY 2025-2026; and

WHEREAS, a public hearing to consider the compensation schedules for statutory officers has been noticed and held and all interested persons were heard; and

WHEREAS, the City Council has considered the compensation schedule for statutory officers.

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

Section 1. The City Council adopts the following compensation schedules for Draper City's statutory officer:

Title	Grade	Min. Range	Mid. Point	Max. Range
City Recorder	**19**	$74,320	$99,094	$123,868
City Treasurer	**19**	$74,320	$99,094	$123,868

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17TH DAY OF JUNE, 2025.

DRAPER CITY

_____
Mayor Troy K. Walker

ATTEST:

_____
Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

WAGE SCALE - GENERAL

DRAPER CITY WAGE SCALE

Effective 7/1/2025

Hourly Pay Ranges 10% Between Grades			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
7	$11.92	$15.90	$19.88
8	$13.11	$17.49	$21.87
9	$14.42	$19.24	$24.05
10	$15.86	$21.16	$26.46
11	$17.45	$23.28	$29.11
12	$19.19	$25.61	$32.02
13	$21.11	$28.17	$35.22
14	$23.22	$30.98	$38.74
15	$25.55	$34.08	$42.61
16	$28.11	$37.49	$46.88
17	$30.92	$41.24	$51.56

Salary Pay Ranges 10% Between Grades & 25% After Grade 24			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
18	$67,564.22	$90,085.63	$112,607.04
19	$74,320.64	$99,094.19	$123,867.74
20	$81,752.71	$109,003.61	$136,254.52
21	$89,927.98	$119,903.97	$149,879.97
22	$98,920.77	$131,894.37	$164,867.97
23	$108,812.85	$145,083.81	$181,354.76
24	$119,694.14	$159,592.19	$199,490.24
25	$131,663.55	$175,551.41	$219,439.26
26	$164,579.44	$219,439.26	$274,299.08

Wage Scale Adjustment History:

Effective 07/01/2019 - 2%
Effective 07/01/2021 - 2%
Effective 07/01/2021 - Remove grades 3 & 4, add grade 24
Effective 07/01/2022 - 2%
Effective 07/01/2023 - 4%
Effective 07/01/2023 - Remove grades 5 & 6, add grade 25
Effective 07/01/2024 - 3%
Effective 07/01/2024 - Increase difference between G24 & G25 by 5%
Effective 07/01/2025 - Minimum range and mid point ranges adjustments set to 60% & 80%.
Effective 07/01/2025 - G18 created for former G17 salaried positions. Former G18 through G25 adjusted up a grade.
Effective 07/01/2025 - 5% adjustment between G17 & G18 to separate hourly and salary scales.
Effective 07/01/2025 - 2%

Merit & COLA History:

Effective July 2019 - 2% COLA & 1% Merit
Effective Dec. 2020 - 3% Merit
Effective July 2021 - 2% Cola & 3% Merit
Effective July 2022 - 2% Cola & 6% Merit
Effective July 2023 - 4% Cola & 2% Merit
Effective July 2024 - 3% Cola & 2% Merit
Effective July 2025 - 2% Cola & 2.25% Merit

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

John Vuyk
Finance Director

Draper City Council Meeting
June 17, 2025

DRAPER CITY
FINANCE DEPARTMENT

FY2026 Proposed Budget

Executive & Statutory Officer Compensation

Utah Code 10-3-818 requires the City to hold a public hearing on increases proposed in the budget for executive and statutory officers. The proposed budget includes a 4.25% increase for all city employees including executive and statutory officers as listed below.

Position		COLA/Merit
City Manager		4.25%
Assistant City Manager		4.25%
Chief of Staff		N/A
City Recorder	^	4.25%
City Attorney		4.25%
Human Resources Director		4.25%
Finance Director		4.25%
Treasurer	^	4.25%
Police Chief		4.25%
Fire Chief		4.25%
Deputy Fire Chief		4.25%
Public Works Director / City Engineer		4.25%
Deputy Public Works Director		4.25%
Parks & Recreation Director		4.25%
Community Development Director		4.25%
Communications Director		9.25%
IT Director		4.25%

^ Statutory Officer

DRAPER CITY
FINANCE DEPARTMENT

Questions or Comments?

Contact:

John Vuyk

john.vuyk@draperutah.gov

801-576-6318

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Action Item: Resolution #25-26

Comments:

A resolution of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District adopting and certifying a tax rate for the 2026 taxable year. Staff report by John Vuyk.

ATTACHMENTS:

Council Action Request - Resolution 25-26 - TRSSD Tax Rate Tax Year 2026.docx
ATTACHMENTS:

Resolution 25-26 - TRSSD FY2026 Certified Tax Rate.docx
ATTACHMENTS:

Resolution 25-26 - Form PT 800 Salt Lake County - Travers Ridge.pdf
ATTACHMENTS:

Resolution 25-26 - Form PT 800 Utah County - Travers Ridge.pdf

REQUEST FOR COUNCIL ACTION

To:	**Mayor and City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**TRSSD Equalized Tax Rate for Tax Year 2026**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Resolution 25-26 adopting the Certified Tax Rate for the Traverse Ridge Special Service District for the 2026 taxable year. The Auditor's Certified Tax Rate and estimated Tax Revenue are:

	Tax Rate	Tax Revenue
Salt Lake County	0.000662	$210,389
Utah County	0.000662	$334,004
TOTAL		$544,393

BACKGROUND AND FINDINGS:
None

PREVIOUS LEGISLATIVE ACTION:
None

FISCAL IMPACT: Finance Review:
N/A

SUPPORTING DOCUMENTS:
- Resolution 25-26

RESOLUTION NO. 25-26

A RESOLUTION OF THE DRAPER CITY COUNCIL ACTING AS THE GOVERNING BODY OF THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ADOPTING AND CERTIFYING A TAX RATE FOR THE 2026 TAXABLE YEAR.

WHEREAS, the Draper City Council ("Council") acted as the Governing Body for the purpose of creating the Traverse Ridge Special Service District ("District") as a Special Service District in accordance with the Utah Special Service District §17D-1-101 et seq. Utah Annotated , 1953 (the "Act"); and

WHEREAS, the Council created the Administrative Control Board in accordance with the provisions of §17D-1-101 of the Act and delegated to the Administrative Control Board the power to act as the governing authority of the District; and

WHEREAS, the Council cannot lawfully delegate to the Administrative Control Board the power to levy a tax on the property within the District and the Council retains the power and duty to levy a tax on the taxable property within the District; and

WHEREAS, the Administrative Control Board desires to have the Council, as the Governing Body of the District, establish a certified tax rate for the 2026 taxable year at a rate of 0.000662 per dollar of the taxable value on all taxable property within the District for the purpose of funding operating expenses and capital improvements; and

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

Section 1. The following Equalized Property Tax Rate is established for the Traverse Ridge Special Service District for tax year 2026 and is hereby adopted:

Salt Lake County	**Utah County**
0.000662	0.000662

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF JUNE, 2025.

DRAPER CITY

ATTEST:

Laura Oscarson, City Recorder	**Mayor Troy K. Walker**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green		
Councilmember B. Johnson		
Councilmember T. Lowery		
Councilmember F. Lowry		
Councilmember M. Vawdrey		
Mayor Walker		

Utah State Tax Commission - Property Tax Division **Resolution Adopting Final Tax Rates and Budgets**	**Form PT-800** Rev. 02/15

County: SALT LAKE **Tax Year: 2025**

It is hereby resolved that the governing body of:

TRAVERSE RIDGE SPECIAL SERVICE DISTRICT

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
160 Special Service Voted Levy		0.000000
		0.000000

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date:_____

Title:_____

Utah State Tax Commission - Property Tax Division **Resolution Adopting Final Tax Rates and Budgets**	**Form PT-800** Rev. 02/15

County: UTAH **Tax Year: 2025**

It is hereby resolved that the governing body of:

TRAVERSE RIDGE SPECIAL SERVICE DISTRICT

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
160 Special Service Voted Levy		0.000000
		0.000000

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date:_____

Title:_____

MEMO

To: City Council
From: Travis DeJong, Business License Official
Date: 2025-06-17
Re: Approval of Ordinance #1654

Comments:

Staff recommends approval.

ATTACHMENTS:

Ordinance #1654.docx
ATTACHMENTS:

Chapter 6-6 - Fireworks Text Amendment.pdf

ORDINANCE NO. 1654

AN ORDINANCE OF THE DRAPER CITY COUNCIL AMENDING TITLE 6-6 OF THE DRAPER CITY MUNICIPAL CODE PERTAINING TO FIRE PREVENTION AND LICENSES

WHEREAS, Utah State Code 15A-5-202.5 gives municipalities the authority to restrict the discharge of fireworks in certain parts of municipal boundaries; and

WHEREAS, Draper City needs to ensure the restrictions on fireworks discharge are properly conveyed to the public; and

WHEREAS, the Fireworks Restrictions Map is subject to change and it is appropriate to amend the map through ordinance rather than a code text amendment; and

WHEREAS, the Draper City Council finds good cause to amend DCMC Chapter 6-6; and

WHEREAS, the City Council has reviewed ordinance, and has found that the amendments contained herein serve the best interests of the health safety and welfare of the City of Draper.

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

Section 1. Findings. The City Council of Draper City has made the following findings regarding the amendment of Chapter 6-6 of the Draper City Municipal Code attached hereto as Exhibit A: 1) There is a discrepancy between the map present in Chapter 6-6 and the map approved by Ordinance 1582 which represent the desired boundaries of fireworks discharge; 2) it is more efficient to amend the Fireworks Restrictions Map through ordinance rather than a code text amendment; and 3) the required certificate of insurance monetary amounts are insufficient and outdated. The proposed amendments serve the best interest of the health, safety, and welfare of the citizens of Draper.

Section 2. Amendment. Chapter 6-6 of the Draper City Municipal Code is hereby amended to reflect the changes in the attached Exhibit A.

Section 3. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or *de minimis* errors prior to submitting the Ordinance to Sterling Codifiers.

Section 4. Severability. If any section, part, or provision of this Ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 3RD DAY OF JUNE, 2025.

ATTEST: **DRAPER CITY**

_____ **_____**

Nicole Smedley, City Recorder **Mayor Troy K. Walker**

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

EXHIBIT A

6-6-010: DEFINITIONS:

All words used in this chapter shall mean the same as they are defined in Utah Code Annotated 53-7-202, as amended. (Ord. 969, 5-3-2011)

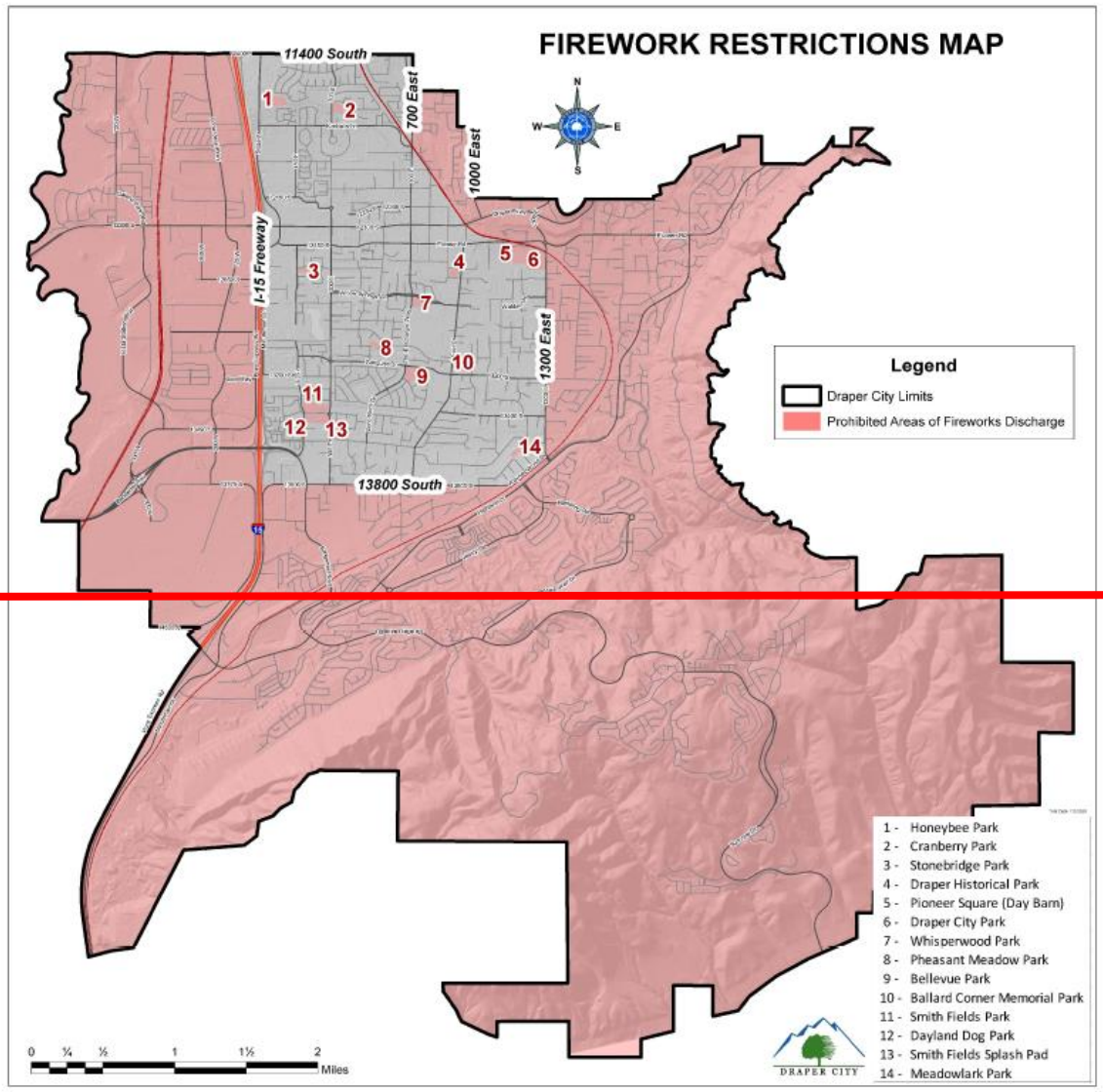
6-6-020: SALE, DISCHARGE AND POSSESSION OF FIREWORKS RESTRICTED:

A. License Required: It is unlawful and shall constitute a class B misdemeanor for any person to sell or offer for retail sale any fireworks without first obtaining a license from the city and paying the required regulatory fee as set forth in the city's consolidated fee schedule.

B. Permitted Fireworks: It is a class B misdemeanor for any person to sell, offer for retail sale, discharge, or have in their possession any fireworks in Draper City, other than class C common state approved explosives as authorized by Utah Code Annotated 53-7-201 et seq., as amended, the rules adopted by the Utah fire prevention board pursuant thereto, and this chapter, except as otherwise permitted by state law.

C. Discharge Distance To Structures: It shall be unlawful to discharge any fireworks within twenty feet (20') of any residence, dwelling or other structure.

D. Prohibited Discharge In Specified Areas: Due to perennial extreme hazardous fire conditions in certain portions of Draper City, the ~~discharge of fireworks is prohibited east of 1300 East Street, south of 13800 South Street, west of Interstate 15, and in the area from 12300 South running north along 1000 East Street to the north city boundary, then following the city boundary west to 700 East Street, then south to the UTA TRAX line, then following the TRAX line to 12300 South Street, to be known as the Mehraban Wetlands area, from the Wetlands Area following the TRAX line east to 1300 East Street, all as shown on the following map:~~ City Council in consultation with the Draper City fire chief, shall determine boundaries where fireworks are prohibited based on historical hazardous environmental conditions. A map showing the boundaries for discharge of fireworks in Draper City with any changes shall be published by June 1st of each calendar year, and shall be maintained for public inspection at City Hall.



E. Displays Require Permit: It is unlawful and shall constitute a class B misdemeanor for any person to discharge display fireworks, special effects, or flame effects performances, without first receiving a Draper City permit therefor. Evidence shall also be provided that the display operator, special effects operator, or flame effects operator who will set up and discharge the display has received a license from the state fire marshal, division department of public safety. The operator shall also provide a certificate of insurance naming the city as an additional insured in the minimum amount of ~~two million dollars ($2,000,000.00)~~ three million dollars ($3,000,000) for flame effects or five million dollars ($5,000,000) for firework displays and special effects. ~~and which names the city as an additional insured.~~

F. Sky Lanterns And Similar Devices Prohibited: It shall be unlawful and shall constitute a class B misdemeanor for any person to discharge or launch a "sky lantern" or similar type of unmanned fire. "Sky lantern" means a small unmanned hot air balloon with an opening at the bottom where a fire is suspended. "Sky lanterns" are sometimes called "Chinese lanterns", "sky candles" or "fire balloons" and usually consist of a wire frame with a paper shell and a candle or other fuel, by which the burning candle or fuel creates hot air that makes the lantern float and glow. (Ord. 1052, 6-18-2013; amd. Ord. 1444, 7-7-2020)

~~***Editor's Note:***~~

~~*Ordinance 1582, adopted June 6, 2023, temporarily supersedes division (D) of this section. Ordinance 1582 shall remain in effect until October 15, 2023, unless terminated earlier by action of the City Council.*~~

6-6-030: APPLICATION FOR LICENSE TO SELL FIREWORKS:

A. Requirements: All applications for a license to sell fireworks shall:

1. Set forth the proposed location where the fireworks are to be sold and whether the location is a temporary stand, trailer, tent, or permanent structure;

2. Be accompanied by certificates of insurance evidencing:

a. Liability coverage in the minimum amounts of two hundred thousand dollars/four hundred thousand dollars ($200,000.00/$400,000.00), property damage coverage in the minimum amount of two hundred thousand dollars ($200,000.00) with each naming the city as an additional insured;

b. Products liability coverage in a minimum amount of five hundred thousand dollars ($500,000.00);

c. A statement that Draper City will be given ten (10) days' written notice prior to any cancellation of the insurance by the insurance company; and

3. Be accompanied by a copy of the applicant's Utah sales tax license.

B. Time To File Application: Applications shall be made at least three (3) business days prior to when the applicant wishes to begin selling fireworks within the time constraints set forth in state law. (Ord. 969, 5-3-2011)

6-6-040: POSTING OF LICENSE AND MAP:

A. License Display Required: Licenses issued pursuant to this chapter shall be posted in a conspicuous place in a temporary stand, trailer or tent, and in a conspicuous place in the vicinity of the fireworks in a permanent structure.

B. Presentation Upon Request: The city license shall be available for presentation upon request to duly authorized officials.

C. Map Display Required: A map showing the boundaries for discharge of fireworks in Draper City shall be posted at all retail fireworks locations. (Ord. 969, 5-3-2011)

6-6-050: ENFORCEMENT:

A. Responsibility Of Officials: Every officer charged with the enforcement of state and city laws, including the fire marshal, is hereby charged with responsibility to enforce this chapter.

B. Seizure And Destruction; Revocation Of License: Fireworks sold or offered for sale in violation of this chapter may be seized and destroyed and the license of the person selling or offering fireworks for sale may be revoked.

C. Violation; Nonrenewal: Any violation of this chapter may serve as a basis for nonrenewal of a license in future years. (Ord. 969, 5-3-2011)

6-6-060: TEMPORARY STANDS, TRAILERS, AND TENTS:

A. Building Code Applicability: Temporary stands, trailers, and tents used for the retail sale of fireworks shall meet the requirements of the latest edition of the building code adopted by the city. Each licensee shall pay the inspection fee and each licensed premises shall be inspected prior to any sales.

B. Removal: Temporary fireworks stands, trailers, and tents shall be removed within seven (7) days after the fireworks sales period has ended. (Ord. 969, 5-3-2011)

DRAPER CITY
COMMUNITY DEVELOPMENT

Title 6 Chapter 6
Fire Prevention and Licenses
Text Amendment

Travis DeJong

City Council Meeting
June 3, 2025

Fireworks Area of Discharge

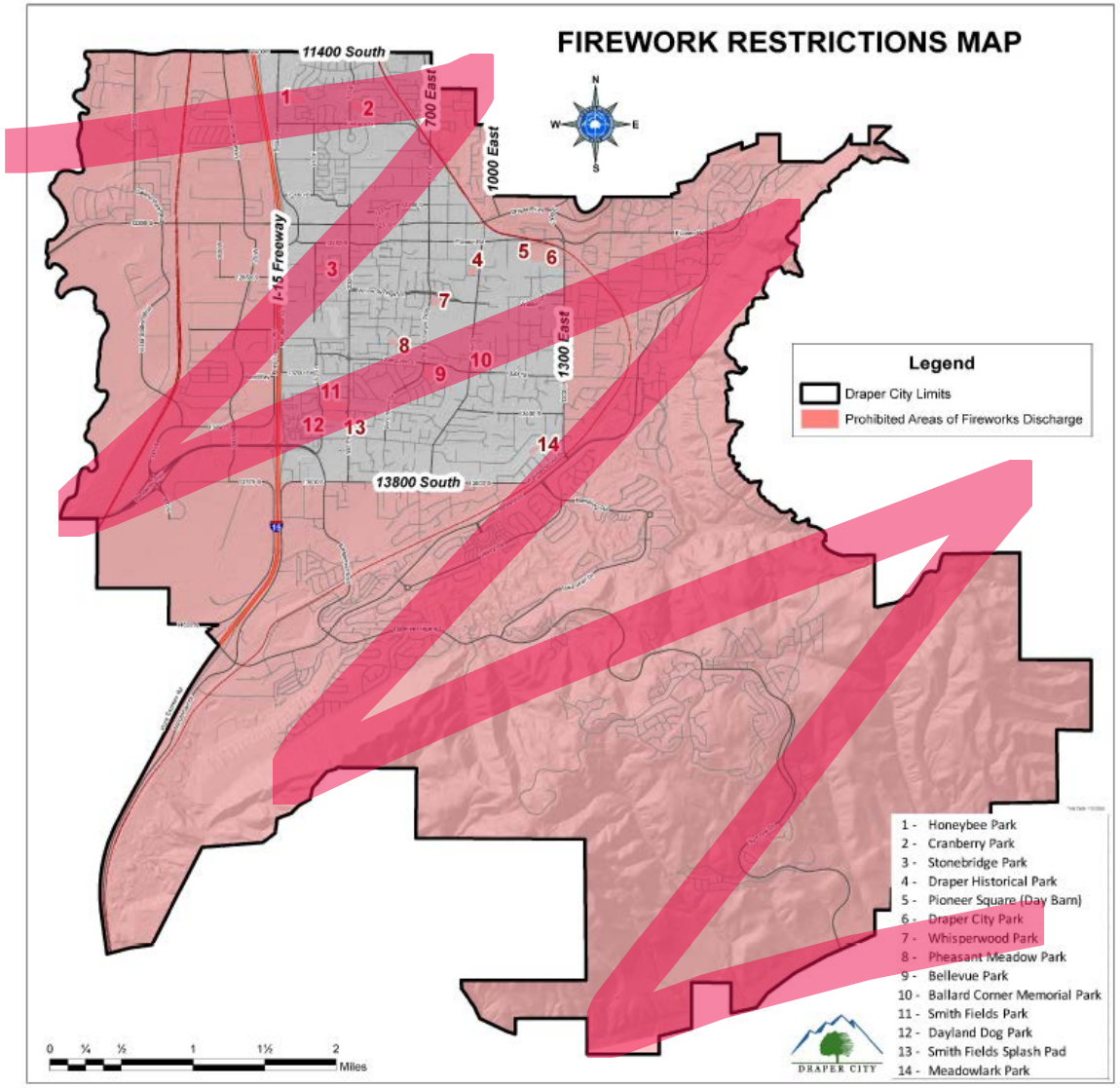
- Struck the language relating to where fireworks can and cannot be discharged and added language stating that the City Council will work with the fire chief to determine the boundaries and that the discharge map will be maintained for public inspection at City Hall.

6-6-020: SALE, DISCHARGE AND POSSESSION OF FIREWORKS RESITRICTED

D. Prohibited Discharge In Specified Areas: Due to perennial extreme hazardous fire conditions in certain portions of Draper City, the ~~discharge of fireworks is prohibited east of 1300 East Street, south of 13800 South Street, west of Interstate 15, and in the area from 12300 South running north along 1000 East Street to the north city boundary, then following the city boundary west to 700 East Street, then south to the UTA TRAX line, then following the TRAX line to 12300 South Street, to be known as the Mehraban Wetlands area, from the Wetlands Area following the TRAX line east to 1300 East Street, all as shown on the following map:~~ City Council in consultation with the Draper City fire chief, shall determine boundaries where fireworks are prohibited based on historical hazardous environmental conditions. A map showing the boundaries for discharge of fireworks in Draper City with any changes shall be published by June 1st of each calendar year, and shall be maintained for public inspection at City Hall.

DRAPER CITY
COMMUNITY DEVELOPMENT

Fireworks Area of Discharge, Cont.



- Struck out the map from the code.
- This map was superseded by Ordinance 1582. It is outdated and does not reflect the desired boundaries.

6-6-020: SALE, DISCHARGE AND POSSESSION OF FIREWORKS RESITRICTED

~~***Editor's Note:***~~

~~*Ordinance 1582, adopted June 6, 2023, temporarily supersedes division (D) of this section. Ordinance 1582 shall remain in effect until October 15, 2023, unless terminated earlier by action of the City Council.*~~

DRAPER CITY
COMMUNITY DEVELOPMENT

Certificates of Insurance Monetary Amounts

- Increased the certificate of insurance monetary amounts for both flame effects and firework displays.

DRAPER CITY
COMMUNITY DEVELOPMENT

6-6-020: SALE, DISCHARGE AND POSSESSION OF FIREWORKS RESITRICTED

E. Displays Require Permit: It is unlawful and shall constitute a class B misdemeanor for any person to discharge display fireworks, special effects, or flame effects performances, without first receiving a Draper City permit therefor. Evidence shall also be provided that the display operator, special effects operator, or flame effects operator who will set up and discharge the display has received a license from the state fire marshal, division department of public safety. The operator shall also provide a certificate of insurance naming the city as an additional insured in the minimum amount of ~~two million dollars ($2,000,000.00)~~ three million dollars ($3,000,000) for flame effects or five million dollars ($5,000,000) for firework displays and special effects. ~~and which names the city as an additional insured.~~

Questions or Comments?

DRAPER CITY
COMMUNITY DEVELOPMENT

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Action Item: Resolution #25-25 or Resolution #25-32

Comments:

Approve Resolution #25-25 adopting the City of Draper Annual Budget for the Fiscal Year Ending June 30, 2026 as proposed and including any changes to final budget items that have been presented and discussed with the council. Adoption of the budget includes approval of the staffing document and the employee pay plan for fiscal year 2025-26.

Draper City has received the certified tax rate for FY2026 (Tax Year 2025) from Salt Lake County and Utah County. The equalized rate is 0.000936 for general operations with no rate for debt service. The final rate is 0.000936. This will generate $10,186,796 for general operations.

Or

Approve Resolution #25-32 adopting the City of Draper Acting Budget for the time period July 1, 2025 through June 30, 2026, or until such time as the FY2025-2026 Budget is adopted following a Truth in Taxation hearing.

Draper City has received the certified tax rate for FY2026 (Tax Year 2025) with an equalized tax rate of 0.000936, but we move the City set the certified tax rate equal to the combined tax rate for FY2025 (Tax Year 2026) at 0.001022. This will generate an additional $935,965 of tax revenue bringing total anticipated Tax Revenue to $11,122,761.

The Council recognizes the change will require a Truth in Taxation hearing and propose to set the date for the hearing for August 13, 2025.

ATTACHMENTS:

Council Action Request - Resolution 25-25 - Adopting the Annual Budget for FY2026.docx

ATTACHMENTS:

Resolution 25-25 - Adopting the FY2026 Budget & Compensation & Tax Rate.docx
ATTACHMENTS:

Resolution 25-32 - Adopt Acting Budget FY2026.docx
ATTACHMENTS:

Tentative Annual Budget FY26 Final.pdf
ATTACHMENTS:

Changes to Final PDF as of June 11th.pdf
ATTACHMENTS:

General Gov. FY26 Final Wage Scale.pdf
ATTACHMENTS:

Fire FY26 Final.pdf
ATTACHMENTS:

Police FY26 Final.pdf
ATTACHMENTS:

Resolution 25-25 - Form PT 800 Salt Lake County.pdf
ATTACHMENTS:

Resolution 25-25 - Form PT 800 Utah County.pdf

REQUEST FOR COUNCIL ACTION

To:	**Mayor and City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**Draper City Budget for Fiscal Year 2025-26**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:

Approve Resolution #25-25 adopting the City of Draper Annual Budget for the Fiscal Year Ending June 30, 2026 as proposed and including any changes to final budget items that have been presented and discussed with the council. Adoption of the budget includes approval of the staffing document and the employee pay plan for fiscal year 2025-26.

Draper City has received the certified tax rate for FY2026 (Tax Year 2025) from Salt Lake County and Utah County. The equalized rate is 0.000936 for general operations with no rate for debt service. The final rate is 0.000936. This will generate $10,186,796 for general operations.

Or

Approve Resolution #25-32 adopting the City of Draper Acting Budget for the time period July 1, 2025 through June 30, 2026, or until such time as the FY2025-2026 Budget is adopted following a Truth in Taxation hearing.

Draper City has received the certified tax rate for FY2026 (Tax Year 2025) with an equalized tax rate of 0.000936, but we move the City set the certified tax rate equal to the combined tax rate for FY2025 (Tax Year 2026) at 0.001022. This will generate an additional $935,965 of tax revenue bringing total anticipated Tax Revenue to $11,122,761.

The Council recognizes the change will require a Truth in Taxation hearing and propose to set the date for the hearing for August 13, 2025.

BACKGROUND AND FINDINGS:

See attached FY2025 Annual Budget and proposed changes

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT: Finance Review:

See attached FY2025 Annual Budget and proposed changes

SUPPORTING DOCUMENTS:

- Resolution 25-25
- Resolution 25-32
- FY2026 Annual Budget
- FY2026 Changes to Proposed Budget
- FY2026 Compensation schedules
- Form PT-800 Salt Lake County
- Form PT-800 Utah County

RESOLUTION 25-25

A RESOLUTION ADOPTING THE DRAPER CITY BUDGET INCLUDING COMPENSATION SCHEDULES AND ADOPTING THE CERTIFIED TAX RATE FOR THE FISCAL YEAR 2025-2026.

WHEREAS, the City of Draper is required to adopt an operating and capital budget for each fiscal year; and

WHEREAS, the tentative budget has been available for comment and review by the public; and

WHEREAS, the City Council wishes to provide for the long-term maintenance and replacement of infrastructure and offer the residents of Draper suitable levels of service; and

WHEREAS, a public hearing to consider the tentative budget including compensation schedules has been noticed and held and all interested persons were heard, for or against the budget; and

WHEREAS, the City is required to adopt a Certified Tax Rate for each fiscal year; and

WHEREAS, the Office of the Salt Lake County Auditor and the Utah County Auditor have provided an approved Certified Tax Rate to Draper City; and

WHEREAS, the State of Utah Tax Commission has provided an approved Equalized Tax Rate to Draper City; and

WHEREAS, the City Council has determined that the Equalized Tax Rate will provide sufficient property tax revenue to maintain desired service levels; and

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

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

Section 1. The Equalized Tax Rates will be established as the Certified Tax Rates and are hereby adopted, and the budget will be adjusted accordingly for fiscal year 2025-2026.

	Salt Lake County	**Utah County**
Draper City General Fund	0.000936	0.000936
Interest and Sinking Fund	0.000000	0.000000

Equalized Rate **0.000936**

Section 2. That the details of this budget and compensation schedules are more specifically outlined in the document entitled "City of Draper Adopted Annual Budget FY25-26" and is hereby adopted, available in the City Recorders Office and is as incorporated herein, and established as the approved Fiscal Year 2025-26 Budget.

Section 3. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the Draper City Budget.

Section 4. Final Budget surpluses in excess of the 35% maximum fund balance in the General Fund allowed by State law will be distributed to the Capital Projects Fund.

Section 5. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17TH DAY OF JUNE, 2025.

ATTEST: **DRAPER CITY**

_____ _____

Nicole Smedley, City Recorder **Mayor Troy K. Walker**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green	_____	_____
Councilmember B. Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember M. Vawdrey	_____	_____
Mayor Walker	_____	_____

RESOLUTION 25-32

A RESOLUTION OF DRAPER CITY ADOPTING THE ACTING BUDGET FOR THE TIME PERIOD OF JULY 1, 2025 TO JUNE 30, 2026, OR UNTIL SUCH TIME AS THE FY2025-2026 BUDGET IS ADOPTED FOLLOWING A TRUTH IN TAXATION HEARING

WHEREAS, on May 16, 2025, the Draper City Council adopted the Draper City Tentative Budget for the fiscal year ending June 30, 2026; and

WHEREAS, the City Council now has chosen to go through the "Truth in Taxation" process in contemplation of enacting a property tax increase under Utah Code §59-2-919 through §59- 2-923; and,

WHEREAS, the City Council finds that under the "Truth in Taxation" process the Fiscal Year 2025-2026 Budget must be adopted by September 1, 2025; and

WHEREAS, the current fiscal year budget ends June 30, 2024; and

WHEREAS, the City Council finds they now wish to adopt an Acting Budget to cover the time period of July 1, 2025 to August 30, 2025, or until whatever date the Fiscal Year 2026 Budget contemplating an increase in property taxes is adopted; and

WHEREAS, the City has received its proposed certified tax rate from Salt Lake County and Utah County, and

WHEREAS, the City Council finds that all conditions precedent to the adoption of the Acting Budget have been accomplished.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Draper City:

Section 1. Adoption of Acting Budget. The City Council hereby adopts the Acting Budget, as depicted and detailed in **Attachment "A",** as attached and incorporated by this reference as if set out fully, with all identified funds and allocations thereto created, re-created, or reaffirmed and made the official budget of Draper City for the fiscal year of July 1, 2025 to June 30, 2026, or until such time as another fiscal year budget ("Final Budget") contemplating an increase in property taxes may be adopted before September 1, 2025.

Section 2. Further Action. In addition to the foregoing, the City Manager is hereby directed to implement any other necessary actions pertinent to the adoption of the Final Budget, the establishment of a tax rate, and the levy of property taxes with approval from the City Council. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law, including, specifically, all actions necessary for the consideration of and potential approval of an increase in the certified tax rate, and adjustment to the anticipated property tax revenue of the City through the Truth in Taxation process, as dictated by state law.

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

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 17TH DAY OF JUNE, 2025.

ATTEST: **DRAPER CITY**

_____ _____

Nicole Smedley, City Recorder **Troy K. Walker, Mayor**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green	_____	_____
Councilmember B. Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember M. Vawdrey	_____	_____
Mayor Walker	_____	_____







Tentative Annual Budget

Fiscal Year Ending June 30, 2026

CITY OF DRAPER, UTAH

Tentative Annual Budget

Fiscal Year Ending June 30, 2026

Prepared by:
DRAPER CITY FINANCE DEPARTMENT

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INTRODUCTION

DRAPER CITY HALL

1020 E. Pioneer Road | Draper, UT 84020

May 6, 2025

Honorable Mayor and City Council of Draper City

It is my pleasure to submit to you the fiscal year 2025-2026 proposed tentative budget. This tentative budget is a balanced budget that meets the essential service needs of Draper City. Draper City budgets for and maintains eight major funds, four non-major capital funds and two internal service funds. The total proposed tentative budget for all combined funds is $168,312,600 which includes all current and new capital projects.

The budget implements priorities outlined by the City Council by providing for the dedicated staff of Draper City, setting aside funding for future building projects and establishing funding to maintain city infrastructure. The budget also looks to enhance the award-winning parks and trails located in Draper.

Budget Highlights

At this time, the City has not yet received the certified tax rate for FY2026 (tax year 2025). This proposed budget includes changes in tax revenue associated with removal of funding for the general obligation bond resulting in a decrease in property tax revenue for the general fund of $520,000. With the expiration of the Sandhills Community Reinvestment Area (CRA) the City General Fund will receive all property tax collected within that area resulting in an increase to the general fund of $200,000. The budget also includes a small increase associated with new growth. The certified tax rate for FY2026 will be available in June 2025.

General Fund revenues total $47,280,600 with $38,423,500 (73.62%) from all taxes. Licenses and permits generate $3,025,500 (6.40%). The remaining revenue come from intergovernmental revenue ($790,000, 1.51%), charges for services ($1,739,200, 3.68%), fines & forfeitures ($681,000, 1.44%), miscellaneous revenue, which includes $1.8 million in interest revenue, ($2,090,000, 4.48%) and other sources of funding ($504,900, 1.07%). The budget also includes the appropriation of $4,908,300 from General Fund fund balance.

In the proposed tentative budget, a 4.25% increase has been included as a salary adjustment (2% COLA & 2.25% merit). Public safety step plans will be adjusted by the 2% COLA; in addition, the budget sets aside funding merit increases for the police and fire departments.

The General Fund budget also includes the elimination of three vacant positions while increasing staffing for a part-time Emergency Manager (.72 FTE), a Custodial Supervisor, a Police Detective and a Trails Technician. The budget also increases funding for seasonal trails staff equivalent to one FTE.

The budget includes a proposed mowing contract to provide mowing and other maintenance to city owned properties, adjustments to the fleet allocation, funding for required contractual increases with

Valley Emergency Communications Center (VECC) and an increase associated with holding the upcoming 2025 election.

The enterprise funds consisting of the Culinary Water, Storm Water, Solid Waste and Ambulance Funds have a combined operating budget of $36,348,200. The budget proposes a rate increase in the Culinary Water Fund to cover the rising ongoing operating costs within the fund. The rate increase is budgeted to generate an additional $680,000 for the Water Fund. Other enterprise funds do not include any rate increases for FY2026. Capital projects related to enterprise funds are $12,855,400. Capital purchases within these funds include the replacement of vehicles within the water fund of $120,000 and the purchase of a mid-size dump truck of $200,000, replacement of a support vehicle and two solid waste packing vehicles ($1,070,000) in the Solid Waste Fund and the replacement of one ambulance ($454,000) in the Ambulance Fund.

There are two internal service funds (ISFs) that provide services to and bill other funds within the City included in the FY2026 budget. The internal service funds are the Risk Management Fund and the Fleet Services Fund. The Risk Management Fund with a budget of $1,670,000 provides for insurance expenses, loss control and claims and damages.

The Fleet Management fund with a budget of $7,307,900 manages the City's fleet of street licensed and non-licensed vehicles and equipment. Vehicles being purchased in FY2026 are listed in the detail section for this fund. The budget includes funding for a carry-over of vehicles approved in a prior year that are not expected to be received in the current fiscal year. The Fleet Fund includes $4,364,000 of new capital replacement charges for all General Fund departments, including $920,000 of street equipment funded with class B&C road funds. The budget includes $150,000 for new vehicles for new positions proposed in the tentative budget.

Other funds include the Community Reinvestment Agency (CRA fund 210) with budgeted revenues and expenses of $12,132,900. B&C Road Fund (fund 240) has a budget of 8,912,700. Local Highway Option Tax Fund (241) has a budget of $2,150,000 and the Highway Projects Fund (242) which is budgeted at $1,914,300. $11,511,200 of budgeted expenses for these funds are for capital related projects within the Capital Projects Fund and come across in the budget in the form of transfers. The capital amounts in the budget include $1,690,000 of CRA funds for public infrastructure within the CRA.

The Capital Improvement Projects Fund covers all capital projects not related to enterprise funds. The fund has approximately $36,806,100 allocated for projects. Most projects have been previously approved and funded by the City Council. The FY2026 budget provides an additional $2,295,000 for new projects which includes $2,125,000 for park projects and maintenance and 170,000 for building maintenance and improvements.

If you have any questions that I may answer about the proposed tentative budget for FY2025 -2026, please feel free to contact me.

John Vuyk
Finance Director

Organization Chart

Elected Official - As of July 1, 2025

MAYOR	TROY WALKER
CITY COUNCIL MEMBER	MICHAEL GREEN
CITY COUNCIL MEMBER	BRYN HEATHER JOHNSON
CITY COUNCIL MEMBER	TASHA LOWERY
CITY COUNCIL MEMBER	FRED LOWRY
CITY COUNCIL MEMBER	MARSHA VAWDREY



Mayor Troy Walker



Council Member Michael Green



Council Member Bryn Heather Johnson



Council Member Tasha Lowery



Council Member Fred Lowry

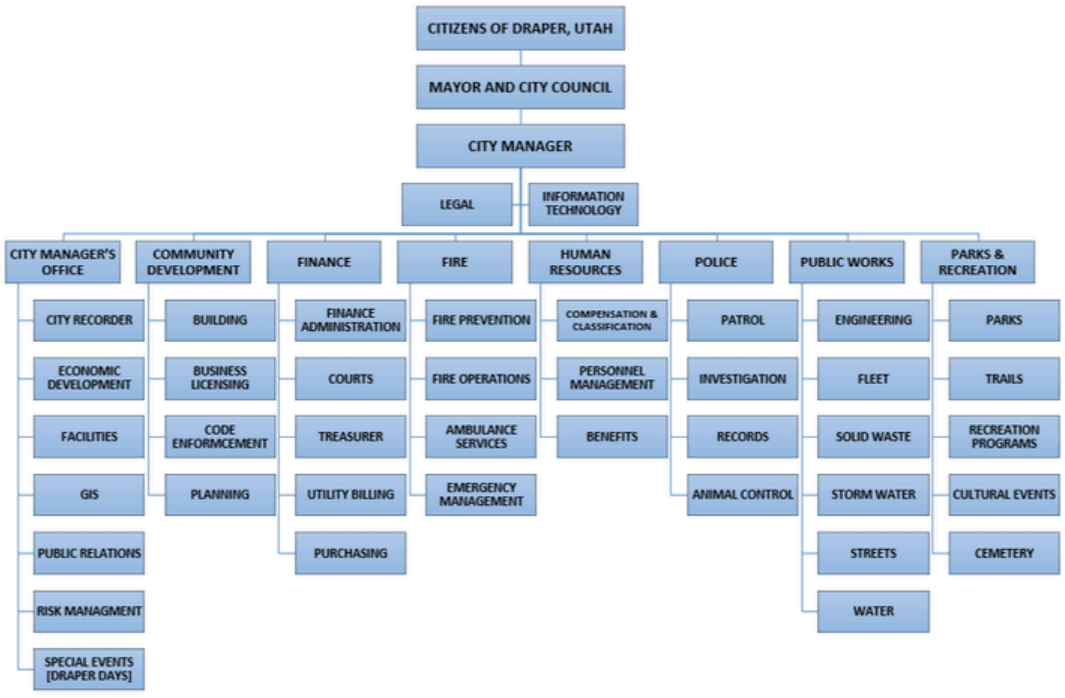


Council Member Marsha Vawdrey

Appointed Officials - As of July 1, 2025

CITY MANAGER	MIKE BARKER
ASSISTANT CITY MANAGER	KELLIE CHALLBURG
CITY ATTORNEY	TRACI GUNDERSEN
CITY RECORDER	NICOLE SMEDLEY
CITY TREASURER	LOURDES RAMOS
COMMUNITY DEVELOPMENT DIRECTOR	JENNIFER JASTREMSKY
COMMUNICATIONS DIRECTOR	LINDA PETERSON
FINANCE DIRECTOR	JOHN VUYK
FIRE CHIEF	CLINT SMITH
HUMAN RESOURCES DIRECTOR	MALENA MURRAY
JUSTICE COURT JUDGE	LISA GARNER
PARK & RECREATION DIRECTOR	RHETT OGDEN
POLICE CHIEF	RICHARD FERGUSON
PUBLIC WORKS DIRECTOR/ CITY ENGINEER	SCOTT COOLEY

CITY OF DRAPER ORGANIZATIONAL CHART



Fund Structure

Description of Funds and Fund Types

A fund is defined as "an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources together with all related liabilities and residual equities or balances and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitation." Statutory requirements and sound financial administrative policies have developed a system of funds in which the financial transactions of a city are recorded. Each of the funds is a separate entity. Therefore, they have separate asset, liability, revenue, and expenditure accounts where applicable. Government resources are allocated to and accounted for in individual funds based upon their purposes. When the funds are properly established, the City department heads can effectively control, utilize, and restrict the resources of a fund for the purpose for which it was authorized and established. Draper City has eighteen (18) active funds.

GOVERNMENTAL FUNDS - Governmental funds are funds generally used to account for tax-supported activities. There are five different types of governmental funds: The General Fund, special revenue funds, debt service funds, capital projects funds, and permanent funds. Draper City has four (4) governmental fund types.

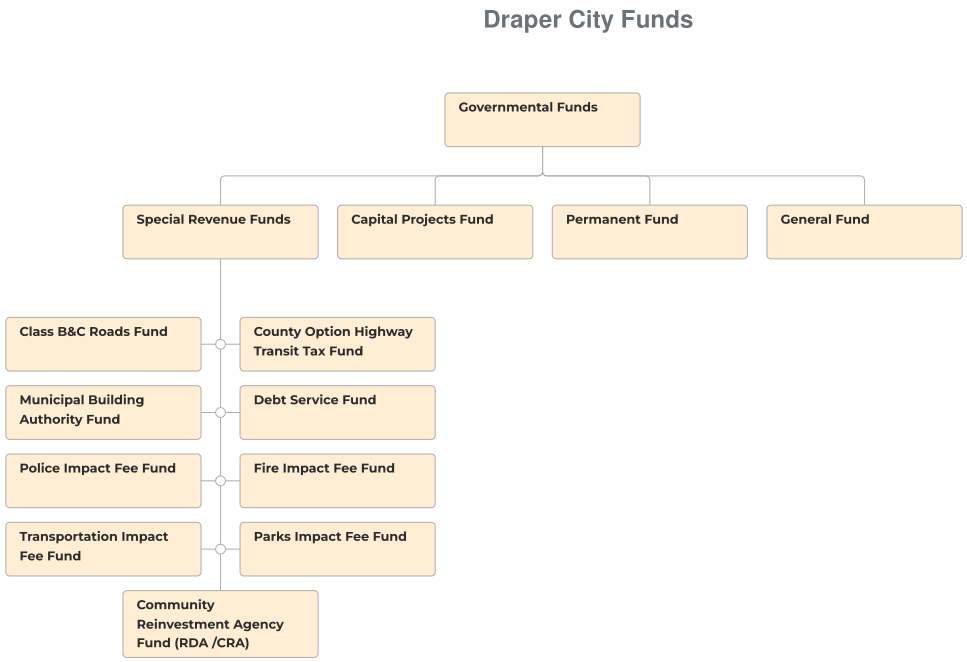
- **General Fund** - The General Fund serves as the chief operating fund of the City. The principal source of revenue of the General Fund is taxes, charges for services, and fines and forfeitures. Expenditures are for general government, community and economic development, public safety, streets, parks, recreation, and cemetery.
- **Special Revenue Funds -** Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. Draper City has nine (9) special revenue funds.
  - **Class B & C Road Funds** - accounts for state allocated road funds.
  - **County Option Highway Transit Tax Fund** - accounts for funds for any new roads, road improvements or maintenance, active transportation such as bike and pedestrian projects or maintenance on existing facilities.
  - **Highway Projects Fund -** tracks all funding provided by Utah Senate Bill 51 from the January 2022 session. The funds are used for priority projects to mitigate congestion and improve safety.
  - **Municipal Building Authority Fund -** accounts for lease revenue fees paid by the General Fund for government buildings and the related debt service payments for those buildings.
  - **Community Reinvestment Agency Funds -** Accounts for property taxes dedicated to the economic redevelopment of blighted areas within the City, and the associated improvements in those areas.
    - West Freeway RDA (Expired collection period with unspent funds)
    - Sandhills RDA
    - Crescent RDA
    - East Bangerter EDA (Expired collection period with unspent funds)
    - Gateway RDA (Expired collection period with unspent funds)
    - Frontrunner CDA
    - South Mountain CRA
  - **Park Impact Fee -** accounts for park related impact fees derived from new development and the need for related capital assets.
  - **Fire Impact Fee -** accounts for fire related impact fees derived from new development and the need for related capital assets.
  - **Police Impact Fee -** accounts for police related impact fees derived from new development and the need for related capital assets.
  - **Transportation Impact Fee -** accounts for road related impact fees derived from new development and the need for related capital assets.
- **Capital Projects Fund -** Capital projects fund(s) are used to account for financial resources for the acquisition or construction of major capital facilities. The financial resources of capital projects funds come from several different sources, including general obligation bonds, grants from state and federal government, and appropriations from the General Fund and special revenue funds. Draper City has only one (1) capital projects fund.
- **Permanent Fund** - Permanent fund(s) are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs. Draper City has only one (1) permanent fund.
- **Debt Service Fund -** accounts for property taxes dedicated to the interest and sinking fund for outstanding general obligation bonds, which is restricted. *Inactive as of 2019.*

ENTERPRISE FUNDS - Enterprise funds are proprietary funds used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the government's council is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. Draper City has four (4) enterprise funds

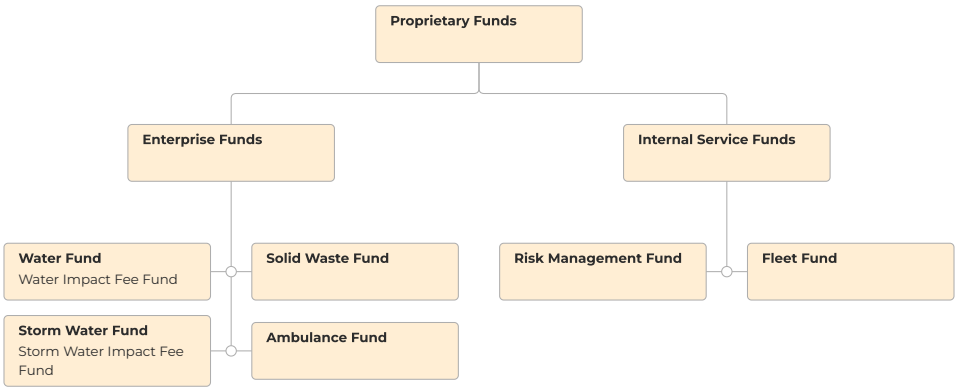
- **Water Fund** - reports revenue and expense of providing water services to the residents of the City. The City currently provides service to approximately 35% of the City. A separate private water company provides service to the remaining area. In addition, this fund accounts for water impact fees and related capital improvement projects.
  - **Water Impact Fee**
- **Storm Water Fund -** reports revenue and expense of providing storm water drainage and management services to the residents of the City. The City currently provides this service to approximately 100% of the City, excluding state-owned property. In addition, this fund accounts for storm water impact fees and related capital improvement projects.
  - **Storm Water Impact Fee**
- **Solid Waste Fund -** reports revenue and expense of providing garbage and recycling collection and disposal services to the residents of the City. The City currently provides residential service only. Private residential areas may choose to contract with another provider. Commercial service is currently not offered by the City.
- **Ambulance Fund -** reports and monitors the revenue and expense generated by general ambulance services. The Ambulance Fund is managed as part of the Draper City Fire Department. The collection of revenues related to ambulance services are outsourced. Additional revenues are generated by contracting for hospital patient transports.

INTERNAL SERVICE FUNDS - Internal service funds are a proprietary fund type that may be used to report any activity that provides goods or services to other funds, departments, or agencies of the primary government and its component units, or other governments, on a cost-reimbursement basis. Draper City has two (2) internal service funds.

- **Risk Management Fund** - accounts for the activities of the City's property and casualty insurance. The revenue is the result of charging other funds for the allocated expense associated with providing those services.
- **Fleet Management Fund** - allocates fleet vehicle replacement, maintenance, administrative and shared equipment costs in each department or fund within the City. Costs are allocated based on a historical percentage of time used.



Draper City Funds



Basis of Budgeting

The annual budget is prepared in accordance with Generally Accepted Accounting Principles (GAAP). The budget has been prepared on a modified accrual basis. The modified accrual basis recognizes expenditures when the related fund liability is incurred. Revenues are recognized when they become both measurable and available. “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

This budgetary method differs from the GAAP accounting used in preparing the City’s comprehensive annual financial report. For financial reporting, the City uses the modified accrual basis of accounting for its governmental funds and the accrual basis of accounting for its proprietary funds.

In summary, this budget provides much of the same information as the full set of statements in the annual report. It gives decision-makers and other readers a clear picture of where cash resources are expected to come from and how they will be applied to various activities. Payments for long-term debt are still budgeted using the modified approach to better match cash payments. Budget figures also show the change from the previous year, which is helpful in highlighting expected annual increase or decrease in spending.



Financial Policies

Revenue Policies

1. Draper City should maintain a diversified and stable revenue system in order to avoid unexpected deficits and estimate revenues conservatively to ensure proper funding for capital project needs.
2. Draper City should minimize the use of one-time revenue to fund ongoing services.
3. Draper City should regularly review user fees, license and permit fees, impact fees, and special assessments. This is done to determine that the full long-term service costs are not being subsidized by general revenue or passed on to future generations of taxpayers, determine the subsidy of some fees, identify the impact of inflation, and consider new fees.
4. Draper City should seek to maintain a stable tax rate. Generally, taxes should not be increased unless inflation has forced operating costs upward faster than tax growth or if new services are being operated in order to meet citizens' needs.

Expense Policies

1. Draper City does not use encumbrance accounting. As such, expenses aren't posted to the ledger accounts upon the creation of the purchase order.
2. Expenses are posted when the check is issued.

Budget Policies

1. The general adopted annual budget includes activities across several different funds, including the General Fund, special revenue funds, capital projects funds, internal service funds and enterprise funds. The Cemetery Fund (permanent fund) does not adopt a separate annual budget. Capital projects, which may include activities, which overlap over several fiscal years, are assigned a project number and are included in the Capital Projects Fund. All general (non-project) capital purchases for specific equipment or improvements with a life greater than one year and a cost greater than $5,000 are approved as separate line items as part of the budget process and the funding is included as part of the annual budget at the department level.
2. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established at the department level. Each department's budget may be split into separate divisions. Within each department or division, there are three key components: Personnel, Operating and Capital. Budgeted amounts may not be moved between the different components of the budget without formal approval (budget amendment) from the city council. Likewise, budgetary savings from one component are not to be used in another component. With the approval of the city manager, budgets may be moved between divisions within the same department as long as budgets do not move from one of the three components to a different component.
3. Each department head is responsible to the city manager and the city council for operating within the legal budget for their department. All annual budgets lapse at fiscal year-end. Budgetary savings from each department are treated as a contribution to the fund balance. The council then appropriates the savings during the next annual budget process.
4. Utah State law prohibits the appropriation of the sum of unassigned, assigned and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated fund balance categories is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet expenditures, and to cover unanticipated deficits. Utah State law also prohibits the accumulation of the stated fund balance categories in the General Fund in any amounts greater than 35% of the current year's total actual revenues.
5. Budgets for the General Fund, special revenue funds, and the capital projects fund are prepared on the modified accrual method of accounting. Encumbrance accounting is not used by Draper City. Expenditures in the capital projects fund are budgeted annually on a project-by-project basis.

Budget Amendment Policies

1. Budgets are estimates, and as such, it may be necessary to amend them. City budgets can and should be amended either if it is apparent that expenditures are going to exceed the budget or if there is a shortfall in the revenues. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. As per Utah Code 10-6-124-129, a public hearing must be held prior to any proposed increase in a fund's appropriations. A public notice must be made at least seven (7) days prior to the amendment. Amendments do not need to be submitted to the State Auditor's office.

2. With the approval of the City Manager and the Finance Director, budgets may be moved between divisions within the same department as long as budgets do not move from one of the three components to another (See Budgetary Control). Amendments of this type are time-consuming and should be limited to significant amounts only.



Debt Management Policy

1. The Council intends on maintaining an unrestricted General Fund balance of no more than 35% of estimated revenues and no less than 5%.
2. The Council intends to limit the issuance of long-term debt to capital improvement projects that cannot be financed from current revenues, and the payback period of the debt will be limited to the estimated useful life of the capital project.
3. Council intends to utilize long-term borrowing to take advantage of opportunities to restructure or refund current debt when available.
4. When considering debt issuance, the Council requires an analysis of the effect of the issuance on the City's debt ratio, as well as the impact on the City's ability to finance future projects.
5. When considering debt issuance, the Council requires the identification of a revenue source to cover the debt service requirements.
6. Council requests a statement from the City's financial adviser about the feasibility of the financing, as well as any additional information the Council should be aware of before issuance.
7. Council requests debt service payments be structured in standard amounts over the useful life of the issue unless anticipated revenues dictate otherwise, or the useful life of the financed project(s) suggests a different maturity schedule.
8. The Council requires a policy of full disclosure on every financial report and bond prospectus.

Debt Management Policies and Schedules

DEBT MANAGEMENT POLICY

Long-term Debt

At June 30, 2025, the City's expected outstanding general obligation bonds will be $0.00. The total city-wide outstanding debt related to bonds is expected to be $13,901,000 as of June 30, 2025.

S&P Global issued updated bond ratings for Draper. The new long-term debt ratings as of April 2019 was AAA on sales tax revenue bonds and AA+ for general obligation bonds.

Under state law, (Utah Constitution Article 14 Section 4) the City's (Draper is a third class city as designated by the State of Utah) outstanding general obligation debt should not exceed 12% of the "reasonable fair cash value" of the property. Of this percent, a maximum of 4% may be used for general purposes. The remaining 8% and any unused portion of the 4% available for general purposes up to the maximum of 12% may be utilized for water/sewer/electric purposes.

Legal Debt Margin

2024 Estimated Market Valuation: $16,094,344,599

Debt Limit
Debt Limit (4% of Est. Market Valuation) $643,773,784
Less Outstanding General Obligation Bonds $0
Legal Debt Margin $643,773,784

Total Net Debt Applicable to the Limit as a Percentage of the Debt Limit: .00%

Debt Management Policies

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5. When considering debt issuance, the Council requires the identification of a revenue source to cover the debt service requirements.
6. Council requests a statement from the City's financial adviser of the feasibility of the financing, as well as any additional information Council should be aware of before issuance.
7. Council requests debt service payments be structured in level amounts over the useful life of the issue unless anticipated revenues dictate otherwise, or the useful life of the financed project(s) suggest a different maturity schedule.

Council requires a policy of full disclosure on every financial report and bond prospectus.

Bond Payment Schedules

Debt Service Obligation Schedule by Fiscal Year

Obligation	Purpose	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
2011 Water (Revenue)	Water Storage Capacity	$ 128,100	$ 128,500	$128,700	$ $127,900	$ $128,000
2014 Series (Sales Tax)	Open Space Preservation	$ 413,100	$ —	$ —	$ —	$ —
2022 Series (Sales Tax)	Land Acquisition on Pioneer Rd.	$ 416,700	$ 415,700	$ 419,000	$ 416,800	$ 418,900
2023 Series (Sales Tax)	Aquarium Agreement	$ 976,500	$ 971,800	$ 970,500	$ 972,500	$ 972,500
		$ 1,934,400	**$ 1,516,000**	**$ 1,518,200**	**$ 1,389,300**	**$ 1,391,400**

Outstanding Debt - As of Fiscal Year End

Obligation	Purpose	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
2011 Water (Revenue)	Water Storage Capacity	$ 707,000	$ 596,000	$ 482,000	$ 366,000	$ 247,000
2014 Series (Sales Tax)	Open Space Preservation	$ —	$ —	$ —	$ —	$ —
2022 Series (Sales Tax)	Land Acquisition on Pioneer Rd.	$ 4,365,000	$ 4,140,000	$ 3,900,000	$ 3,650,000	$ 3,385,000
2023 Series (Sales Tax)	Aquarium Agreement	$ 4,935,000	$ 4,210,000	$ 3,450,000	$ 2,650,000	$ 1,810,000
		$ 10,007,000	**$ 8,946,000**	**$ 7,832,000**	**$ 6,666,000**	**$ 5,442,000**

Note: The numbers in this budget are rounded to the nearest $100 increment. In addition, trustee fees are included in the budget but are not part of this schedule. 2011 Water Bond payments are not budgeted as an expense in the budget but as a reduction of a long-term liability account.

Fund Balance Policy

Fund Balance Definition and Explanation -

Fund balance is an accumulation of revenues minus expenditures. Each fund maintained by the City has a fund balance. Fund balance can be used in future years for purposes determined by the City Council. To understand fund balance, it is important to understand fund accounting. Fund accounting is unique to the public sector (i.e. governments, schools, etc.) and requires separate self-balancing accounting entries to track each fund's revenues and expenditures. Funds are created for various reasons and separated into fund types which dictate the accounting rules that apply. The City of Draper has two main fund types - governmental and proprietary. Governmental funds are tax-supported activities and uses the modified accrual basis of accounting. The proprietary funds are fee-supported and utilize the full accrual basis of accounting.

Funds are typically restricted in use by Utah law, the City Charter and local ordinances to assure the funds are used for their intended purposes. The source of funding generally determines the restriction applicable to funds and thus what fund type it is. The City has 18 different funds.

Expenditures for each fund are authorized through the budget process, which requires approval of department directors, the City Manager, and, ultimately, the City Council. The managers of the service units operating within the funds typically oversee approval of expenditures throughout the fiscal year. Expenses are audited annually to ensure compliance with policies.

Any surplus revenues in excess of expenditures at the end of a fiscal year fall to a fund balance within that particular fund. These funds are invested in the City's pool of invested funds and earn interest in proportion to their participation in the pool. The fund balance from any fund can be re-appropriated for future use through the budget process, but the ongoing restrictions on that particular fund continue to apply to re-appropriated funds.

Fund balance has several components including:

1. Non-spendable fund balance: Includes amounts that are not in a spendable form or are required to be maintained intact. Examples are notes receivable or prepaid items.
2. Restricted fund balance: Includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation. Examples include grant money received but unspent, cash held in trust for debt service payments, B&C Road Funds and the County Option Highway Transit Tax Funds.
3. Assigned fund balance: Comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates authority. In governmental funds other than the General Fund, the assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
4. Unassigned fund balance: The residual classification of the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

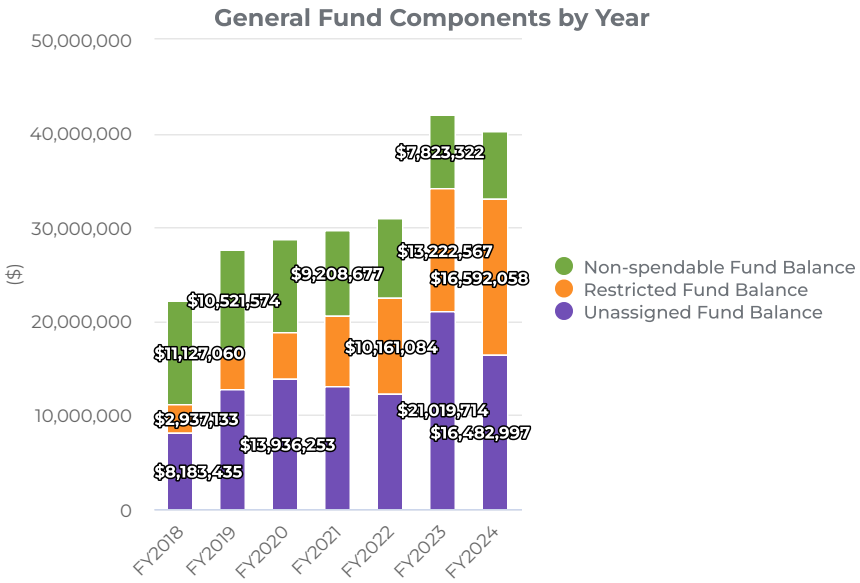
Historical General Fund Changes in Fund Balance by Year

Data Source	Fiscal Year	Begining Fund Balance	Revenues	Operating Expenses	Other Sources / (Uses) - CIP, Transfers & Bond Issuance	Ending Fund Balance	Change %	Change Amount
Audited ACFR	FY2019	22,247,628	37,552,762	(29,657,016)	(2,450,585)	27,692,789	24.48%	5,445,161
Audited ACFR	FY2020	27,692,789	38,519,858	(31,213,135)	(6,311,776)	28,687,736	3.59%	994,947
Audited ACFR	FY2021	28,687,736	44,769,874	(33,894,131)	(9,409,424)	30,154,055	5.11%	1,466,319
Audited ACFR	FY2022	30,154,055	48,367,960	(32,886,183)	(14,649,649)	30,986,183	2.76%	832,128
Audited ACFR	FY2023	30,986,183	52,497,506	(36,206,126)	(5,211,960)	42,065,603	35.7%	11,079,420
Audited ACFR	FY2024	42,065,603	51,510,169	(41,691,606)	(11,695,716)	40,188,450	-4.46%	(1,877,153)
Projected	FY2025	40,188,450	61,100,000	(41,500,000)	(18,800,000)	40,988,450	1.99%	800,000

Data Source	Fiscal Year	Begining Fund Balance	Revenues	Operating Expenses	Other Sources / (Uses) - CIP, Transfers & Bond Issuance	Ending Fund Balance	Change %	Change Amount
Budget*	FY2026	40,988,450	65,165,900	(49,334,700)	(15,831,200)	40,988,450	0.00%	0

*The FY26 budget includes $11,810,300 of fund balance appropriation (revenue from reserves).

General Fund Balance by Year



Budget Timeline

Budget Process

1. Budgets are required for general, special revenue, debt service, enterprise and capital projects funds.
2. Budgets must be balanced, and represent a financial plan of all estimated revenues and appropriations for expenditures.
3. By the first regularly scheduled council meeting in May, the budget officer shall prepare and file a tentative budget with the council. The tentative budget is to be reviewed and adopted by the council. During this meeting, the council is to establish the time and place of the hearing to adopt the final budget.
4. The tentative budget shall be a public record available for inspection for at least ten days prior to the adoption of the budget.
5. A published notice is required for seven (7) days prior to the public hearing on the adoption of the budget.
6. A public hearing is to be held on the tentatively adopted budget.
7. Final adjustments to the tentative budget will be made by the council after the public hearing.
8. The council will adopt by resolution or ordinance, the proposed tax rate and budget by June 30th. A copy of the budget is certified by the budget officer and filed with the State Auditor within thirty (30) days of the adoption of the budget.



Jun 3, 2025

Adoption of the budget.
Certified adopted budget to the State Auditor.

DRAPER CITY STAFFING DOCUMENT

Division & Job Title	Division #	GRADE	FY24	FY25	FY26	Notes:
GENERAL FUND						
Legislative Department						
Mayor & Council	41110					
Mayor			1.00	1.00	1.00	
City Council			5.00	5.00	5.00	
TOTAL LEGISLATIVE DEPARTMENT			**6.00**	**6.00**	**6.00**	
Executive Department						
City Manager	41210					
City Manager		26	1.00	1.00	1.00	
Assistant City Manager		25	1.00	1.00	1.00	
Chief of Staff		22	1.00	1.00		Eliminate Position
Executive Assistant		16	1.00	1.00		Eliminate Position
Emergency Manager					0.72	New FY26
Administrative Assistant		10	-	0.72	0.72	
			4.00	**4.72**	**3.44**	
City Recorder	41220					
City Recorder		19	1.00	1.00	1.00	
Deputy Recorder		15	1.00	1.00	1.00	
Passport Coordinator		13	1.00	1.00	1.00	
Office Clerk I/II/III		10/11/12	1.00	1.00	1.00	
			4.00	**4.00**	**4.00**	
Communications	41270					
Communications Director		24	1.00	1.00	1.00	
Sr. Communications Specialist		16	1.00	1.00	1.00	
Multimedia Specialist		13	0.63	0.63	0.72	Increased Hours
Social Media Intern		7	-	-	-	
			2.63	**2.63**	**2.72**	
Youth Council	41260					
Youth Council Adviser		10	0.25	0.25	0.25	
			0.25	**0.25**	**0.25**	
Legal	41240					
City Attorney		25	1.00	1.00	1.00	
Assistant City Attorney		22	1.00	1.00	1.00	
Legal Assistant		13	-	-	-	
			2.00	**2.00**	**2.00**	
Community Events	41280					
Community Events Manager		19	1.00	1.00	1.00	
Community Events Coordinator		13	1.00	1.00	1.00	
Seasonal Events Worker		8	0.50	0.50	0.50	
			2.50	**2.50**	**2.50**	

GENERAL FUND CONTINUED

Executive Department						
Information Technology	41330					
Information Technology Director		24	1.00	1.00	1.00	
Network Manager		21	1.00	1.00	1.00	
Network Administrator		19	-	-	-	
Systems Administrator		18	1.00	1.00	1.00	
			3.00	**3.00**	**3.00**	
Geographic Information Systems (GIS)	41340					
GIS Manager		20	1.00	1.00	1.00	
GIS Specialist I/II/III		14/15/16	1.00	1.00	2.00	Relcassified
GIS Technician		12	1.00	1.00	-	Relcassified
			3.00	**3.00**	**3.00**	
TOTAL EXECUTIVE DEPARTMENT			**21.38**	**22.10**	**20.91**	
Human Resources Department	41310					
Human Resource Director		24	1.00	1.00	1.00	
Human Resource Generalist		18	1.00	1.00	1.00	
Human Resource Coordinator/Specialist		14/15	1.00	1.00	1.00	
TOTAL HUMAN RESOURCES DEPARTMENT			**3.00**	**3.00**	**3.00**	
Finance Department						
Finance	41320					
Finance Director		24	1.00	1.00	1.00	
Assistant Finance Director		22	1.00	1.00	1.00	
City Treasurer		19	1.00	1.00	1.00	
Purchasing Agent		16	1.00	1.00	1.00	
Accountant I/II		14/15	1.00	1.00	1.00	
Accounting Specialist		14	1.00	1.00	1.00	
Payroll Administrator		15	1.00	1.00	1.00	
Accounts Payable Technician I/II/III		12/13/14	1.00	1.00	1.00	
Finance Clerk I/II/III		10/11/12	1.25	1.25	1.25	
TOTAL FINANCE DEPARTMENT			**9.25**	**9.25**	**9.25**	
Facilities Department						
Facilities Administration	41410					
Facilities Manager		19	1.00	1.00	1.00	
Custodial Supervisor		15			1.00	New FY26
HVAC Maintenance Technician I/II/III		15/16/17	1.00	1.00	1.00	
Facilities Maintenance / Community Service Coordinator		13	1.00	1.00	1.00	
Van Driver/Sr. Van Driver (Pool)		10/11	0.75	0.75	0.75	
Part-Time Facilities Worker I/II/III (Pool)		9/10/11	3.50	3.50	3.50	
TOTAL FACILITIES DEPARTMENT			**7.25**	**7.25**	**8.25**	

GENERAL FUND CONTINUED

Judicial Department						
Justice Court	42110					
Judge		25	0.60	0.60	0.60	
Judicial Manager		19	1.00	1.00	1.00	
Judicial Supervisor		16	1.00	1.00		Eliminate Position
Judicial Assistant I/II/III		11/12/13	3.00	3.00	3.00	
TOTAL JUDICIAL DEPARTMENT			**5.60**	**5.60**	**4.60**	
Police Department						
Police Administration	42210					
Chief of Police		25	1.00	1.00	1.00	
Captain		21	-	1.00	1.00	
Lieutenant		P5	3.00	3.00	3.00	
Sergeant		P4	-	-	-	
Police Officer I/II/Master Officer		P1/P2/P3	1.00	1.00	1.00	
Sr. Executive Asst		16	1.00	1.00	1.00	
Project Coordinator		12	-	-	-	
			6.00	**7.00**	**7.00**	
Patrol	42220					
Police Sergeant		P4	5.00	7.00	7.00	
Police Officer I/II/Master Officer		P1/P2/P3	30.00	32.00	33.00	New FY26 (Detective)
Reserve Police Officer			-	0.25	0.25	
Park Ranger (Police Officer)		P1	1.00	1.00	1.00	
Crossing Guard Supervisor		12	0.24	-	-	
Crossing Guards		9	6.00	6.00	6.00	
			42.24	**46.25**	**47.25**	
Investigations	42240					
Police Sergeant		P4	3.00	2.00	2.00	
Police Officer I/II/Master Officer		P1/P2/P3	8.00	5.00	5.00	
Crime Scene / EvidenceTechnician		14	2.00	2.00	2.00	
Community Crime Analyst		15	1.00	1.00	1.00	
Victim Advocate		15	1.00	1.00	1.00	
Program Coordinator		13	-	-	-	
			15.00	**11.00**	**11.00**	
Support Services	42250					
Support Services Supervisor		15	1.00	1.00	1.00	
Crime Prevention Specialist		13	0.50	0.50	0.50	
Community Outreach Coordinator		13	-	-	-	
Records Specialist		13	-	1.00	1.00	
Support Services Clerk I/II/III		10/11/12	2.70	2.50	2.50	
			4.20	**5.00**	**5.00**	
Animal Services	42260					
Animal Services Supervisor		15	1.00	1.00	1.00	
Animal Services Officer I/II/III		12/13/14	2.00	2.00	2.00	
Animal Services Attendant		10	0.38	0.38	0.38	
			3.38	**3.38**	**3.38**	
TOTAL POLICE DEPARTMENT			**70.82**	**72.63**	**73.63**	

GENERAL FUND CONTINUED

Fire Department

Fire Administration	42310				
Fire Chief		25	1.00	1.00	1.00
Deputy Fire Chief		23	1.00	1.00	1.00
Battalion Chief		F7	1.00	1.00	1.00
Sr. Executive Asst		16	1.00	1.00	1.00
Administrative Assistant I/II/III		11/12/13	0.72	0.72	0.72
Fire Training Captain		F6		1.00	1.00
			4.72	**5.72**	**5.72**
Fire Prevention	42320				
Fire Marshal		19	1.00	1.00	1.00
Fire Inspector		15	1.00	1.00	1.00
			2.00	**2.00**	**2.00**
Fire Operations - FTE's @ 2,912 Hours	42330				
Battalion Chief		F7	2.00	2.00	2.00
Captain		F6	9.00	9.00	9.00
Engineer		F3	9.00	9.00	9.00
Firefighter		F1/F2	6.00	9.00	9.00
Firefighter - Part Time		F1/F2	-	-	-
Seasonal Wildland Crew Supervisor		14	1.00	1.00	1.00
Seasonal Wildland Crew Lead		11	0.50	0.50	0.50
Seasonal Wildland Crew Lead - GRANT FUNDED		11	0.50	-	-
Seasonal Wildland Crew		9	2.00	2.00	2.00
Seasonal Wildland Crew - GRANT FUNDED		9	1.50	-	-
			31.50	**32.50**	**32.50**
TOTAL FIRE DEPARTMENT			**38.22**	**40.22**	**40.22**

GENERAL FUND CONTINUED

Public Works Department

Public Works Administration	43110				
Public Works Director / City Engineer		25	1.00	1.00	1.00
Deputy Public Works Director / City Engineer		23	1.00	1.00	1.00
Public Works Area Manager		19	-	-	-
Public Works Operations Manager		21	1.00	1.00	1.00
Office Manager		15	1.00	1.00	1.00
Administrative Assistant I/II/III		11/12/13	0.72	0.72	0.72
			4.72	**4.72**	**4.72**
Engineering	43120				
Senior Engineering Manager		22	2.00	2.00	2.00
Engineer I / II /III		17/18/19	2.00	2.00	2.00
Engineering Manager		21	1.00	1.00	1.00
Engineering Inspector I/II		15/16	3.00	3.00	3.00
Engineering Design Technician I/II/III		14/15/16	2.00	2.00	2.00
Office Manager		15	1.00	1.00	1.00
Administrative Assistant I/II/III		11/12/13	0.63	0.63	0.63
Scanning Clerk		10	-	-	-
			11.63	**11.63**	**11.63**
Fleet	43120				
Mechanic I/II/III		12/13/14	-	-	-
			-	**-**	**-**
Streets	43130				
Streets Manager		18	1.00	1.00	1.00
Concrete Specialist		14	-	-	-
Streets Foreman		16	1.00	1.00	1.00
Heavy Equipment Operator		15	3.00	3.00	3.00
Equipment Operator I/II/III		12/13/14	4.00	4.00	4.00
			9.00	**9.00**	**9.00**
TOTAL PUBLIC WORKS DEPARTMENT			**25.35**	**25.35**	**25.35**

GENERAL FUND CONTINUED

Community Development Department

Community Development	44110				
Community Development Director		24	1.00	1.00	1.00
Office Manager		15	1.00	1.00	1.00
Administrative Assistant I/II/III		11/12/13	1.50	1.50	1.50
Scanning Clerk		10	1.00	0.50	0.50
			4.50	**4.00**	**4.00**
Code	44130				
Code Enforcement Officer		15	1.00	1.00	1.00
			1.00	**1.00**	**1.00**
Building	44140				
Chief Building Official		22	1.00	1.00	1.00
Plans Examiner		17	3.00	3.00	3.00
Building Inspector Supervisor		17	1.00	1.00	1.00
Building Inspector I/II/III		14/15/16	3.00	3.00	3.00
Building Permit Technician		13	1.00	1.00	1.00
			9.00	**9.00**	**9.00**
Planning	44120				
Planning Manager		21	1.00	1.00	1.00
Planner I/II/III		15/16/17	3.00	3.00	3.00
Planning Coordinator		13	1.00	1.00	1.00
			5.00	**5.00**	**5.00**
Business Licensing	44160				
Business License Official		13	1.00	1.00	1.00
			1.00	**1.00**	**1.00**
TOTAL COMMUNITY DEVELOPMENT DEPT.			**20.50**	**20.00**	**20.00**

GENERAL FUND CONTINUED

Parks and Recreation Department						
Parks & Recreation Administration	45110					
Parks & Recreation Director		24	1.00	1.00	1.00	
Parks Projects Manager		18	1.00	1.00	1.00	
Executive Assistant		14	1.00	1.00	1.00	
Administrative Assistant I/II/III		11/12/13	1.00	1.00	1.00	
			4.00	**4.00**	**4.00**	
Parks	45150					
Parks Manager		18	1.00	1.00	1.00	
Parks Foreman		16	3.00	3.00	3.00	
Parks Maintenance Technician I/II/III		12/13/14	14.00	14.00	14.00	
Parks Worker		9	1.00	1.00	1.00	
Seasonal Laborer Pool		8	7.50	7.50	7.50	
			26.50	**26.50**	**26.50**	
Amphitheater	45130					
Seasonal Amphitheater Coordinator Pool		11	0.19	0.19	0.19	
			0.19	**0.19**	**0.19**	
Community Events	45130					
Special Events Coordinator I/II/III		13/14/15	-	-	-	
			-	**-**	**-**	
Trails and Open Space	45170					
Open Space Manager		18	1.00	1.00	1.00	
Open Space Foreman		16	1.00	1.00	1.00	
Trails Technician		11			1.00	New FY26
Open Space Worker		9	1.00	1.00	1.00	
Open Space Seasonal Laborer Pool		8	2.00	2.00	3.00	New FY26
			5.00	**5.00**	**7.00**	
Recreation	45120					
Recreation Manager		18	1.00	1.00	1.00	
Recreation Coordinator I/II/III		13/14/15	1.00	1.00	1.00	
Recreation Program Worker Pool Employees		Various	2.00	2.00	2.00	
			4.00	**4.00**	**4.00**	
TOTAL PARKS & RECREATION DEPT.			**39.69**	**39.69**	**41.69**	
Non Departmental						
Non Departmental						
Emergency Services Coordinator		12	-	-	-	
TOTAL NON DEPARTMENTAL			**-**	**-**	**-**	
TOTAL GENERAL FUND			**247.06**	**251.09**	**252.90**	

ENTERPRISE & OTHER FUNDS

Class B&C Road Fund	23110				
Crack Seal Seasonal Laborers		8	-	-	-
TOTAL B&C ROAD FUND			**-**	**-**	**-**
Ambulance Fund	55110				
Battalion Chief		F7	1.00	1.00	1.00
Paramedic - FTE's @ 2,912 Hours		F4/F5	21.00	21.00	21.00
Paramedic Part-Time - FTE's@2,912 Hours		F4/F5	0.80	0.15	0.15
			22.80	**22.15**	**22.15**
Utlities Allocation	51110		***Allocated into Water, Storm Water and Solid Waste by % of Revenues***		
GIS Specialist I/II/III		14/15/16	1.00	1.00	1.00
Utility Billing Lead		14	1.00	1.00	1.00
Utility Billing Service Representative I/II/III		11/12/13	1.63	1.63	1.63
			3.63	**3.63**	**3.63**
Water Fund	53110				
Water Manager		20	1.00	1.00	1.00
Water Quality & Conservation Coordinator		16	1.00	1.00	1.00
Water Foreman		16	1.00	1.00	1.00
Water Utility Inspector		16	1.00	1.00	1.00
Cross Connection Specialist		15	1.00	1.00	1.00
Water Crew Lead		15	2.00	2.00	2.00
Water System Operator I/II/III		13/14/15	5.00	5.00	5.00
			12.00	**12.00**	**12.00**
Storm Water Fund	53210				
Storm Water Manager		18	1.00	1.00	1.00
Storm Water Specialist		16	1.00	1.00	1.00
Storm Water Foreman		16	1.00	1.00	1.00
Heavy Equipment Operator		15	2.00	2.00	2.00
Equipment Operator I/II/III		12/13/14	3.00	3.00	3.00
Storm Water Compliance Inspector (SWPPP)		13	1.00	1.00	1.00
			9.00	**9.00**	**9.00**
Solid Waste Fund	53310				
Solid Waste Manager		18	1.00	1.00	1.00
Solid Waste Special Services Lead		15	1.00	1.00	1.00
Solid Waste Route Lead		15	1.00	1.00	1.00
Solid Waste Foreman		16	1.00	1.00	1.00
Mechanic I/II/III		11/12/13	-	-	-
Equipment Operator I/II/III		12/13/14	6.00	6.00	6.00
			10.00	**10.00**	**10.00**

TOTAL ENTERPRISE & OTHER FUNDS	**57.43**	**56.78**	**56.78**

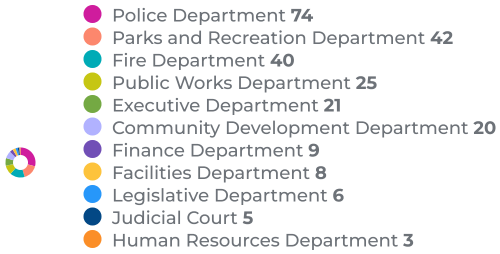
INTERNAL SERVICE FUNDS

Fleet Management	62110				
Fleet Manager		19	1.00	1.00	1.00
Shop Foreman		16	1.00	1.00	1.00
Mechanic I/II/III		13/14/15	5.00	6.00	6.00
			7.00	**8.00**	**8.00**
Risk Management	61110				
Risk Manager		19	**1.00**	**1.00**	**1.00**
			1.00	**1.00**	**1.00**
TOTAL INTERNAL SERVICE FUNDS			**8.00**	**9.00**	**9.00**
TOTAL ALL FUNDS			**312.49**	**316.87**	**318.68**

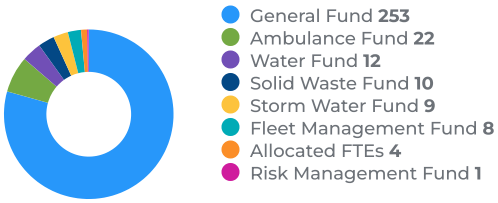
STAFFING SUMMARY BY DEPARTMENT AND FUND

	FY24	FY25	FY26
General Fund			
Legislative	6.00	6.00	6.00
Executive	21.38	22.10	20.91
Human Resources	3.00	3.00	3.00
Finance	9.25	9.25	9.25
Facilities	7.25	7.25	8.25
Judicial	5.60	5.60	4.60
Police	70.82	72.63	73.63
Fire	38.22	40.22	40.22
Public Works	25.35	25.35	25.35
Community Development	20.50	20.00	20.00
Parks and Recreation	39.69	39.69	41.69
Non Departmental	-	-	-
Total General Fund	247.06	251.09	252.90
Enterprise & Other Funds			
Class B&C Road Fund	-	-	-
Ambulance Fund	22.80	22.15	22.15
Allocated FTE's	3.63	3.63	3.63
Water Fund	12.00	12.00	12.00
Storm Water Fund	9.00	9.00	9.00
Solid Waste Fund	10.00	10.00	10.00
Total Enterprise & Other Funds	57.43	56.78	56.78
Internal Service Funds			
Fleet Management Fund	7.00	8.00	8.00
Risk Management Fund	1.00	1.00	1.00
Total Internal Service Funds	8.00	9.00	9.00
TOTAL CITYWIDE STAFFING COUNT	312.49	316.87	318.68

General Fund Staffing by Department



Staffing by Fund



WAGE SCALE - GENERAL

DRAPER CITY WAGE SCALE

Effective 7/1/2025

Hourly Pay Ranges			
10% Between Grades			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
7	$11.92	$15.90	$19.88
8	$13.11	$17.49	$21.87
9	$14.42	$19.24	$24.05
10	$15.86	$21.16	$26.46
11	$17.45	$23.28	$29.11
12	$19.19	$25.61	$32.02
13	$21.11	$28.17	$35.22
14	$23.22	$30.98	$38.74
15	$25.55	$34.08	$42.61
16	$28.11	$37.49	$46.88
17	$30.92	$41.24	$51.56

Salary Pay Ranges			
10% Between Grades & 25% After Grade 24			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
18	$67,564.22	$90,085.63	$112,607.04
19	$74,320.64	$99,094.19	$123,867.74
20	$81,752.71	$109,003.61	$136,254.52
21	$89,927.98	$119,903.97	$149,879.97
22	$98,920.77	$131,894.37	$164,867.97
23	$108,812.85	$145,083.81	$181,354.76
24	$119,694.14	$159,592.19	$199,490.24
25	$131,663.55	$175,551.41	$219,439.26
26	$164,579.44	$219,439.26	$274,299.08

Wage Scale Adjustment History:

Effective 07/01/2019 - 2%
Effective 07/01/2021 - 2%
Effective 07/01/2021 - Remove grades 3 & 4, add grade 24
Effective 07/01/2022 - 2%
Effective 07/01/2023 - 4%
Effective 07/01/2023 - Remove grades 5 & 6, add grade 25
Effective 07/01/2024 - 3%
Effective 07/01/2024 - Increase difference between G24 & G25 by 5%
Effective 07/01/2025 - Minimum range and mid point ranges adjustments set to 60% & 80%.
Effective 07/01/2025 - G18 created for former G17 salaried positions. Former G18 through G25 adjusted up a grade.
Effective 07/01/2025 - 5% adjustment between G17 & G18 to separate hourly and salary scales.
Effective 07/01/2025 - 2%

Merit & COLA History:

Effective July 2019 - 2% COLA & 1% Merit
Effective Dec. 2020 - 3% Merit
Effective July 2021 - 2% Cola & 3% Merit
Effective July 2022 - 2% Cola & 6% Merit
Effective July 2023 - 4% Cola & 2% Merit
Effective July 2024 - 3% Cola & 2% Merit
Effective July 2025 - 2% Cola & 2.25% Merit

Draper City Fire Department
Step Pay Plan
FY2026
Effective July 2025

Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
F-1	Firefighter I	Hourly	$18.92	$19.68	$20.47	$21.29	$22.14
		Annual	$55,095.04	$57,308.16	$59,608.64	$61,996.48	$64,471.68
		Step Increase		4.0%	4.0%	4.0%	4.0%
F-2	Firefighter II	Hourly				$22.35	$23.24
		Annual				$65,083.20	$67,674.88
		Step Increase					4.0%
F-3	Fire Engineer	Hourly				$23.47	$24.41
		Annual				$68,344.64	$71,081.92
		Step Increase					4.0%
F-4	Paramedic I	Hourly	$23.16	$24.09	$25.05	$26.05	$27.09
		Annual	$67,441.92	$70,150.08	$72,945.60	$75,857.60	$78,886.08
		Step Increase		4.0%	4.0%	4.0%	4.0%
F-5	Paramedic II	Hourly				$26.82	$27.89
		Annual				$78,099.84	$81,215.68
		Step Increase					4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
F-1	Firefighter I	Hourly	$23.03	$23.95	$24.91	$25.91	$26.95
		Annual	$67,063.36	$69,742.40	$72,537.92	$75,449.92	$78,478.40
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-2	Firefighter II	Hourly	$24.17	$25.14	$26.15	$27.20	$28.29
		Annual	$70,383.04	$73,207.68	$76,148.80	$79,206.40	$82,380.48
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-3	Fire Engineer	Hourly	$25.39	$26.41	$27.47	$28.57	$29.71
		Annual	$73,935.68	$76,905.92	$79,992.64	$83,195.84	$86,515.52
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-4	Paramedic I	Hourly	$28.17	$29.30	$30.47	$31.69	$32.96
		Annual	$82,031.04	$85,321.60	$88,728.64	$92,281.28	$95,979.52
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-5	Paramedic II	Hourly	$29.01	$30.17	$31.38	$32.64	$33.95
		Annual	$84,477.12	$87,855.04	$91,378.56	$95,047.68	$98,862.40
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-6	Fire Captain	Hourly		$35.63	$37.06	$38.54	$40.08
		Annual		$103,754.56	$107,918.72	$112,228.48	$116,712.96
		Step Increase			4.0%	4.0%	4.0%
F-7	Battalion Chief	Hourly			$42.88	$44.60	$46.38
		Annual			$124,866.56	$129,875.20	$135,058.56
		Step Increase				4.0%	4.0%

Hourly wage is based on a 2912 schedule.

Plan History:

Original plan with 2.75% between steps - July 2017
2% COLA - July 2019
Market & step plan adjustments - 03/29/2021
2% COLA - July 2021
2% COLA - July 2022
3% Market Adjustment - July 2023
4% COLA - July 2023
Market & step plan adjustments - July 2024
2 % COLA - July 2025

Draper City Police Department
Step Pay Plan
FY2026
Effective July 2025

Grade	Job Title	Rate	Entry
P1	Police Officer I	Hourly	$30.75
		Salary	$63,960.00
		Step Increase	

Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
P1	Police Officer I	Hourly	$31.98	$33.26	$34.59	$35.97	$37.41
		Salary	$66,518.40	$69,180.80	$71,947.20	$74,817.60	$77,812.80
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P2	Police Officer II	Hourly				$ 37.77	$ 39.28
		Salary				$ 78,561.60	$ 81,702.40
		Step Increase					4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
P1	Police Officer I	Hourly	$38.91	$40.47	$42.09	$43.77	$45.52
		Salary	$80,932.80	$84,177.60	$87,547.20	$91,041.60	$94,681.60
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P2	Police Officer II	Hourly	$ 40.85	$ 42.48	$44.18	$45.95	$47.79
		Salary	$ 84,968.00	$88,358.40	$91,894.40	$ 95,576.00	$ 99,403.20
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P3	Master Officer	Hourly	$ 42.89	$ 44.61	$ 46.39	$ 48.25	$ 50.18
		Salary	$ 89,211.20	$92,788.80	$96,491.20	$ 100,360.00	$ 104,374.40
		Step Increase		4.0%	4.0%	4.0%	4.0%
P4	Sergeant	Hourly		$52.18	$54.27	$56.44	$58.70
		Salary		$108,534.40	$112,881.60	$117,395.20	$122,096.00
		Step Increase			4.0%	4.0%	4.0%
P5	Lieutenant	Hourly			$61.05	$63.49	$66.03
		Salary			$126,984.00	$132,059.20	$137,342.40
		Step Increase				4.0%	4.0%

Plan History:

Market adjustments - 2/21/2018
Market & step adjustments - July 2019
2% COLA - July 2019
2% COLA - July 2021
Market & step adjustments - 09/07/2021
2% COLA - July 2022
4% Market adjustment for P2 & P3 - July 2023
4% COLA - July 2023
3% Market adjustment for P1 - Feb 2024
3% COLA - July 2024
Market & step adjustments - July 2024
2% COLA - July 2025

FUND SUMMARIES



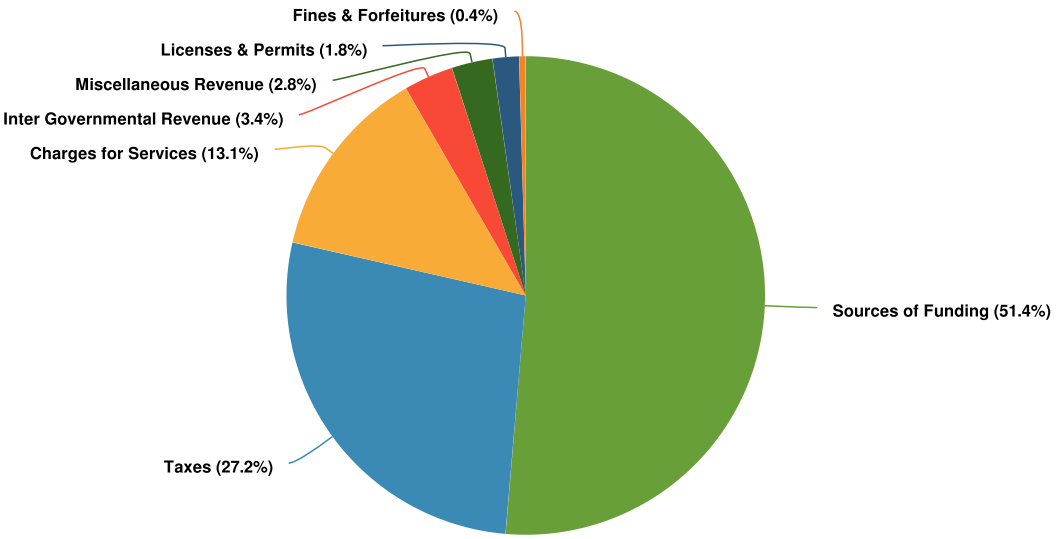
Government Wide Sources and Uses

- Government Wide: Sources and Uses by Type and Classification
- Government Wide: Sources and Uses by Fund

Government Wide: Sources and Uses By Classification and Type

Government Wide Revenues by Source

Government Wide Budgeted Revenues

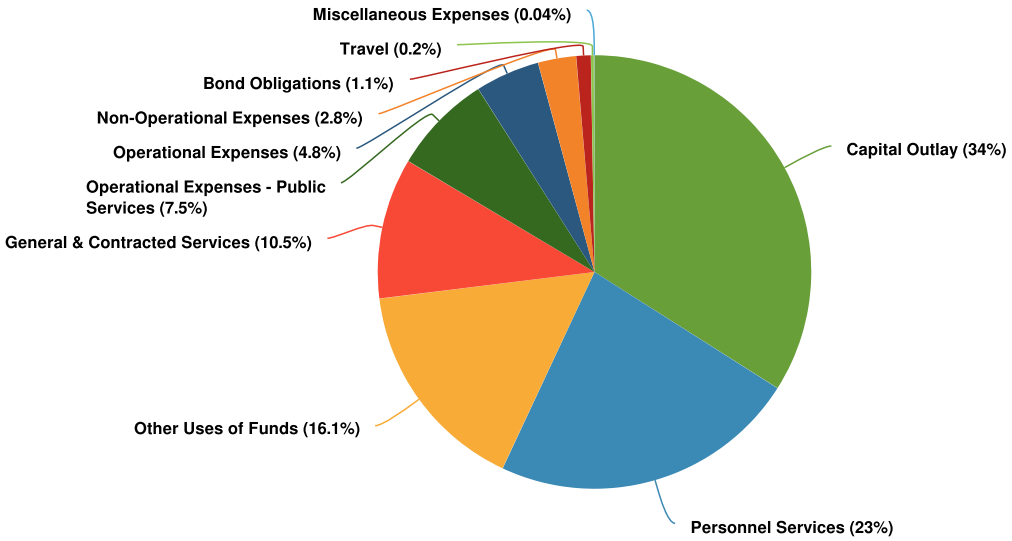


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Taxes					
Property Tax Current	$17,068,049	$17,445,669	$18,990,900	$18,876,661	$18,445,400
Sales and Use Tax	$25,045,087	$25,543,848	$25,610,000	$15,151,033	$26,230,000
Franchise Tax	$1,519,132	$1,513,056	$1,543,000	$998,981	$1,410,000
Total Taxes:	**$43,632,268**	**$44,502,573**	**$46,143,900**	**$35,026,675**	**$46,085,400**
Licenses & Permits					
Business License	$462,732	$458,730	$451,000	$397,862	$450,000
Non Business Licenses & Permits	$25,198	$337,225	$20,500	$147,892	$120,500
Building Permits	$1,861,657	$1,541,212	$1,800,000	$2,160,934	$1,730,000
Planning Fees	$781,779	$822,246	$750,000	$728,326	$725,000
Impact Fees	$1,676,471	$856,726	$0	$1,962,073	$0
Total Licenses & Permits:	**$4,807,837**	**$4,016,138**	**$3,021,500**	**$5,397,087**	**$3,025,500**
Inter Governmental Revenue					
Federal Grants	$3,009,152	$40,468	$117,100	$113,554	$50,000
State Grants	$2,432,118	$2,405,565	$3,063,000	$1,773,695	$3,030,000
Local Grants	$551,350	$61,710	$80,500	$11,160	$10,000
Highway Transportation Tax	$2,577,911	$2,562,106	$2,600,000	$1,772,950	$2,600,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Inter Governmental Revenue:	**$8,570,531**	**$5,069,849**	**$5,860,600**	**$3,671,359**	**$5,690,000**
Charges for Services					
Fees	$495,529	$549,948	$523,200	$591,982	$471,300
Sales and Service	$16,288,186	$19,576,999	$19,709,900	$11,994,492	$21,674,500
Total Charges for Services:	**$16,783,715**	**$20,126,947**	**$20,233,100**	**$12,586,474**	**$22,145,800**
Fines & Forfeitures					
Court Fines	$696,761	$728,732	$675,000	$591,521	$676,000
Restitution	$6,854	$2,325	$0	$1,844	$1,500
Late Fees & Penalties	$101,204	$69,492	$70,000	$58,762	$60,500
Total Fines & Forfeitures:	**$804,819**	**$800,548**	**$745,000**	**$652,126**	**$738,000**
Miscellaneous Revenue					
Interest Earnings	$4,439,551	$6,133,570	$4,295,000	$3,074,074	$4,308,000
Other Misc Revenue	$1,116,217	$2,205,031	$100,000	$1,011,009	$366,500
Total Miscellaneous Revenue:	**$5,555,768**	**$8,338,602**	**$4,395,000**	**$4,085,083**	**$4,674,500**
Sources of Funding					
Interfund Transfers	$17,981,760	$21,633,979	$29,597,500	$3,091,707	$26,907,700
Bond Proceeds	$13,419,400	$214,933	$0	$0	$0
Gain/Loss on Disposal of Capital Assets	$441,728	$199,097	$2,721,500	$7,199,859	$0
Fund Balance Appropriation	$0	$0	$61,424,000	$0	$60,045,700
Total Sources of Funding:	**$31,842,888**	**$22,048,009**	**$93,743,000**	**$10,291,566**	**$86,953,400**
Total Revenue Source:	**$111,997,825**	**$104,902,666**	**$174,142,100**	**$71,710,370**	**$169,312,600**

Government Wide Expenditures by Type

Governement Wide Budgeted Expenses

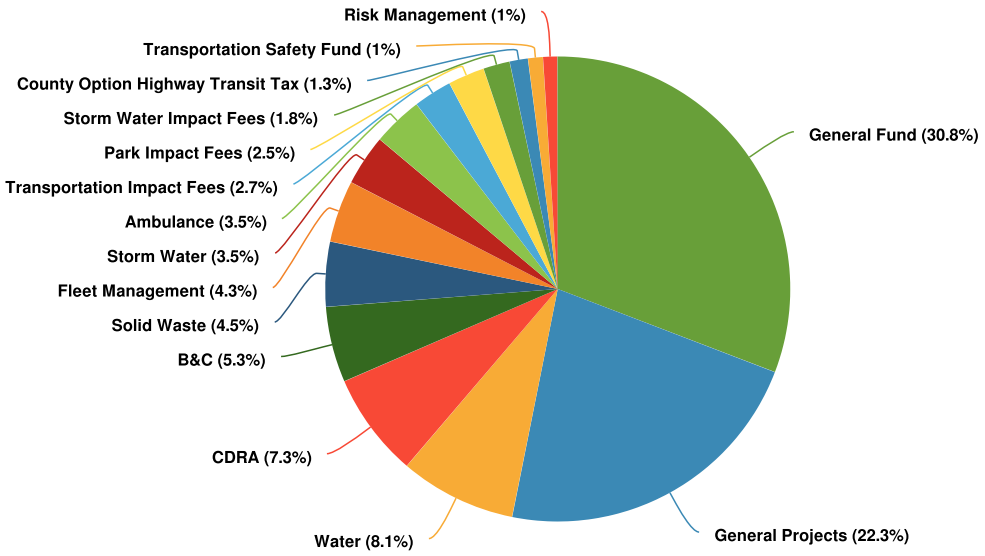


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$20,448,999	$22,191,142	$25,303,100	$19,808,451	$26,415,300
Benefits	$10,451,598	$11,210,250	$12,145,600	$9,848,333	$12,456,100
Total Personnel Services:	**$30,900,597**	**$33,401,392**	**$37,448,700**	**$29,656,783**	**$38,871,400**
General & Contracted Services	$9,628,139	$10,732,495	$17,309,400	$8,617,642	$17,780,300
Total General & Contracted Services:	**$9,628,139**	**$10,732,495**	**$17,309,400**	**$8,617,642**	**$17,780,300**
Travel					
In State Travel	$36,071	$47,357	$105,800	$44,752	$105,500
Out Of State Travel	$92,370	$85,153	$240,750	$74,378	$258,100
Total Travel:	**$128,440**	**$132,509**	**$346,550**	**$119,129**	**$363,600**
Operational Expenses	$5,011,676	$6,237,837	$6,956,550	$2,483,343	$8,130,800
Total Operational Expenses:	**$5,011,676**	**$6,237,837**	**$6,956,550**	**$2,483,343**	**$8,130,800**
Operational Expenses - Public Services	$6,969,325	$9,912,323	$10,847,500	$5,178,961	$12,626,600
Total Operational Expenses - Public Services:	**$6,969,325**	**$9,912,323**	**$10,847,500**	**$5,178,961**	**$12,626,600**
Non-Operational Expenses	$4,063,472	$4,610,683	$4,450,000	$136,312	$4,824,500

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Non-Operational Expenses:	**$4,063,472**	**$4,610,683**	**$4,450,000**	**$136,312**	**$4,824,500**
Miscellaneous Expenses	$37,056	$25,923	$69,600	$10,798	$74,600
Total Miscellaneous Expenses:	**$37,056**	**$25,923**	**$69,600**	**$10,798**	**$74,600**
Capital Outlay	$21,960,995	$26,536,134	$62,572,000	$10,744,658	$57,591,900
Total Capital Outlay:	**$21,960,995**	**$26,536,134**	**$62,572,000**	**$10,744,658**	**$57,591,900**
Bond Obligations	$10,619,167	$3,070,782	$2,975,400	$1,868,983	$1,833,900
Total Bond Obligations:	**$10,619,167**	**$3,070,782**	**$2,975,400**	**$1,868,983**	**$1,833,900**
Other Uses of Funds					
Transfers to Other Funds	$17,981,760	$21,633,979	$29,597,600	$3,091,707	$26,907,700
Contra Expenses	-$7,072,753	-$5,360,557	$0	$0	$0
Fund Balance Contribution	$0	$0	$1,568,800	$0	$307,300
Total Other Uses of Funds:	**$10,909,007**	**$16,273,421**	**$31,166,400**	**$3,091,707**	**$27,215,000**
Total Expense Objects:	**$100,227,875**	**$110,933,501**	**$174,142,100**	**$61,908,318**	**$169,312,600**

Govenment Wide: Sources and Uses by Fund

Government Wide Revenues by Fund



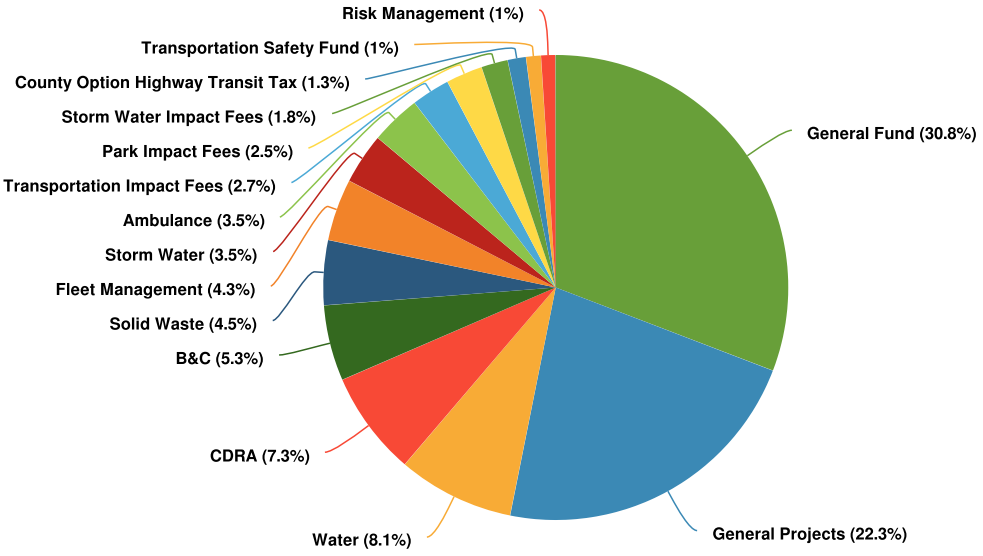
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
General Fund					
Taxes	$35,855,916	$36,369,500	$38,210,500	$26,856,769	$38,423,500
Licenses & Permits	$3,131,366	$3,159,412	$3,021,500	$3,435,014	$3,025,500
Inter Governmental Revenue	$3,650,832	$171,250	$960,600	$262,947	$790,000
Charges for Services	$1,696,734	$2,149,728	$1,752,200	$1,553,985	$1,739,200
Fines & Forfeitures	$739,237	$734,917	$675,000	$596,064	$681,000
Miscellaneous Revenue	$2,023,178	$3,281,379	$2,100,000	$1,830,584	$2,116,500
Sources of Funding	$16,415,143	$844,661	$3,990,000	$7,629,868	$5,413,200
Total General Fund:	**$63,512,405**	**$46,710,847**	**$50,709,800**	**$42,165,231**	**$52,188,900**
CDRA					
Taxes	$7,776,352	$8,133,073	$7,933,400	$8,169,906	$7,661,900
Miscellaneous Revenue	$605,533	$1,113,594	$800,000	$813,707	$923,000
Sources of Funding	$0	$349,768	$3,590,200	$0	$3,713,000
Total CDRA:	**$8,381,885**	**$9,596,435**	**$12,323,600**	**$8,983,613**	**$12,297,900**
B&C					
Inter Governmental Revenue	$2,336,920	$2,336,493	$2,300,000	$1,635,462	$2,300,000
Miscellaneous Revenue	$254,235	$364,825	$250,000	$165,220	$275,000
Sources of Funding	$0	$816,101	$8,850,900	$0	$6,337,700
Total B&C:	**$2,591,155**	**$3,517,419**	**$11,400,900**	**$1,800,682**	**$8,912,700**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
County Option Highway Transit Tax					
Inter Governmental Revenue	$1,877,911	$1,862,106	$1,900,000	$1,072,950	$1,900,000
Miscellaneous Revenue	$203,954	$313,491	$200,000	$161,616	$250,000
Sources of Funding	$0	$0	$2,201,900	$0	$0
Total County Option Highway Transit Tax:	**$2,081,865**	**$2,175,598**	**$4,301,900**	**$1,234,566**	**$2,150,000**
Transportation Safety Fund					
Inter Governmental Revenue	$700,000	$700,000	$700,000	$700,000	$700,000
Miscellaneous Revenue	$27,224	$61,462	$25,000	$33,251	$50,000
Sources of Funding	$0	$0	$689,200	$0	$999,300
Total Transportation Safety Fund:	**$727,224**	**$761,462**	**$1,414,200**	**$733,251**	**$1,749,300**
Fire Impact Fees					
Licenses & Permits	$34,065	$11,681	$0	$32,712	$0
Miscellaneous Revenue	-$4,500	$3,957	$0	$2,474	$0
Total Fire Impact Fees:	**$29,565**	**$15,638**	**$0**	**$35,186**	**$0**
Police Impact Fees					
Licenses & Permits	$37,305	$15,596	$0	$45,073	$0
Miscellaneous Revenue	$12,131	$13,787	$0	$7,072	$0
Sources of Funding	$0	$0	$713,800	$192,007	$50,000
Total Police Impact Fees:	**$49,436**	**$29,383**	**$713,800**	**$244,152**	**$50,000**
Transportation Impact Fees					
Licenses & Permits	$563,103	$175,412	$0	$541,063	$0
Miscellaneous Revenue	$210,393	$309,630	$0	$127,773	$0
Sources of Funding	$0	$0	$4,759,500	$0	$4,531,000
Total Transportation Impact Fees:	**$773,496**	**$485,042**	**$4,759,500**	**$668,836**	**$4,531,000**
Park Impact Fees					
Licenses & Permits	$584,952	$460,748	$0	$941,308	$0
Miscellaneous Revenue	$235,283	$330,832	$0	$118,325	$0
Sources of Funding	$0	$0	$3,077,800	$0	$4,300,600
Total Park Impact Fees:	**$820,235**	**$791,580**	**$3,077,800**	**$1,059,633**	**$4,300,600**
Debt Service					
Sources of Funding	$0	$1,063,777	$0	$0	$0
Total Debt Service:	**$0**	**$1,063,777**	**$0**	**$0**	**$0**
General Projects					
Sources of Funding	$10,254,135	$12,401,056	$40,084,100	$52,299	$37,806,100
Total General Projects:	**$10,254,135**	**$12,401,056**	**$40,084,100**	**$52,299**	**$37,806,100**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Water					
Charges for Services	$5,211,499	$5,434,469	$6,115,000	$5,038,645	$6,795,000
Fines & Forfeitures	$23,141	$22,611	$22,000	$21,365	$22,000
Miscellaneous Revenue	$603,496	$337,181	$250,000	$193,114	$250,000
Sources of Funding	$0	$1,000,000	$6,690,600	$0	$6,648,000
Total Water:	**$5,838,136**	**$6,794,261**	**$13,077,600**	**$5,253,123**	**$13,715,000**
Water Impact Fees					
Licenses & Permits	$457,046	$193,289	$0	$401,917	$0
Miscellaneous Revenue	-$9,248	$90,806	$0	$41,062	$0
Total Water Impact Fees:	**$447,798**	**$284,095**	**$0**	**$442,979**	**$0**
Storm Water					
Charges for Services	$2,721,980	$2,779,249	$2,900,000	$2,110,609	$2,800,000
Fines & Forfeitures	$22,492	$23,006	$25,000	$18,716	$20,000
Miscellaneous Revenue	$602,135	$927,977	$450,000	$299,884	$500,000
Sources of Funding	$0	$0	$3,507,500	$0	$2,657,400
Total Storm Water:	**$3,346,607**	**$3,730,232**	**$6,882,500**	**$2,429,209**	**$5,977,400**
Storm Water Impact Fees					
Miscellaneous Revenue	$133,676	$168,741	$0	$71,128	$0
Sources of Funding	$0	$0	$4,659,100	$0	$3,124,800
Total Storm Water Impact Fees:	**$133,676**	**$168,741**	**$4,659,100**	**$71,128**	**$3,124,800**
Solid Waste					
Charges for Services	$2,832,286	$2,862,441	$2,928,000	$2,174,036	$2,930,000
Fines & Forfeitures	$19,948	$20,015	$23,000	$15,980	$15,000
Miscellaneous Revenue	$539,263	$819,723	$200,000	$117,826	$200,000
Sources of Funding	$82,588	$2,523	$3,950,700	$0	$4,475,300
Total Solid Waste:	**$3,474,086**	**$3,704,703**	**$7,101,700**	**$2,307,842**	**$7,620,300**
Ambulance					
Inter Governmental Revenue	$4,868	$0	$0	$0	$0
Charges for Services	$2,521,195	$2,757,136	$1,950,000	$1,625,236	$2,250,000
Miscellaneous Revenue	-$52,979	-$44,818	$0	$12,790	$0
Sources of Funding	$1,850,000	$4,215,000	$3,458,000	$2,200,000	$3,660,700
Total Ambulance:	**$4,323,084**	**$6,927,318**	**$5,408,000**	**$3,838,026**	**$5,910,700**
Risk Management					
Charges for Services	$975,000	$1,233,500	$1,408,300	$0	$1,560,000
Miscellaneous Revenue	$171,993	$194,211	$60,000	$98,098	$110,000
Total Risk Management:	**$1,146,993**	**$1,427,711**	**$1,468,300**	**$98,098**	**$1,670,000**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Fleet Management					
Charges for Services	$825,021	$2,910,424	$3,179,600	$83,963	$4,071,600
Miscellaneous Revenue	$0	$51,823	$60,000	-$8,840	$0
Sources of Funding	$3,241,022	$1,355,121	$3,519,700	$217,393	$3,236,300
Total Fleet Management:	**$4,066,043**	**$4,317,368**	**$6,759,300**	**$292,515**	**$7,307,900**
Total:	**$111,997,825**	**$104,902,666**	**$174,142,100**	**$71,710,370**	**$169,312,600**

Government Wide Expenditures by Fund



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
General Fund	$55,422,993	$52,968,546	$50,709,800	$35,286,797	$52,188,900
CDRA	$5,712,020	$8,832,439	$12,323,600	$5,157,304	$12,297,900
B&C	$1,449,269	$2,492,524	$11,400,900	$0	$8,912,700
County Option Highway Transit Tax	$657,721	$345,569	$4,301,900	$0	$2,150,000
Transportation Safety Fund	$303,244	$299,620	$1,414,200	$0	$1,749,300
Police Impact Fees	$0	$11,588	$713,800	$52,299	$50,000
Transportation Impact Fees	$86,696	$1,393,348	$4,759,500	$0	$4,531,000
Park Impact Fees	$1,869,620	$2,810,774	$3,077,800	$0	$4,300,600
General Projects	$16,538,513	$16,713,879	$40,084,100	$7,248,953	$37,806,100
Water	$5,702,484	$7,001,207	$13,077,600	$4,321,448	$13,715,000
Water Impact Fees	$0	$387,730	$0	$0	$0
Storm Water	$2,094,070	$5,173,323	$6,882,500	$1,566,068	$5,977,400
Storm Water Impact Fees	$0	$491,249	$4,659,100	$55,211	$3,124,800
Solid Waste	$3,073,405	$3,602,467	$7,101,700	$2,106,331	$7,620,300
Ambulance	$4,644,862	$4,832,208	$5,408,000	$2,253,807	$5,910,700

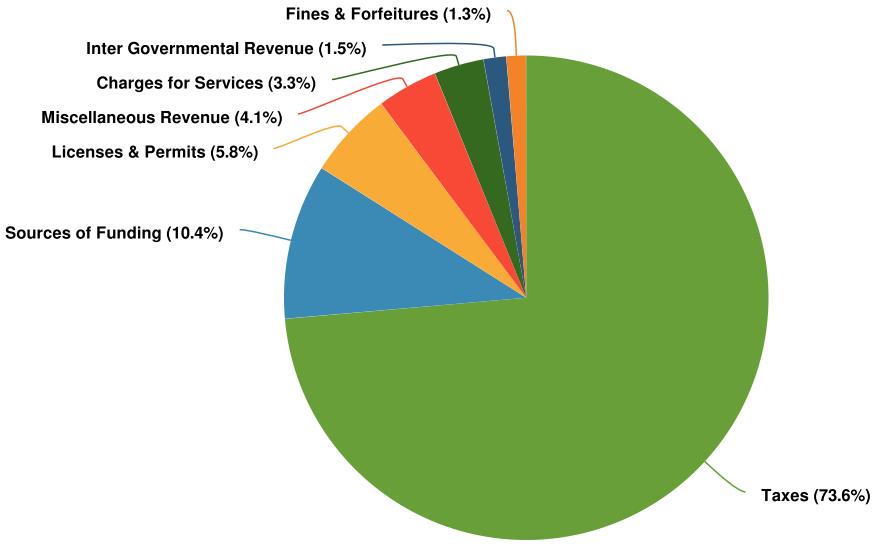
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Risk Management	$976,475	$1,418,912	$1,468,300	$1,113,866	$1,670,000
Fleet Management	$1,696,507	$2,158,117	$6,759,300	$2,746,233	$7,307,900
Total:	**$100,227,875**	**$110,933,501**	**$174,142,100**	**$61,908,318**	**$169,312,600**

General Fund: Sources and Uses by Type

- The General Fund serves as the chief operating fund of the City. The principal source of revenue of the General Fund is taxes, charges for services, and fines and forfeitures. Expenditures are for general government, community and economic development, public safety, streets, parks, recreation, and cemetery.

General Fund Revenues by Source

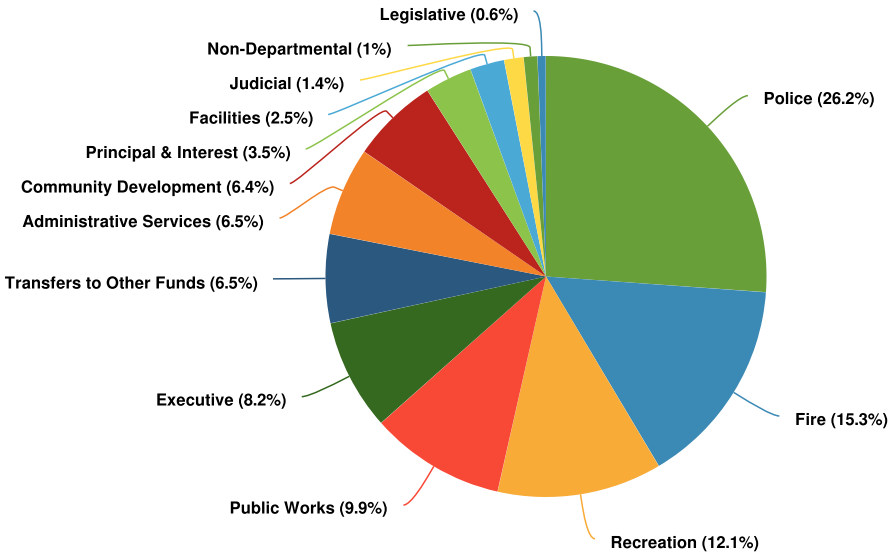
General Fund Budgeted Revenues



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Taxes	$35,855,916	$36,369,500	$38,210,500	$26,856,769	$38,423,500
Licenses & Permits	$3,131,366	$3,159,412	$3,021,500	$3,435,014	$3,025,500
Inter Governmental Revenue	$3,650,832	$171,250	$960,600	$262,947	$790,000
Charges for Services	$1,696,734	$2,149,728	$1,752,200	$1,553,985	$1,739,200
Fines & Forfeitures	$739,237	$734,917	$675,000	$596,064	$681,000
Miscellaneous Revenue	$2,023,178	$3,281,379	$2,100,000	$1,830,584	$2,116,500
Sources of Funding	$16,415,143	$844,661	$3,990,000	$7,629,868	$5,413,200
Total Revenue Source:	**$63,512,405**	**$46,710,847**	**$50,709,800**	**$42,165,231**	**$52,188,900**

Expenditures by Function

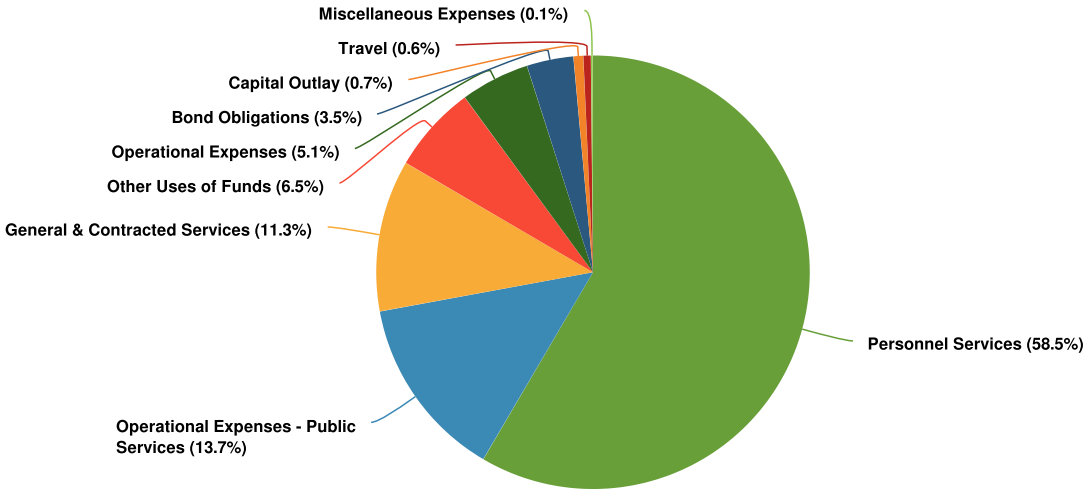
General Fund Budgeted Expenditures by Function



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Legislative	$273,515	$267,513	$313,000	$287,689	$314,900
Executive	$2,983,555	$3,692,052	$4,253,400	$3,250,291	$4,254,900
Administrative Services	$2,553,492	$2,610,612	$3,116,300	$2,797,933	$3,381,000
Facilities	$967,248	$906,605	$1,111,600	$977,142	$1,311,500
Non-Departmental	$172,424	$216,196	$203,100	$173,046	$525,600
Judicial	$719,439	$779,264	$912,000	$541,276	$747,900
Police	$10,235,696	$11,216,161	$12,861,700	$8,896,033	$13,647,500
Fire	$5,705,500	$6,600,440	$7,682,700	$5,609,340	$7,990,000
Public Works	$3,659,621	$4,916,662	$5,344,100	$3,314,065	$5,170,900
Community Development	$2,532,955	$2,816,701	$3,263,500	$2,118,943	$3,327,900
Recreation	$4,704,165	$5,203,623	$5,712,000	$3,516,770	$6,304,800
Principal & Interest	$9,396,018	$1,807,600	$1,811,000	$726,900	$1,812,000
General Obligation Bonds	$524,745	$520,350	$520,700	$521,362	$0
Transfers to Other Funds	$10,994,619	$11,324,243	$3,604,700	$2,556,007	$3,400,000
Principle & Interest	$0	$90,523	$0	$0	$0
Total Expenditures:	**$55,422,993**	**$52,968,546**	**$50,709,800**	**$35,286,797**	**$52,188,900**

General Fund Expenditures by Type

General Fund Budgeted Expenses



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$25,178,625	$27,020,272	$30,066,200	$24,484,623	$30,504,500
General & Contracted Services	$3,861,974	$4,291,929	$5,777,800	$3,806,937	$5,905,600
Travel	$112,025	$112,996	$283,450	$104,568	$293,900
Operational Expenses	$1,696,365	$1,733,206	$2,335,650	$978,946	$2,684,700
Operational Expenses - Public Services	$3,172,593	$5,752,200	$6,200,700	$2,044,619	$7,127,600
Miscellaneous Expenses	$37,056	$25,923	$69,600	$10,798	$74,600
Capital Outlay	$446,255	$282,313	$40,000	$52,037	$386,000
Bond Obligations	$9,923,480	$2,425,464	$2,331,700	$1,248,262	$1,812,000
Other Uses of Funds	$10,994,619	$11,324,243	$3,604,700	$2,556,007	$3,400,000
Total Expense Objects:	**$55,422,993**	**$52,968,546**	**$50,709,800**	**$35,286,797**	**$52,188,900**

Community Reinvestment Agency Fund

The Redevelopment Agency (RDA), also known as a Community Development and Renewal Agency (CDRA), is a separate, distinct legal entity from the City. However, the City Council serves as the governing board of the Agency. The Redevelopment Agency can utilize city staff or hire its own staff and advisors to carry out its day-to-day operations as well as to help formulate and implement redevelopment plans. The benefit of this system is the Redevelopment Agency is ultimately responsible to the voting public through the elected governing body that oversees the Agency.

Redevelopment activities may include the rehabilitation/reconstruction of existing structures, the redesign/re-planning of areas with inefficient site layout, the demolition and clearance of existing structures, the construction/rehabilitation of affordable housing and the construction of public facilities including, but not limited to, public buildings, streets, sidewalks, sewers, storm drains, water systems and street lights. All of this contributes to general economic revitalization of an area, making it more attractive for additional investors. Through redevelopment, a project area receives focused attention and financial investment to reverse deteriorating trends, create jobs, revitalize the business climate, rehabilitate and add to the housing stock, as well as gain active participation and investment by residents and local business which would not otherwise occur. These revitalization efforts have positive effects that spill over the project area boundaries and improve the entire community.

The Redevelopment Agency in Draper has the following RDA areas:

- West Freeway RDA
- Sandhills RDA
- Crescent RDA
- East Bangerter RDA
- East Bangerter RDA Housing
- Gateway RDA
- Frontrunner RDA

Community Reinvestment Agency Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Taxes	$7,776,352	$8,133,073	$7,933,400	$8,169,906	$7,661,900
Miscellaneous Revenue	$605,533	$1,113,594	$800,000	$813,707	$923,000
Sources of Funding	$0	$349,768	$3,590,200	$0	$3,713,000
Total Revenue Source:	**$8,381,885**	**$9,596,435**	**$12,323,600**	**$8,983,613**	**$12,297,900**

Community Reinvestment Agency Expenditures by Function

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
CDRA					
CDRA Admin					
General & Contracted Services	$1,496	$0	$0	$4,683	$0
Other Uses of Funds	$76,225	$0	$0	$0	$0
Total CDRA Admin:	**$77,721**	**$0**	**$0**	**$4,683**	**$0**
General & Contracted Services	$4,166,726	$4,751,038	$9,230,000	$3,561,843	$9,518,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total General & Contracted Services:	**$4,166,726**	**$4,751,038**	**$9,230,000**	**$3,561,843**	**$9,518,000**
Operational Expenses	$423,701	$464,441	$446,700	$509,351	$470,000
Total Operational Expenses:	**$423,701**	**$464,441**	**$446,700**	**$509,351**	**$470,000**
Bond Obligations	$619,703	$618,947	$619,100	$618,971	$0
Total Bond Obligations:	**$619,703**	**$618,947**	**$619,100**	**$618,971**	**$0**
Other Uses of Funds	$424,168	$2,998,013	$2,027,800	$462,456	$2,309,900
Total Other Uses of Funds:	**$424,168**	**$2,998,013**	**$2,027,800**	**$462,456**	**$2,309,900**
Total CDRA:	**$5,712,020**	**$8,832,439**	**$12,323,600**	**$5,157,304**	**$12,297,900**
Total Expenditures:	**$5,712,020**	**$8,832,439**	**$12,323,600**	**$5,157,304**	**$12,297,900**

Capital Projects

The City's Capital Improvement Plan (CIP) identifies necessary capital projects for the renovation, repair, and/or construction of city infrastructure and the financial resources necessary to support the completion of these projects.

Capital projects fund(s) are used to account for financial resources for the acquisition of construction of major capital facilities. The financial resources of capital projects funds come from several different sources, including general obligation bonds, grants from state and federal government, and appropriations from the General Fund and special revenue funds. Draper City has only one (1) capital projects fund.

Capital Projects Fund (CIP) Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Sources of Funding					
Fund Balance Appropriation	$0	$0	$15,148,500	$0	$15,773,300
Transfer from General Fund	$5,946,819	$3,016,097	$798,700	$0	$0
Transfer From Special Revenue Fund	$2,351,001	$5,169,250	$16,135,800	$52,299	$13,201,200
Transfer from Impact Fee	$1,956,315	$4,215,710	$8,001,100	$0	$8,831,600
Total Sources of Funding:	**$10,254,135**	**$12,401,056**	**$40,084,100**	**$52,299**	**$37,806,100**
Total Revenue Source:	**$10,254,135**	**$12,401,056**	**$40,084,100**	**$52,299**	**$37,806,100**

CIP Expenditures by Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget	FY2025 Adopted Budget vs. FY2026 Tentative Budget (% Change)
Expense Objects						
Capital Outlay						
Capital Projects - General	$10,048,397	$7,328,920	$15,886,400	$1,297,493	$15,773,300	-0.7%
Capital Projects - B&C	$1,397,169	$1,994,478	$10,265,800	$2,407,673	$7,742,700	-24.6%
Capital Projects - Local Highway Tax	$657,721	$345,569	$4,301,900	$1,836,384	$1,904,200	-55.7%
Capital Projects - Highway Projects (242)	$292,744	$295,220	$1,389,200	$403,938	$1,699,300	22.3%
Capital Projects - Grants	$0	$0	$60,800	$0	$0	-100%
Capital Projects - CDRA	$3,368	$2,533,983	$178,900	$0	$1,855,000	936.9%
Capital Projects - Transportation Impact (273)	$41,117	$1,393,348	$4,759,500	$477,000	$4,531,000	-4.8%
Capital Projects - Police Impact (272)	$0	$11,588	$52,300	$52,299	$0	-100%
Capital Projects - Park Impact	$1,869,620	$2,810,774	$3,077,800	$774,165	$4,300,600	39.7%
Total Capital Outlay:	**$14,310,134**	**$16,713,879**	**$39,972,600**	**$7,248,953**	**$37,806,100**	**-5.4%**
Bond Obligations						

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget	FY2025 Adopted Budget vs. FY2026 Tentative Budget (% Change)
Notes Payable - Principle (Transportation Impact)	$45,579	$0	$0	$0	$0	0%
Total Bond Obligations:	**$45,579**	**$0**	**$0**	**$0**	**$0**	**0%**
Other Uses of Funds						
Fund Balance Contribution	$0	$0	$111,500	$0	$0	-100%
Transfer to General Fund	$2,182,800	$0	$0	$0	$0	0%
Total Other Uses of Funds:	**$2,182,800**	**$0**	**$111,500**	**$0**	**$0**	**-100%**
Total Expense Objects:	**$16,538,513**	**$16,713,879**	**$40,084,100**	**$7,248,953**	**$37,806,100**	**-5.7%**

Capital Projects Fund Detail List FY26

PROJECT #	PROJECT NAME	GL ACCOUNT NAME	TENTATIVE BUDGET FY26
CIP0032	EMERGENCY OPERATIONS CENTER	GENERAL FUND	$ 96,700
CIP0063	LONE PEAK PARKWAY 12650 TO 12300	TRANSPORTATION IMPACT	$ 733,700
CIP0075	BUILDING MAINTENANCE	GENERAL FUND	$ 514,600
CIP0086	CORNER CANYON SPECIAL USE TRAIL	GENERAL FUND	$ 82,500
CIP18-29	700 WEST (12300 S TO 11400 S)	GENERAL FUND	$ 3,927,000
CIP18-29	700 WEST (12300 S TO 11400 S)	TRANSPORTATION IMPACT	$ 959,000
CIP19-01	PLAYGROUND REPLACEMENT	GENERAL FUND	$ 204,500
CIP19-02	CITY HALL BUILDING IMPROVEMENTS	GENERAL FUND	$ 2,676,100
CIP19-20	NEW PUBLIC WORKS BUILDING	GENERAL FUND	$ 2,500,000
CIP20-01	CLOSED PROJECT CONTINGENCY	GENERAL FUND	$ 41,900
CIP20-02	TRAFFIC CALMING DEVICES	LOCAL HIGHWAYS OPTION	$ 79,500
CIP20-03	PARKS PAVEMENT MAINTENANCE	LOCAL HIGHWAYS OPTION	$ 192,700
CIP20-20	INFILL STUDY	GENERAL FUND	$ 150,000
CIP21-02	LONE PEAK PARKWAY 12300 SO - 12650 So (Matching Portion)	TRANSPORTATION IMPACT	$ 803,700
CIP21-18	ANNUAL SIDEWALK SAFETY PROGRAM	HIGHWAY PROJECTS FUND	$ 1,574,300
CIP21-23	WATERWISE LANDSCAPING	GENERAL FUND	$ 59,700
CIP22-01	SIDEWALK GAP PROJECTS	LOCAL HIGHWAYS OPTION	$ 121,000
CIP22-14	CITY CODE UPDATE	GENERAL FUND	$ 300,600
CIP22-15	TRAFFIC MITIGATION / ROAD IMPROVEMENTS	GENERAL FUND	$ 2,000,000
CIP23-03	KITCHEN REMODEL STATION #22	GENERAL FUND	$ 30,000
CIP23-04	CHEMICAL CONTAINMENT WASH BAY	GENERAL FUND	$ 283,100
CIP23-07	JENSON FARM PARK	PARK IMPACT	$ 404,500
CIP23-12	PHEBE BROWN TRAIL - PHASE II	PARK IMPACT	$ 583,500
CIP23-15	ANNUAL STREET STRIPING PROJECT	B & C	$ 125,600
CIP23-22	FORT STREET - 13200 S TO PIONEER RD	TRANSPORTATION IMPACT	$ 65,400
CIP23-25	1000 E & DRAPER PKWY SIGNAL UPDATES	SANDHILLS RDA	$ 90,000
CIP23-30	PUBLIC WORKS STAKER PARSON PARCEL UPGRADES	GENERAL FUND	$ 200,000
CIP24-01	WEBSITE UPDATES	GENERAL FUND	$ 49,100
CIP24-04	FIRE STATION ROOF UPGRADE	GENERAL FUND	$ 82,600
CIP24-06	JENSON FARM PARK PHASE II	PARK IMPACT	$ 650,000
CIP24-06	JENSON FARM PARK PHASE II	GENERAL FUND	$ 393,800
CIP24-07	BUBBLING BROOK PICKLEBALL/BASKETBALL	PARK IMPACT	$ 216,600
CIP24-12	SUNCREST DRIVE GUARDRAILS	B & C	$ 700,000
CIP24-14	13800 S. PHASE 3 WIDENING	TRANSPORTATION IMPACT	$ 1,700,500
CIP24-14	13800 S. PHASE 3 WIDENING	LOCAL HIGHWAYS OPTION	$ 1,450,000
CIP24-17	LONE PEAK PKWY PHASE II CULVERT RECONSTRUCTION	LOCAL HIGHWAYS OPTION	$ 61,000
CIP24-17	LONE PEAK PKWY PHASE II CULVERT RECONSTRUCTION	B & C	$ 779,500
CIP24-20	114 SOUTH CULVERT REPLACEMENT	B & C	$ 97,500
CIP24-22	FRONT DESK SECURITY RECONFIGURATION	GENERAL FUND	$ 139,100
CIP25-01	MAPLE HOLLOW SOUTH TRAIL	PARK IMPACT	$ 100,000
CIP25-02	CANYON HOLLOW TRAIL IMPROVEMENTS	PARK IMPACT	$ 10,000
CIP25-08	CITY-WIDE INVENTORY MANAGEMENT SYSTEM	GENERAL FUND	$ 50,000
CIP25-09	POLICE PORTABLE RADIO REPLACMENTS	GENERAL FUND	$ 100,000
CIP25-10	PIONEER ROAD ENVIRORNMENTAL STUDY	TRANSPORTATION IMPACT	$ 125,000
CIP25-12	SUNCREST AREA SATELLITE YARD	GENERAL FUND	$ 491,500
CIP25-13	DOBBINS TRAIL CONSTRUCTION	PARK IMPACT	$ 45,000
CIP25-16	1300 EAST WIDENING - NASHI LANE TO WAYNE'S WORLD PHASE II	TRANSPORTATION IMPACT	$ 143,700
CIP25-18	14600 S MINUTEMAN INTERSECTION IMPROVEMENTS (GRAVEL TAX)	B & C	$ 764,400
CIP25-20	2025 ROAD MAINTENANCE PROJECTS	B & C	$ 5,275,700
CIP25-21	PORTER ROCKWELL TRAIL - 1300 E. OVERCROSSING	PARK IMPACT	$ 150,000
CIP25-22	PORTER ROCKWELL TRAIL - NORTH CRANBERRY HILLS ACCESS	PARK IMPACT	$ 41,000
CIP25-23	POLICE DASH CAMERA UPDATES	GENERAL FUND	$ 95,000

CIP25-24	EECBG GRANT - HIGH EFFICIENCY LIGHTING	GENERAL FUND	$ 110,500
CIP25-25	11400 S & 700 EAST INTERSECTION IMPROVEMENTS	HIGHWAY PROJECTS FUND	$ 125,000
CIP25-26	12150 S STATE STREET SIGNAL	CRESCENT RDA	$ 165,000
CIP25-28	1300 EAST & DRAPER PARKWAY RECONSTRUCTION (SANDHILLS)	SANDHILLS RDA	$ 1,400,000
CIP25-29	HIGHLAND DRIVE SIDEWALK CONNECTION (SOUTH MOUNTAIN)	SOUTH MOUNTAIN CRA	$ 150,000
CIP25-30	GALENA PARK SLURRY SEAL (FRONTRUNNER)	FRONTRUNNER CDRA	$ 50,000
CIP25-31	NEW BUILDINGS / REPLACEMENTS	GENERAL FUND	$ 1,000,000
CIP26-01	DRAPER PARK PLAYGROUND MAINTENANCE	GENERAL FUND	$ 25,000
CIP26-02	BOILER REPLACEMENT	GENERAL FUND	$ 120,000
CIP26-03	DIAS UPGRADES COUNCIL CHAMBERS	GENERAL FUND	$ 30,000
CIP26-04	JENSON FARM PARK PHASE III	PARK IMPACT	$ 2,000,000
CIP26-05	SUNRISE STATION PARK EXPANSION	PARK IMPACT	$ 100,000
CIP26-06	TRAILS DIVISION FACILITIES IMPROVEMENTS	GENERAL FUND	$ 20,000

FUNDING SOURCE	AMOUNT
B & C	$ 7,742,700.00
CRA	$ 1,855,000.00
GENERAL FUND	$15,773,300.00
HIGHWAY PROJECTS	$ 1,699,300.00
LOCAL HIGHWAY OPTION	$ 1,904,200.00
PARK IMPACT	$ 4,300,600.00
TRANSPORTATION IMPACT	$ 4,531,000.00
	$ 37,806,100

Special Revenue Funds

- B&C Road Funds (240)
- County Option Tax Fund (241)
- Highway Projects Fund (242)
- Impact Fee Funds



Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. Draper City has nine (9) special revenue funds.

- *The Class B&C Roads Fund* accounts for state allocated road funds.
- *County Option Highway Transit Tax Fund* accounts for funds for any new roads, road improvements or maintenance, active transportation such as bike and pedestrian projects or maintenance on existing facilities.
- *Highway Projects Fund* is used to track all funding provided by Utah Senate Bill 51 from the January 2022 session. The funds are used for priority projects to mitigate congestion and improve safety.
- *The Municipal Building Authority Fund* accounts for lease revenue fees paid by the General Fund for government buildings and the related debt service payments for those buildings.
- *The Redevelopment Agency Fund* accounts for property taxes dedicated to the economic redevelopment of blighted areas within the City, and the associated improvements in those areas.
- *The Debt Service Fund* accounts for property taxes dedicated to the interest and sinking fund for outstanding general obligation bonds, which is restricted. *Inactive as of 2019.*
- *The Fire Impact Fee Fund* accounts for fire related impact fees derived from new development and the need for related capital assets.
- *Transportation Impact Fee Fund* accounts for road related impact fees derived from new development and the need for related capital assets.
- *Park Impact Fee Fund* accounts for park related impact fees derived from new development and the need for related capital assets.
- *Police Impact Fee Fund* accounts for police related impact fees derived from new development and the need for related capital assets.

Special Revenue Fund: B&C Fund

Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Inter Governmental Revenue	$2,336,920	$2,336,493	$2,300,000	$1,635,462	$2,300,000
Miscellaneous Revenue	$254,235	$364,825	$250,000	$165,220	$275,000
Sources of Funding	$0	$816,101	$8,850,900	$0	$6,337,700
Total Revenue Source:	**$2,591,155**	**$3,517,419**	**$11,400,900**	**$1,800,682**	**$8,912,700**

Expenditures by Function

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
B&C	$52,100	$37,300	$250,000	$0	$250,000
Transfers to Other Funds	$1,397,169	$2,455,224	$11,150,900	$0	$8,662,700
Total Expenditures:	**$1,449,269**	**$2,492,524**	**$11,400,900**	**$0**	**$8,912,700**

Special Revenue Fund: County Option Highway Tax: Sources & Uses

Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Inter Governmental Revenue	$1,877,911	$1,862,106	$1,900,000	$1,072,950	$1,900,000
Miscellaneous Revenue	$203,954	$313,491	$200,000	$161,616	$250,000
Sources of Funding	$0	$0	$2,201,900	$0	$0
Total Revenue Source:	**$2,081,865**	**$2,175,598**	**$4,301,900**	**$1,234,566**	**$2,150,000**

Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Other Uses of Funds					
Fund Balance Contribution	$0	$0	$0	$0	$245,800
Transfer to CIP	$657,721	$345,569	$4,301,900	$0	$1,904,200
Total Other Uses of Funds:	**$657,721**	**$345,569**	**$4,301,900**	**$0**	**$2,150,000**
Total Expense Objects:	**$657,721**	**$345,569**	**$4,301,900**	**$0**	**$2,150,000**

Special Revenue Fund: Highway Projects Fund: Sources & Uses

Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Inter Governmental Revenue	$4,914,831	$4,898,599	$4,900,000	$3,408,412	$4,900,000
Miscellaneous Revenue	$485,414	$739,779	$475,000	$360,087	$575,000
Sources of Funding	$0	$816,101	$11,742,000	$0	$7,337,000
Total Revenue Source:	**$5,400,244**	**$6,454,479**	**$17,117,000**	**$3,768,499**	**$12,812,000**

Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Operational Expenses	$62,600	$41,700	$275,000	$0	$300,000
Other Uses of Funds	$2,347,633	$3,096,013	$16,842,000	$0	$12,512,000
Total Expense Objects:	**$2,410,233**	**$3,137,713**	**$17,117,000**	**$0**	**$12,812,000**

Special Revenue Fund: Impact Fees: Sources & Uses

Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Licenses & Permits					
Fire Impact Fee	$34,065	$11,681	$0	$32,712	$0
Police Impact Fee	$37,305	$15,596	$0	$45,073	$0
Transportation Impact Fee	$563,103	$175,412	$0	$541,063	$0
Park Impact Fee	$584,952	$460,748	$0	$941,308	$0
Total Licenses & Permits:	**$1,219,425**	**$663,437**	**$0**	**$1,560,156**	**$0**
Miscellaneous Revenue					
Interest Earnings	-$4,500	$3,957	$0	$2,474	$0
Interest Earnings	$12,131	$13,787	$0	$7,072	$0
Interest Earnings	$210,393	$309,630	$0	$127,773	$0
Interest Earnings	$235,283	$330,832	$0	$118,325	$0
Total Miscellaneous Revenue:	**$453,307**	**$658,207**	**$0**	**$255,644**	**$0**
Sources of Funding					
Transfer from General Fund	$0	$0	$192,000	$192,007	$0
Fund Balance Appropriation	$0	$0	$521,800	$0	$50,000
Fund Balance Appropriation	$0	$0	$4,759,500	$0	$4,531,000
Fund Balance Appropriation	$0	$0	$3,077,800	$0	$4,300,600
Total Sources of Funding:	**$0**	**$0**	**$8,551,100**	**$192,007**	**$8,881,600**
Total Revenue Source:	**$1,672,732**	**$1,321,644**	**$8,551,100**	**$2,007,807**	**$8,881,600**

Expenditures by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Police Impact Fees					
Transfer to GF	$0	$0	$550,000	$0	$50,000
Transfer to CIP - POLICE IMPACT	$0	$11,588	$163,800	$52,299	$0
Total Police Impact Fees:	**$0**	**$11,588**	**$713,800**	**$52,299**	**$50,000**
Transportation Impact Fees					
Transfer to CIP	$86,696	$1,393,348	$4,759,500	$0	$4,531,000
Total Transportation Impact Fees:	**$86,696**	**$1,393,348**	**$4,759,500**	**$0**	**$4,531,000**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Park Impact Fees					
Transfer to CIP	$1,869,620	$2,810,774	$3,077,800	$0	$4,300,600
Total Park Impact Fees:	**$1,869,620**	**$2,810,774**	**$3,077,800**	**$0**	**$4,300,600**
Total:	**$1,956,315**	**$4,215,710**	**$8,551,100**	**$52,299**	**$8,881,600**

Enterprise Funds

- Water Fund
- Storm Water Fund
- Solid Waste Fund
- Ambulance Fund



Enterprise funds are proprietary funds used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the government's council is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. Draper City has four (4) enterprise funds

- *The Water Fund* is used to report revenue and expense of providing water services to the residents of the City. The City currently provides service to approximately 35% of the City. A separate private water company provides service to the remaining area. In addition, this fund accounts for water impact fees and related capital improvement projects.
- *The Storm Water Fund* is used to report revenue and expense of providing storm water drainage and management services to the residents of the City. The City currently provides this service to approximately 100% of the City, excluding state-owned property. In addition, this fund accounts for storm water impact fees and related capital improvement projects.
- *The Solid Waste Fund* is used to report revenue and expense of providing garbage and recycling collection and disposal services to the residents of the City. The City currently provides residential service only. Private residential areas may choose to contract with another provider. Commercial service is currently not offered by the City.
- *The Ambulance Fund* is used to report and monitor the revenues and expense generated by general ambulance services. The Ambulance Fund is managed as part of the Draper City Fire Department. The collection of revenues related to ambulance services are outsourced. Additional revenues are generated by contracting for hospital patient transports.

Water Fund (Operates Under the Public Works Department)

Function:

The Water Fund is a division of the Public Works Department of Draper City. It is responsible for providing an abundant supply of high-quality water. The division provides culinary water service to the community utilizing water sales, connection fees, and minor miscellaneous revenues.

Statistics:

- Facilities = four pump houses, five water tanks and 29 pressure regulating stations
- Miles of Waterline = 100+
- Connections = 4,624
- Population Served = 20,613
- Water Purchased = 4,260 Acre Feet
- System Pressures = In excess of 400psi

Goals:

- Comply with new and/or revised State and Federal water sampling requirements.
- Update meter reads to a fixed base system.
- Pump station deficiency improvements.
- Overhaul of transmission lines and installation of cathodic protection.
- Continue to maintain, repair and operate a very complex public water system that provides a safe source of drinking water for Draper City residents and businesses







Water Fund Comprehensive Summary

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Beginning Fund Balance:	**$10,766,453**	**$6,604,657**	**N/A**	**N/A**	**N/A**
Revenues					
Licenses & Permits	$457,046	$193,289	$0	$401,917	$0
Charges for Services	$5,211,499	$5,434,469	$6,115,000	$5,038,645	$6,795,000
Fines & Forfeitures	$23,141	$22,611	$22,000	$21,365	$22,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Miscellaneous Revenue	$594,248	$427,987	$250,000	$234,176	$250,000
Sources of Funding	$0	$1,000,000	$6,690,600	$0	$6,648,000
Total Revenues:	**$6,285,934**	**$7,078,356**	**$13,077,600**	**$5,696,103**	**$13,715,000**
Expenditures					
Personnel Services	$902,715	$1,150,632	$1,416,600	$1,018,850	$1,694,300
General & Contracted Services	$506,332	$524,220	$636,400	$390,620	$682,000
Travel	$0	$3,912	$18,400	$4,393	$18,500
Operational Expenses	$463,103	$685,744	$564,500	$15,138	$837,600
Operational Expenses - Public Services	$2,520,524	$2,845,651	$3,135,400	$2,372,180	$3,736,400
Non-Operational Expenses	$1,228,642	$1,285,507	$1,350,000	$0	$1,401,500
Capital Outlay	$4,388,623	$1,120,767	$5,931,700	$518,518	$5,322,800
Bond Obligations	$27,043	$24,499	$24,600	$1,750	$21,900
Other Uses of Funds	-$4,334,498	-$251,994	$0	$0	$0
Total Expenditures:	**$5,702,484**	**$7,388,937**	**$13,077,600**	**$4,321,448**	**$13,715,000**
Total Revenues Less Expenditures:	**$583,451**	**-$310,582**	**$0**	**$1,374,655**	**$0**
Ending Fund Balance:	**$11,349,904**	**$6,294,075**	**N/A**	**N/A**	**N/A**

Water Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Licenses & Permits	$457,046	$193,289	$0	$401,917	$0
Charges for Services	$5,211,499	$5,434,469	$6,115,000	$5,038,645	$6,795,000
Fines & Forfeitures	$23,141	$22,611	$22,000	$21,365	$22,000
Miscellaneous Revenue	$594,248	$427,987	$250,000	$234,176	$250,000
Sources of Funding	$0	$1,000,000	$6,690,600	$0	$6,648,000
Total Revenue Source:	**$6,285,934**	**$7,078,356**	**$13,077,600**	**$5,696,103**	**$13,715,000**

Water Expenditures by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Water	$5,702,484	$7,001,207	$13,077,600	$4,321,448	$13,715,000
Water Impact Fees	$0	$387,730	$0	$0	$0
Total:	**$5,702,484**	**$7,388,937**	**$13,077,600**	**$4,321,448**	**$13,715,000**

Water Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Personnel Services	$902,715	$1,150,632	$1,416,600	$1,018,850	$1,694,300
General & Contracted Services	$506,332	$524,220	$636,400	$390,620	$682,000
Travel	$0	$3,912	$18,400	$4,393	$18,500
Operational Expenses	$463,103	$685,744	$564,500	$15,138	$837,600
Operational Expenses - Public Services	$2,520,524	$2,845,651	$3,135,400	$2,372,180	$3,736,400
Non-Operational Expenses	$1,228,642	$1,285,507	$1,350,000	$0	$1,401,500
Capital Outlay	$4,388,623	$1,120,767	$5,931,700	$518,518	$5,322,800
Bond Obligations	$27,043	$24,499	$24,600	$1,750	$21,900
Other Uses of Funds	-$4,334,498	-$251,994	$0	$0	$0
Total Expense Objects:	**$5,702,484**	**$7,388,937**	**$13,077,600**	**$4,321,448**	**$13,715,000**

Water Fund Capital Project Detail List

PROJECT #	WATER FUND CIP PROJECT NAME	FUNDING SOURCE	TENTATIVE FY26
CIP0084	EMERGENCY WATER SYSTEMS FUNDS	Water	$ 100,000
CIP19-20	NEW PUBLIC WORKS BUILDING	Water	$ 1,500,000
CIP21-12	FIXED BASED UTILITY BILLING COMMUNICATION SYSTEM	Water	$ 350,000
CIP21-16	CULINARY WATER MASTER PLAN	Water	$ 24,400
CIP23-31	SUNCREST PRV REPLACEMENT DUE TO CORROSION	Water	$ 892,500
CIP25-15	PUMP STATION # 3 CAPACITY IMPROVEMENTS	Water	$ 1,135,900
CIP25-27	TRAVERSE MOUNTAIN WATER INFRUSTRUCTURE	Water	$ 1,000,000
			$ 5,002,800

Water Capital Equipment Detail

WATER			
WATER	NEW MIDSIZE DUMP TRUCK	WATER	$ 200,000
WATER	REPLACEMENT OF UNIT 156 F-550 DUMP BED	WATER	$ 120,000
	TOTAL		**$ 320,000**

Storm Water Fund

Storm Water Fund (Operates Under the Public Works Department)

Function:

The Storm Water Division is responsible for protecting life and property from flooding. They keep the public street and storm water system from being flooded during rain events and seasonal run-off. This division complies with federal quality regulations and maintains over 300 detention and retention basins, maintains the storm drain system and performs street sweeping throughout the city. This division also participates in the annual snow removal program.

Goals:

- Continue with annual city-wide inspections to identify and correct potential problems.
- Continue routine basin maintenance to keep the system operating smoothly.
- Continue with the street sweeping program to minimize debris entering and polluting the storm water system.





Storm Water Fund Comprehensive Summary

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Beginning Fund Balance:	**$16,815,497**	**$17,846,028**	**N/A**	**N/A**	**N/A**
Revenues					
Charges for Services	$2,721,980	$2,779,249	$2,900,000	$2,110,609	$2,800,000
Fines & Forfeitures	$22,492	$23,006	$25,000	$18,716	$20,000
Miscellaneous Revenue	$735,811	$1,096,718	$450,000	$371,011	$500,000
Sources of Funding	$0	$0	$8,166,600	$0	$5,782,200
Total Revenues:	**$3,480,283**	**$3,898,973**	**$11,541,600**	**$2,500,336**	**$9,102,200**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Personnel Services	$654,600	$819,772	$981,400	$690,564	$1,139,600
General & Contracted Services	$79,111	$61,121	$122,300	$44,188	$113,400
Travel	$0	$0	$8,200	$0	$9,200
Operational Expenses	$326,647	$500,333	$480,300	$11,107	$633,400
Operational Expenses - Public Services	$190,027	$176,030	$219,200	$96,804	$264,400
Non-Operational Expenses	$765,958	$792,986	$890,000	$0	$891,500
Capital Outlay	$578,616	$3,755,416	$8,840,200	$778,617	$6,050,700
Other Uses of Funds	-$500,888	-$441,086	$0	$0	$0
Total Expenditures:	**$2,094,070**	**$5,664,572**	**$11,541,600**	**$1,621,280**	**$9,102,200**
Total Revenues Less Expenditures:	**$1,386,213**	**-$1,765,599**	**$0**	**$879,057**	**$0**
Ending Fund Balance:	**$18,201,710**	**$16,080,429**	**N/A**	**N/A**	**N/A**

Strom Water Revenue by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Storm Water					
Storm Water Utility	$2,721,980	$2,779,249	$2,900,000	$2,110,609	$2,800,000
Late Fees & Penalties	$22,492	$23,006	$25,000	$18,716	$20,000
Interest Earnings	$271,097	$637,477	$450,000	$299,884	$500,000
Contributions from Developers	$331,038	$290,500	$0	$0	$0
Fund Balance Appropriation	$0	$0	$3,507,500	$0	$2,657,400
Total Storm Water:	**$3,346,607**	**$3,730,232**	**$6,882,500**	**$2,429,209**	**$5,977,400**
Storm Water Impact Fees					
Interest Earnings	$133,676	$168,741	$0	$71,128	$0
Fund Balance Appropriation	$0	$0	$4,659,100	$0	$3,124,800
Total Storm Water Impact Fees:	**$133,676**	**$168,741**	**$4,659,100**	**$71,128**	**$3,124,800**
Total:	**$3,480,283**	**$3,898,973**	**$11,541,600**	**$2,500,336**	**$9,102,200**

Storm Water Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Charges for Services	$2,721,980	$2,779,249	$2,900,000	$2,110,609	$2,800,000
Fines & Forfeitures	$22,492	$23,006	$25,000	$18,716	$20,000
Miscellaneous Revenue	$735,811	$1,096,718	$450,000	$371,011	$500,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Sources of Funding	$0	$0	$8,166,600	$0	$5,782,200
Total Revenue Source:	**$3,480,283**	**$3,898,973**	**$11,541,600**	**$2,500,336**	**$9,102,200**

Storm Water Expenditures

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Storm Water	$2,094,070	$5,173,323	$6,882,500	$1,566,068	$5,977,400
Storm Water Impact Fees	$0	$491,249	$4,659,100	$55,211	$3,124,800
Total:	**$2,094,070**	**$5,664,572**	**$11,541,600**	**$1,621,280**	**$9,102,200**

Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$654,600	$819,772	$981,400	$690,564	$1,139,600
General & Contracted Services	$79,111	$61,121	$122,300	$44,188	$113,400
Travel	$0	$0	$8,200	$0	$9,200
Operational Expenses	$326,647	$500,333	$480,300	$11,107	$633,400
Operational Expenses - Public Services	$190,027	$176,030	$219,200	$96,804	$264,400
Non-Operational Expenses	$765,958	$792,986	$890,000	$0	$891,500
Capital Outlay	$578,616	$3,755,416	$8,840,200	$778,617	$6,050,700
Other Uses of Funds	-$500,888	-$441,086	$0	$0	$0
Total Expense Objects:	**$2,094,070**	**$5,664,572**	**$11,541,600**	**$1,621,280**	**$9,102,200**

Storm Water Capital Project List

PROJECT #	STORM WATER FUND PROJECT NAME	FUNDING SOURCE	TE
CIP0036	DETENTION BASIN IMPROVEMENTS	STORM WATER	$ 250,000
CIP0083	EMERGENCY STORM DRAIN FUNDS	STORM WATER	$ 252,500
CIP18-29	700 WEST (12300 S TO 11400 S)	STORM WATER IMPACT FEES	$ 180,000
CIP19-20	NEW PUBLIC WORKS BUILDING	STORM WATER	$ 1,500,00
CIP22-09	STORM WATER MANAGEMENT IMPROVEMENTS IN HIGHLAND AREA	STORM WATER	$ 335,400
CIP23-14	DOWNTOWN DISTRICT REGION IMPACT FEE DEVELOPMENT	STORM WATER IMPACT FEES	$ 900,000
CIP23-17	DEER RIDGE & MAPLE PARK COURT DRAINAGE IMPROVEMENTS	STORM WATER	$ 310,000
CIP24-14	13800 S. PHASE 3 WIDENING	STORM WATER IMPACT FEES	$ 808,500
CIP25-14	1700 EAST STORM DRAIN IMPROVEMENTS	STORM WATER IMPACT FEES	$ 1,236,30
CIP25-20	2025 ROAD MAINTENANCE PROJECTS	STORM WATER	$ 218,000
CIP25-17	ELSBROOK CIRCLE STORM DRAIN PROJECT	STORM WATER	$ 60,000
			$ 6,050,7

Solid Waste Fund (Operates Under the Public Works Department)

Function:

The Solid Waste Fund is a division within the Public Works Department. This division provides residential refuse collection and recycling. Solid Waste also oversees the dumpster rental program.

Goals:

- Continue to provide safe and efficient waste collection and recycling service while keeping costs low.
- Utilize the new Trans Jordan transfer station once it becomes operational.
- Update the dumpster rental program.
- Be proactive in planning for future growth.

Solid Waste





Solid Waste Comprehensive Summary

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Beginning Fund Balance:	**$5,733,032**	**$5,643,537**	**N/A**	**N/A**	**N/A**
Revenues					
Charges for Services	$2,832,286	$2,862,441	$2,928,000	$2,174,036	$2,930,000
Fines & Forfeitures	$19,948	$20,015	$23,000	$15,980	$15,000
Miscellaneous Revenue	$539,263	$819,723	$200,000	$117,826	$200,000
Sources of Funding	$82,588	$2,523	$3,950,700	$0	$4,475,300
Total Revenues:	**$3,474,086**	**$3,704,703**	**$7,101,700**	**$2,307,842**	**$7,620,300**
Expenditures					
Personnel Services	$758,861	$952,856	$1,105,300	$845,947	$1,341,100
General & Contracted Services	$591,329	$657,373	$1,093,100	$447,492	$1,070,500

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Travel	$1,721	$0	$2,500	$70	$2,800
Operational Expenses	$387,588	$640,005	$620,000	$7,551	$643,400
Operational Expenses - Public Services	$873,828	$876,459	$929,800	$475,897	$1,139,100
Non-Operational Expenses	$460,078	$475,774	$550,000	$0	$551,500
Capital Outlay	$472,305	$464,688	$2,801,000	$329,373	$2,871,900
Other Uses of Funds	-$472,305	-$464,688	$0	$0	$0
Total Expenditures:	**$3,073,405**	**$3,602,467**	**$7,101,700**	**$2,106,331**	**$7,620,300**
Total Revenues Less Expenditures:	**$400,681**	**$102,236**	**$0**	**$201,511**	**$0**
Ending Fund Balance:	**$6,133,713**	**$5,745,773**	**N/A**	**N/A**	**N/A**

Solid Waste Revenue by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Solid Waste					
Garbage Service	$2,332,651	$2,356,897	$2,400,000	$1,789,516	$2,400,000
Recycle Service	$429,624	$435,647	$450,000	$327,219	$450,000
Dumpster Rental	$69,180	$69,220	$78,000	$55,715	$75,000
Glass Recycling	$831	$676	$0	$1,587	$5,000
Late Fees & Penalties	$19,948	$20,015	$23,000	$15,980	$15,000
Interest Earnings	$186,069	$268,477	$200,000	$117,826	$200,000
Transjordan Contributed Capital	$345,404	$551,246	$0	$0	$0
Other Revenue - Solid Waste	$7,790	$0	$0	$0	$0
Sale of Capital Assets - Solid Waste	$82,588	$2,523	$0	$0	$0
Fund Balance Appropriation	$0	$0	$3,950,700	$0	$4,475,300
Total Solid Waste:	**$3,474,086**	**$3,704,703**	**$7,101,700**	**$2,307,842**	**$7,620,300**

Solid Waste Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Charges for Services	$2,832,286	$2,862,441	$2,928,000	$2,174,036	$2,930,000
Fines & Forfeitures	$19,948	$20,015	$23,000	$15,980	$15,000
Miscellaneous Revenue	$539,263	$819,723	$200,000	$117,826	$200,000
Sources of Funding	$82,588	$2,523	$3,950,700	$0	$4,475,300
Total Revenue Source:	**$3,474,086**	**$3,704,703**	**$7,101,700**	**$2,307,842**	**$7,620,300**

Solid Waste Expenditures by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Solid Waste	$3,073,405	$3,602,467	$7,101,700	$2,106,331	$7,620,300
Total Solid Waste:	**$3,073,405**	**$3,602,467**	**$7,101,700**	**$2,106,331**	**$7,620,300**

Solid Waste Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$758,861	$952,856	$1,105,300	$845,947	$1,341,100
General & Contracted Services	$591,329	$657,373	$1,093,100	$447,492	$1,070,500
Travel	$1,721	$0	$2,500	$70	$2,800
Operational Expenses	$387,588	$640,005	$620,000	$7,551	$643,400
Operational Expenses - Public Services	$873,828	$876,459	$929,800	$475,897	$1,139,100
Non-Operational Expenses	$460,078	$475,774	$550,000	$0	$551,500
Capital Outlay	$472,305	$464,688	$2,801,000	$329,373	$2,871,900
Other Uses of Funds	-$472,305	-$464,688	$0	$0	$0
Total Expense Objects:	**$3,073,405**	**$3,602,467**	**$7,101,700**	**$2,106,331**	**$7,620,300**

Solid Waste Fund Capital Project List

PROJECT #	SOLID WASTE FUND PROJECT NAME	FUNDING SOURCE	TENTATIVE FY26
CIP19-20	NEW PUBLIC WORKS BUILDING	Solid Waste	$ 1,500,000
CIP24-19	SOLID WASTE VEHICLE LIFT & EQUIPMENT	Solid Waste	$ 289,900
			$ 1,789,900

Solid Waste Capital Equipment Detail List

SOLID WASTE			
SOLID WASTE	REPLACEMENT OF 2020 PETERBILT 520 #SW113	SOLID WASTE	$ 505,000
SOLID WASTE	REPLACEMENT OF 2020 PETERBILT 520 #SW114	SOLID WASTE	$ 505,000
SOLID WASTE	REPLACEMENT OF 2016 F-150 #112	SOLID WASTE	$ 60,000
SOLID WASTE	NEW CARDBOARD DUMPSTER	SOLID WASTE	$ 12,000
	TOTAL		**$ 1,078,500**

Ambulance Fund

Ambulance Fund Comprehensive Summary

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Beginning Fund Balance:	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Revenues					
Inter Governmental Revenue	$4,868	$0	$0	$0	$0
Charges for Services	$2,521,195	$2,757,136	$1,950,000	$1,625,236	$2,250,000
Miscellaneous Revenue	-$52,979	-$44,818	$0	$12,790	$0
Sources of Funding	$1,850,000	$4,215,000	$3,458,000	$2,200,000	$3,660,700
Total Revenues:	**$4,323,084**	**$6,927,318**	**$5,408,000**	**$3,838,026**	**$5,910,700**
Expenditures					
Personnel Services	$2,806,877	$2,642,871	$2,811,300	$1,760,403	$3,006,400
General & Contracted Services	$208,665	$262,454	$212,400	$177,988	$229,400
Travel	$11,545	$11,484	$22,900	$8,486	$25,500
Operational Expenses	$731,041	$747,644	$947,000	$28,497	$1,147,400
Operational Expenses - Public Services	$174,095	$200,625	$256,900	$142,120	$267,600
Non-Operational Expenses	$712,638	$967,130	$660,000	$136,312	$780,000
Capital Outlay	$8,835	$0	$497,500	$0	$454,400
Other Uses of Funds	-$8,835	$0	$0	$0	$0
Total Expenditures:	**$4,644,862**	**$4,832,208**	**$5,408,000**	**$2,253,807**	**$5,910,700**
Total Revenues Less Expenditures:	**-$321,778**	**$2,095,110**	**$0**	**$1,584,219**	**$0**
Ending Fund Balance:	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Ambulance Revenue by Fund

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Ambulance					
State Grant - Public Safety - Ambulance	$4,868	$0	$0	$0	$0
Inter-facility Charges	$1,170,151	$1,065,467	$1,000,000	$818,207	$1,000,000
Emergency Services - 911	$2,636,084	$3,220,379	$2,300,000	$2,519,007	$3,000,000
Medicare - Medicaid Write-offs	-$1,365,552	-$1,049,397	-$1,300,000	-$1,375,639	-$1,300,000
Insurance Write-offs	$80,511	-$479,313	-$50,000	-$336,338	-$450,000
Interest Earnings	-$53,104	-$44,886	$0	$12,790	$0
Other Revenue - Ambulance	$125	$68	$0	$0	$0
Transfer From General Fund	$1,850,000	$4,215,000	$2,200,000	$2,200,000	$2,300,000
Fund Balance Appropriation	$0	$0	$1,258,000	$0	$1,360,700
Total Ambulance:	**$4,323,084**	**$6,927,318**	**$5,408,000**	**$3,838,026**	**$5,910,700**

Ambulance Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Inter Governmental Revenue	$4,868	$0	$0	$0	$0
Charges for Services	$2,521,195	$2,757,136	$1,950,000	$1,625,236	$2,250,000
Miscellaneous Revenue	-$52,979	-$44,818	$0	$12,790	$0
Sources of Funding	$1,850,000	$4,215,000	$3,458,000	$2,200,000	$3,660,700
Total Revenue Source:	**$4,323,084**	**$6,927,318**	**$5,408,000**	**$3,838,026**	**$5,910,700**

Ambulance Expenditures by Fund

Ambulance Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$2,806,877	$2,642,871	$2,811,300	$1,760,403	$3,006,400
General & Contracted Services	$208,665	$262,454	$212,400	$177,988	$229,400
Travel	$11,545	$11,484	$22,900	$8,486	$25,500
Operational Expenses	$731,041	$747,644	$947,000	$28,497	$1,147,400
Operational Expenses - Public Services	$174,095	$200,625	$256,900	$142,120	$267,600
Non-Operational Expenses	$712,638	$967,130	$660,000	$136,312	$780,000
Capital Outlay	$8,835	$0	$497,500	$0	$454,400
Other Uses of Funds	-$8,835	$0	$0	$0	$0
Total Expense Objects:	**$4,644,862**	**$4,832,208**	**$5,408,000**	**$2,253,807**	**$5,910,700**

AMBULANCE CAPITAL OUTLAY DETAIL LIST	
REPLACEMENT OF 2019 FORD F-550 #726 AMBULANCE	$454,400



Internal Service Funds

- Fleet Fund
- Risk Management Fund

Fleet Fund (Operates Under the Public Works Department)

Function:

Provide comprehensive fleet management programs that support City departments and functions in delivering municipal services by ensuring that City vehicles and equipment are available, dependable, and safe to operate.

Responsibilities:

- Review and audit all fuel purchases, service contracts, and purchase orders for City vehicles. By doing this, the City can promote the economy through the City's purchasing volume.
- The City's motor vehicle fleet is essential in providing services to residents. Employees rely on the Fleet Division to perform their duties and services throughout the City. Due to the City's size and growth, significant costs are attributed to preventive maintenance, vehicle repairs, operating expenses, and vehicle replacement.

Goals:

- Continue providing the City's different departments with top-of-the-line services for fleet and equipment maintenance requests by utilizing the latest technology to ensure the safest, most cost-effective, and most efficient services to the residents and the City departments.

Fleet Internal Service Fund: Sources and Uses

Fleet Revenue by Department

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue					
General Government	$868,243	$3,453,868	$6,595,300	$128,515	$6,807,900
Transfers In	$3,197,800	$863,500	$164,000	$164,000	$500,000
Total Revenue:	**$4,066,043**	**$4,317,368**	**$6,759,300**	**$292,515**	**$7,307,900**

Fleet Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$512,417	$706,063	$954,100	$766,351	$1,063,900
General & Contracted Services	$112,797	$112,972	$126,400	$78,740	$143,100
Travel	$2,861	$4,117	$8,300	$696	$10,900
Operational Expenses	$130,656	$186,165	$76,000	$35,944	$98,500
Operational Expenses - Public Services	$38,258	$61,359	$105,500	$47,341	$91,500
Non-Operational Expenses	$896,155	$1,089,286	$1,000,000	$0	$1,200,000
Capital Outlay	$1,756,226	$4,199,071	$4,489,000	$1,817,161	$4,700,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Bond Obligations	$3,363	$1,872	$0	$0	$0
Other Uses of Funds	-$1,756,226	-$4,202,789	$0	$0	$0
Total Expense Objects:	**$1,696,507**	**$2,158,117**	**$6,759,300**	**$2,746,233**	**$7,307,900**

VEHICLE DETAIL	AMOUNT
POLICE RESPONSE VEHICLE (REPLACE 615)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 608)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 635)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 631)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 645)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 613)	$ 85,000
POLICE RESPONSE VEHICLE (REPLACE 620)	$ 85,000
POLICE ADMIN VEHICLE (REPLACE 612)	$ 65,000
POLICE ADMIN VEHICLE (REPLACE 502)	$ 81,000
FIRE ADMIN VEHICLE (REPLACE 700)	$ 71,000
FIRE ADMIN VEHICLE (REPLACE 707)	$ 71,000
PUBLIC WORKS DUMP TRUCK (REPLACE 186)	$ 120,000
PUBLIC WORKS DUMP TRUCK (REPLACE 191)	$ 120,000
PUBLIC WORKS ADMIN VEHICLE (REPLACE 102)	$ 55,000
PUBLIC WORKS SERVICE TRUCK (REPLACE 198)	$ 71,000
PUBLIC WORKS BUCKET TRUCK (REPLACE 188)	$ 220,000
PARKS SERVICE TRUCK (REPLACE 127)	$ 71,000
PARKS SERVICE TRUCK (REPLACE 132)	$ 71,000
PARKS SERVICE TRUCK (REPLACE 133)	$ 71,000
PARKS SERVICE TRUCK (REPLACE 137)	$ 71,000
TRAILS ADMIN VEHICLE (REPLACE 192)	$ 65,000
POLICE RESPONSE VEHICLE (NEW DETECTIVE)	$ 85,000
TRAILS ADMIN VEHICLE (NEW POSITION)	$ 65,000
PUBLIC WORKS BOBTAIL (REPLACE 176)	$ 292,000
PUBLIC WORKS BOBTAIL (REPLACE 175)	$ 292,000
PUBLIC WORKS BOBTAIL (REPLACE 161)	$ 292,000
PUBLIC WORKS 10 WHEELER (REPLACE ST103)	$ 435,000
PUBLIC WORKS 10 WHEELER (REPLACE ST104)	$ 485,000
FIRE RESPONSE PUMPER 1/3 (REPLACE XXX)	$ 750,000
VEHICLE TOTAL	**$ 4,514,000**
EQUIPMENT DETAIL	**AMOUNT**
PUBLIC WORKS ROLLER (REPLACE 13)	$ 80,000
PARKS TRENCHER (REPLACE 25)	$ 35,000
PARKS TRACTOR (REPLACE 6)	$ 71,000
EQUIPMENT TOTAL	**$ 186,000**
TOTAL VEHICLE AND EQUIPMENT	**$ 4,700,000**

Risk Management Internal Service Fund: Sources and Uses

Risk Fund Revenues by Source

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Charges for Services	$975,000	$1,233,500	$1,408,300	$0	$1,560,000
Miscellaneous Revenue	$171,993	$194,211	$60,000	$98,098	$110,000
Total Revenue Source:	**$1,146,993**	**$1,427,711**	**$1,468,300**	**$98,098**	**$1,670,000**

Risk Fund Expenditures by Expense Type

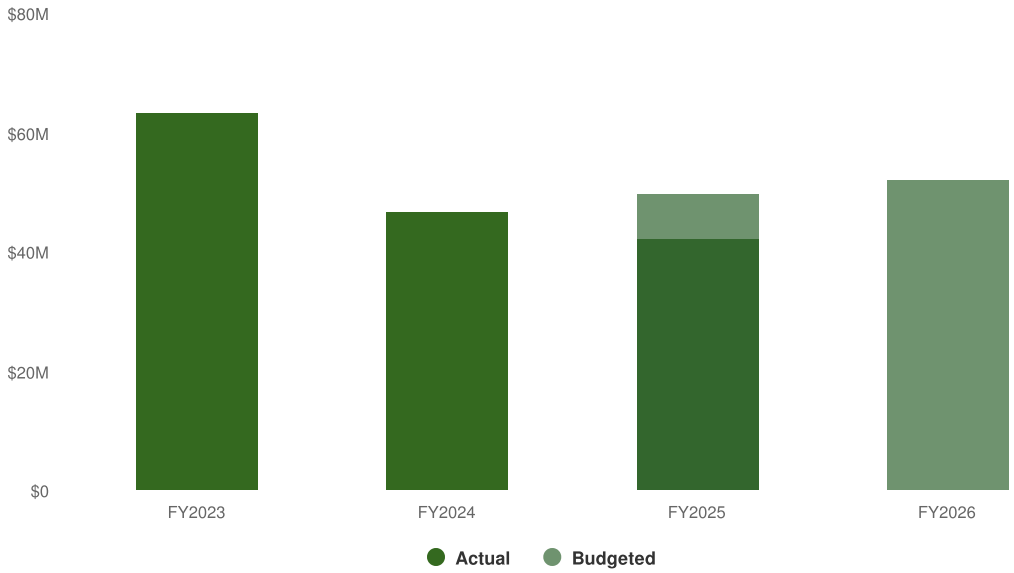
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services	$86,502	$108,927	$113,800	$90,046	$121,600
General & Contracted Services	$99,709	$71,388	$111,000	$105,152	$118,300
Travel	$289	$0	$2,800	$915	$2,800
Operational Expenses	$789,975	$1,238,598	$1,211,400	$896,808	$1,315,800
Other Uses of Funds	$0	$0	$29,300	$20,945	$111,500
Total Expense Objects:	**$976,475**	**$1,418,912**	**$1,468,300**	**$1,113,866**	**$1,670,000**

GENERAL FUND SOURCES

General Fund Revenues Summary

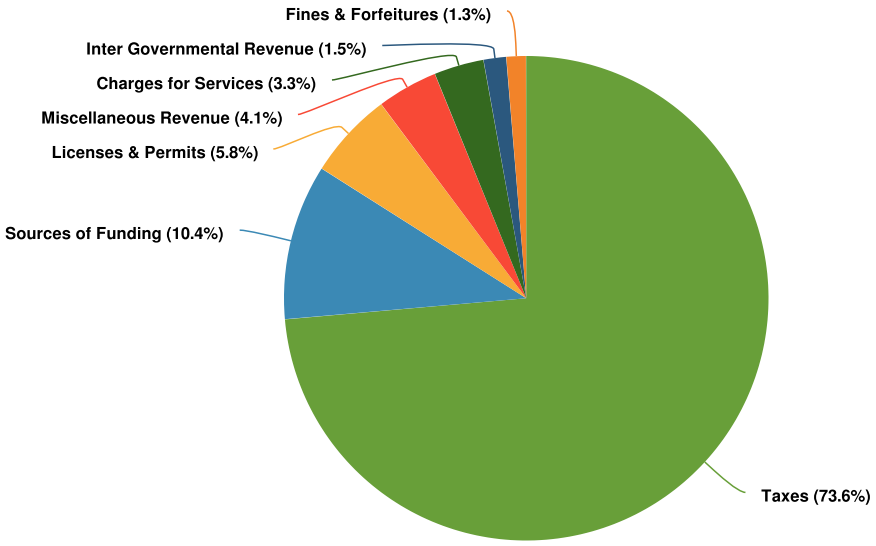
$52,188,900 **$2,467,300**
(4.96% vs. prior year)

General Fund Revenues Proposed and Historical Budget vs. Actual



Revenues by Source

General Fund Budgeted Revenues



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Revenue Source					
Taxes					
Property Tax Current	$9,291,697	$9,312,596	$11,057,500	$10,706,755	$10,783,500
Sales and Use Tax	$25,045,087	$25,543,848	$25,610,000	$15,151,033	$26,230,000
Franchise Tax	$1,519,132	$1,513,056	$1,543,000	$998,981	$1,410,000
Total Taxes:	**$35,855,916**	**$36,369,500**	**$38,210,500**	**$26,856,769**	**$38,423,500**
Licenses & Permits					
Business License	$462,732	$458,730	$451,000	$397,862	$450,000
Non Business Licenses & Permits	$25,198	$337,225	$20,500	$147,892	$120,500
Building Permits	$1,861,657	$1,541,212	$1,800,000	$2,160,934	$1,730,000
Planning Fees	$781,779	$822,246	$750,000	$728,326	$725,000
Total Licenses & Permits:	**$3,131,366**	**$3,159,412**	**$3,021,500**	**$3,435,014**	**$3,025,500**
Inter Governmental Revenue					
Federal Grants	$3,009,152	$40,468	$117,100	$113,554	$50,000
State Grants	$90,330	$69,072	$763,000	$138,233	$730,000
Local Grants	$551,350	$61,710	$80,500	$11,160	$10,000
Total Inter Governmental Revenue:	**$3,650,832**	**$171,250**	**$960,600**	**$262,947**	**$790,000**
Charges for Services					
Fees	$468,744	$505,268	$488,200	$551,417	$436,300

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Sales and Service	$1,227,990	$1,644,460	$1,264,000	$1,002,568	$1,302,900
Total Charges for Services:	**$1,696,734**	**$2,149,728**	**$1,752,200**	**$1,553,985**	**$1,739,200**
Fines & Forfeitures					
Court Fines	$696,761	$728,732	$675,000	$591,521	$676,000
Restitution	$6,854	$2,325	$0	$1,844	$1,500
Late Fees & Penalties	$35,622	$3,860	$0	$2,700	$3,500
Total Fines & Forfeitures:	**$739,237**	**$734,917**	**$675,000**	**$596,064**	**$681,000**
Miscellaneous Revenue					
Interest Earnings	$1,886,336	$2,026,302	$2,000,000	$884,933	$1,800,000
Other Misc Revenue	$131,201	$1,358,375	$100,000	$994,384	$316,500
Total Miscellaneous Revenue:	**$2,017,536**	**$3,384,677**	**$2,100,000**	**$1,879,317**	**$2,116,500**
Sources of Funding					
Interfund Transfers	$2,679,825	$464,030	$970,900	$462,456	$504,900
Bond Proceeds	$13,419,400	$214,933	$0	$0	$0
Gain/Loss on Disposal of Capital Assets	$315,918	$165,698	$2,721,500	$7,167,412	$0
Fund Balance Appropriation	$0	$0	$297,600	$0	$4,908,300
Total Sources of Funding:	**$16,415,143**	**$844,661**	**$3,990,000**	**$7,629,868**	**$5,413,200**
Total Revenue Source:	**$63,506,764**	**$46,814,146**	**$50,709,800**	**$42,213,964**	**$52,188,900**

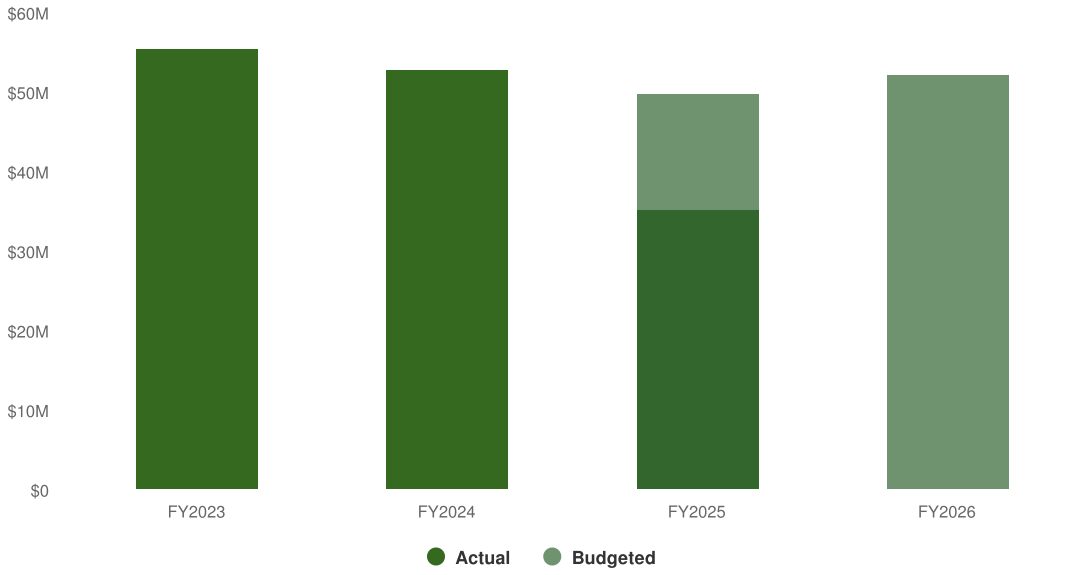
GENERAL FUND DEPARTMENTS

General Fund: Uses by Department

Expenditures Summary

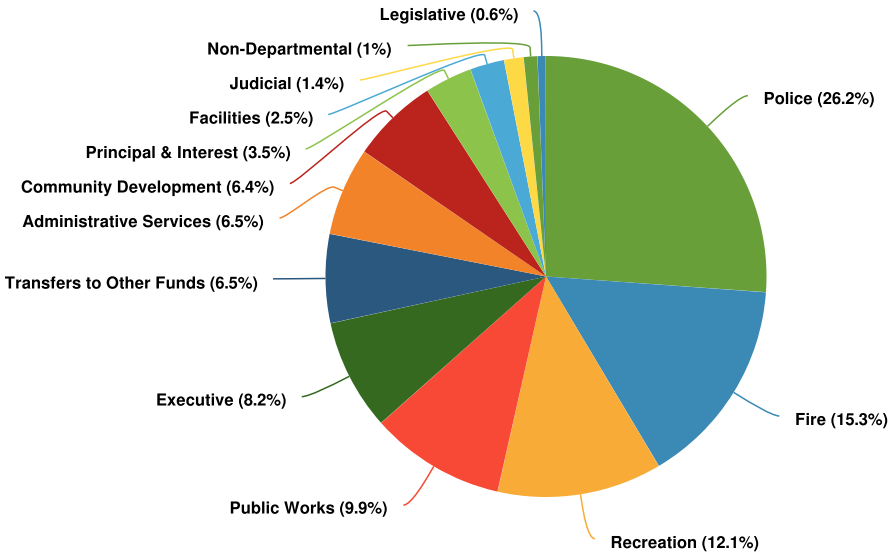
$52,188,900 $2,467,300
(4.96% vs. prior year)

General Fund: Uses by Department Proposed and Historical Budget vs. Actual



Expenditures by Function

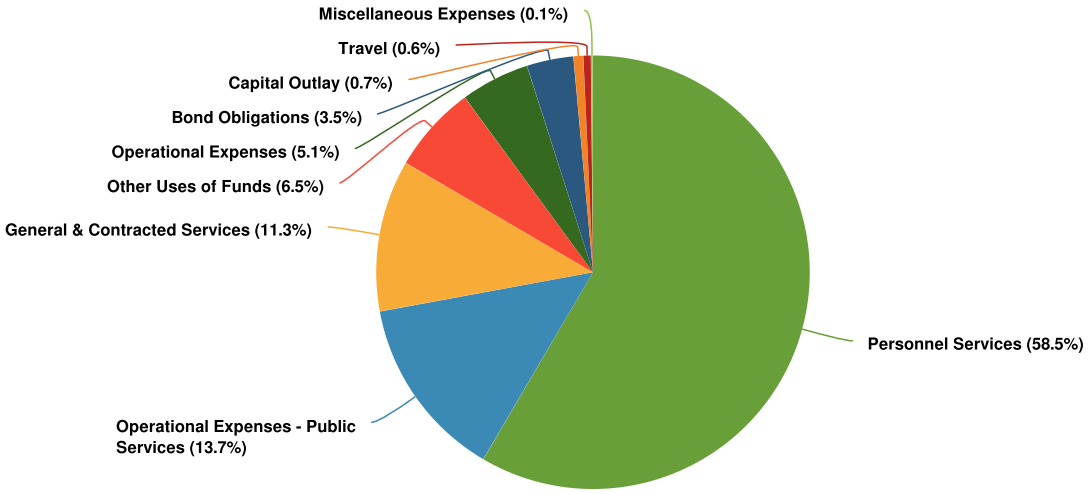
FY2024 Budgeted Expenditures by Function



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Legislative	$273,515	$267,513	$313,000	$287,689	$314,900
Executive	$2,983,555	$3,692,052	$4,253,400	$3,250,291	$4,254,900
Administrative Services	$2,553,492	$2,610,612	$3,116,300	$2,797,933	$3,381,000
Facilities	$967,248	$906,605	$1,111,600	$977,142	$1,311,500
Non-Departmental	$172,424	$216,196	$203,100	$173,046	$525,600
Judicial	$719,439	$779,264	$912,000	$541,276	$747,900
Police	$10,235,696	$11,216,161	$12,861,700	$8,896,033	$13,647,500
Fire	$5,705,500	$6,600,440	$7,682,700	$5,609,340	$7,990,000
Public Works	$3,659,621	$4,916,662	$5,344,100	$3,314,065	$5,170,900
Community Development	$2,532,955	$2,816,701	$3,263,500	$2,118,943	$3,327,900
Recreation	$4,704,165	$5,203,623	$5,712,000	$3,516,770	$6,304,800
Principal & Interest	$9,396,018	$1,807,600	$1,811,000	$726,900	$1,812,000
General Obligation Bonds	$524,745	$520,350	$520,700	$521,362	$0
Transfers to Other Funds	$10,994,619	$11,324,243	$3,604,700	$2,556,007	$3,400,000
Total Expenditures:	**$55,422,993**	**$52,878,023**	**$50,709,800**	**$35,286,797**	**$52,188,900**

Expenditures by Expense Type

FY2024 Budgeted Expenditures by Expense Type



Legislative Department

Troy Walker
Mayor

Draper City's form of government includes a part-time Mayor and five Council Members. The City Manager handles the day-to day management of the City.

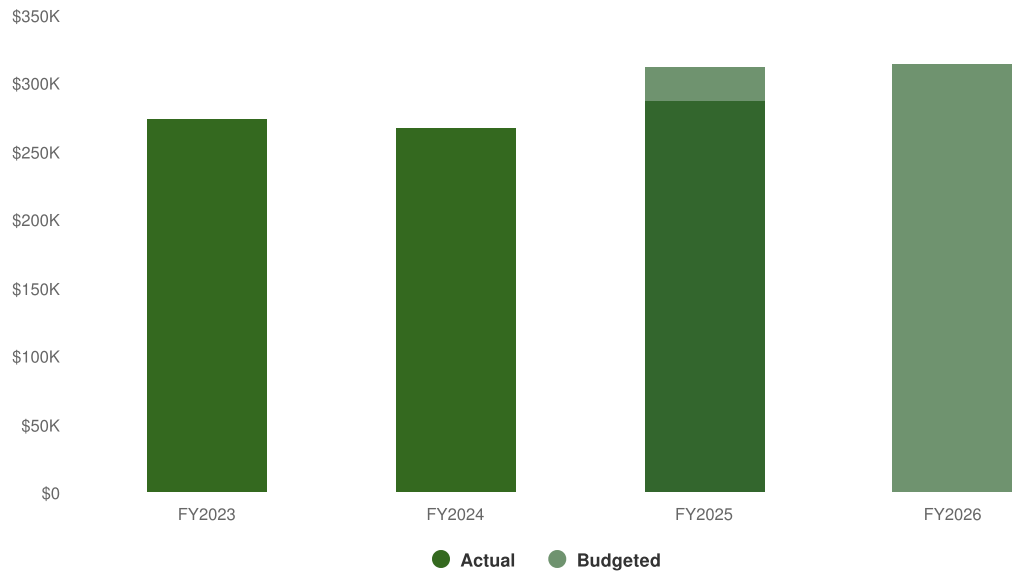
The Mayor's duties include serving as the Acting Director of the Emergency Operations Center, Chief Budget Officer (this task is delegated to our Chief Financial Officer), setting the Council agenda, running City Council meetings and appointing City officials and citizen board members.

The five Council Members represent the entire City; they are responsible to make decisions that are in the best interests of the entire City. They seek input from residents and City staff; they debate amongst themselves, and then finally cast an official vote.

Expenditures Summary

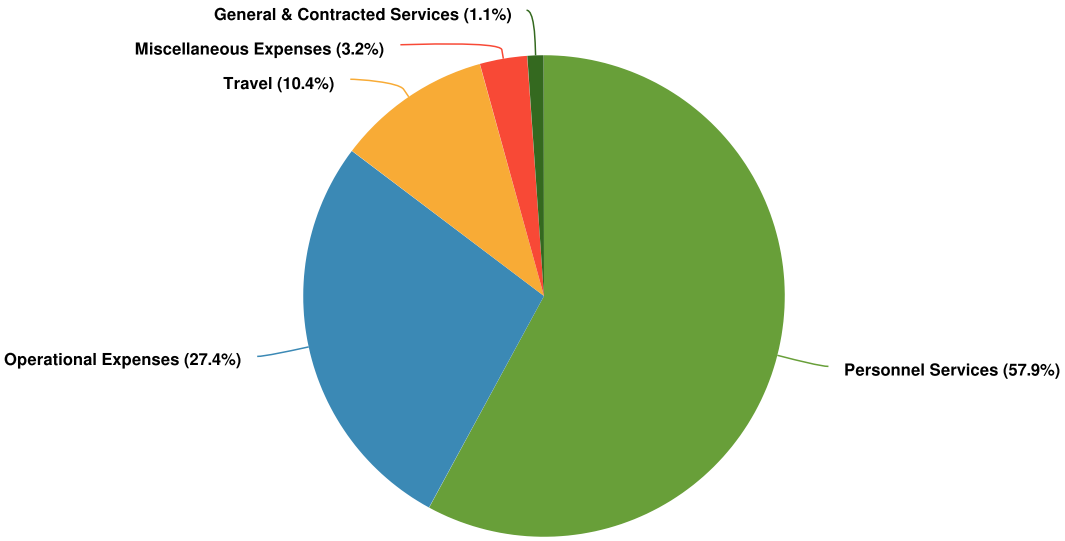
$314,900 **$1,900**
(0.61% vs. prior year)

Mayor & Council Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

FY2024 Budgeted Expenditures by Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$121,011	$106,262	$115,300	$130,447	$117,900
Benefits	$65,606	$66,514	$61,400	$57,810	$64,500
Total Personnel Services:	**$186,617**	**$172,776**	**$176,700**	**$188,257**	**$182,400**
General & Contracted Services	$3,365	$3,904	$3,500	$5,292	$3,500
Total General & Contracted Services:	**$3,365**	**$3,904**	**$3,500**	**$5,292**	**$3,500**
Travel					
In State Travel	$3,592	$3,978	$8,300	$3,107	$9,800
Out Of State Travel	$8,972	$3,924	$23,000	$2,061	$23,000
Total Travel:	**$12,564**	**$7,903**	**$31,300**	**$5,168**	**$32,800**
Operational Expenses	$67,755	$77,087	$91,500	$86,211	$86,200
Total Operational Expenses:	**$67,755**	**$77,087**	**$91,500**	**$86,211**	**$86,200**
Miscellaneous Expenses	$3,215	$5,844	$10,000	$2,760	$10,000
Total Miscellaneous Expenses:	**$3,215**	**$5,844**	**$10,000**	**$2,760**	**$10,000**
Total Expense Objects:	**$273,515**	**$267,513**	**$313,000**	**$287,689**	**$314,900**

Executive Department

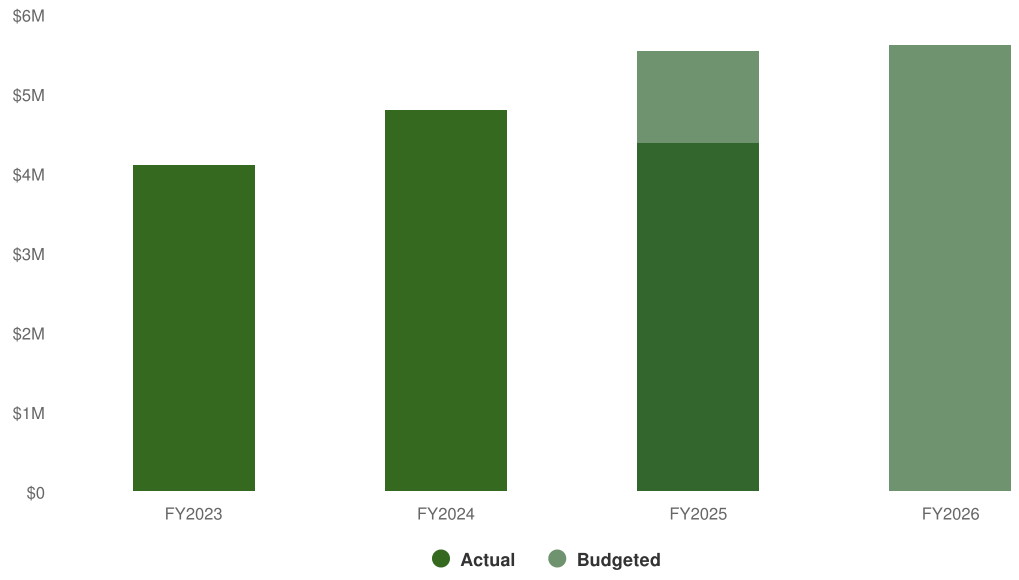
Mike Barker
City Manager

The Executive Department administers the day-to-day operations of the City and its services. The Department develops, presents and implements the City's general plan, including the City's budget. The Department includes the City Manager, City Recorder, Legal, Communication, Information Technology (IT), Geographic Information System (GIS), Youth Council, Elections and the Events Divisions.

Expenditures Summary

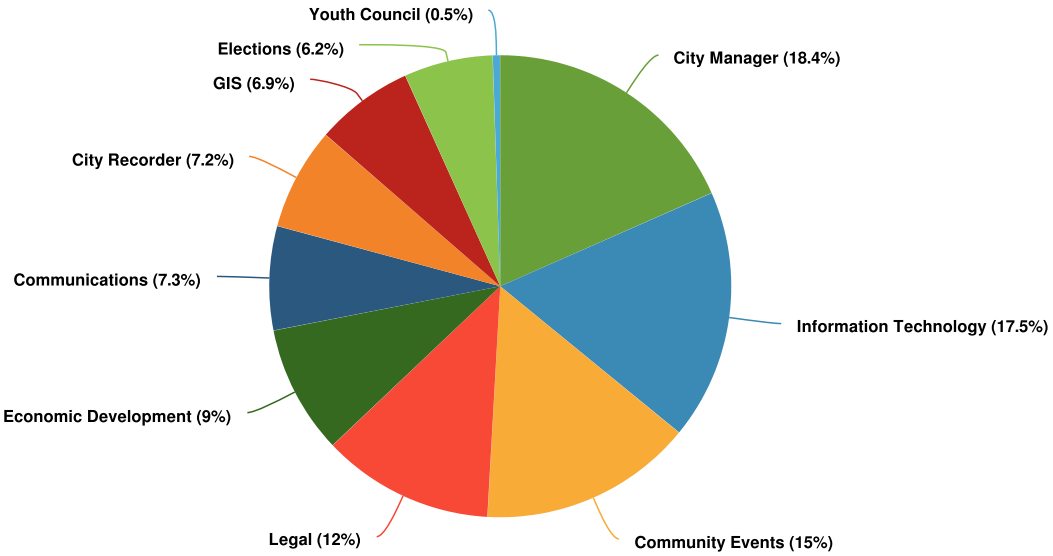
$5,627,100 **$71,300**
(1.28% vs. prior year)

Executive Department Proposed and Historical Budget vs. Actual



Expenditures by Function

FY2024 Budgeted Expenditures by Function



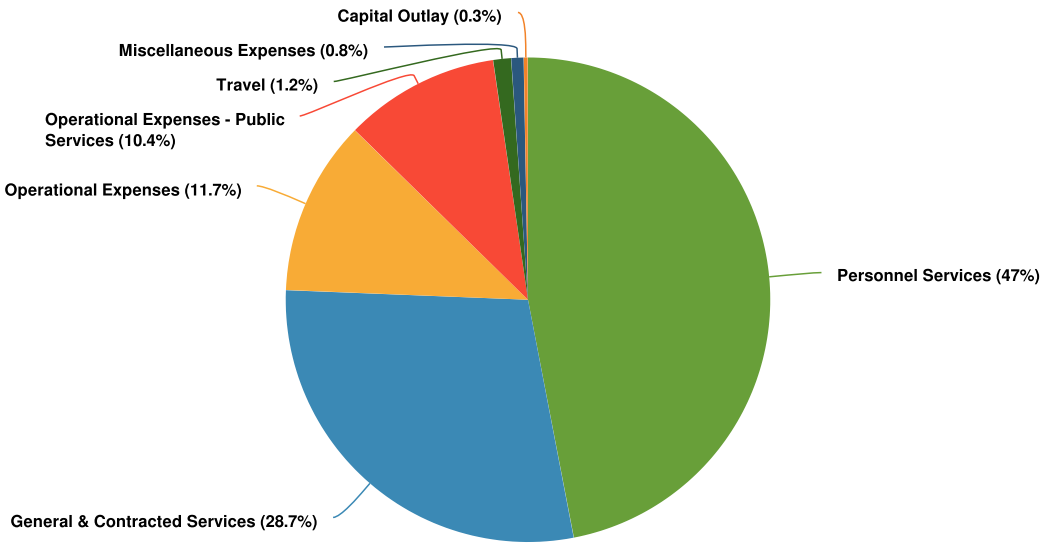
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Executive					
City Manager					
Personnel Services	$648,187	$752,190	$720,800	$569,350	$580,700
General & Contracted Services	$238,497	$220,717	$373,300	$269,378	$374,800
Travel	$9,912	$6,787	$16,200	$8,339	$17,200
Operational Expenses	-$10,663	$8,127	$18,800	$26,041	$32,800
Miscellaneous Expenses	$15,199	$0	$30,000	$0	$30,000
Capital Outlay	$18,205	$0	$0	$0	$0
Total City Manager:	**$919,336**	**$987,822**	**$1,159,100**	**$873,107**	**$1,035,500**
City Recorder					
Personnel Services	$225,829	$250,869	$297,200	$299,467	$317,200
General & Contracted Services	$44,722	$48,161	$84,000	$65,044	$86,700
Travel	$3,479	$4,370	$6,800	$2,485	$6,800
Operational Expenses	$3,614	-$5,353	-$7,500	$4,083	-$6,300
Total City Recorder:	**$277,643**	**$298,048**	**$380,500**	**$371,078**	**$404,400**
Elections					
General & Contracted Services	$0	$0	$0	$900	$0
Operational Expenses	$382	$135,896	$150,000	$340	$350,000

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Elections:	**$382**	**$135,896**	**$150,000**	**$1,240**	**$350,000**
Legal					
Personnel Services	$303,576	$307,724	$340,200	$227,470	$385,100
General & Contracted Services	$237,817	$270,700	$307,700	$194,324	$325,700
Travel	$1,539	$1,446	$7,250	-$437	$7,300
Operational Expenses	-$25,573	-$52,719	-$46,050	$5,938	-$40,800
Total Legal:	**$517,360**	**$527,151**	**$609,100**	**$427,295**	**$677,300**
Economic Development					
General & Contracted Services	$452,709	$467,906	$649,000	$275,514	$399,000
Travel	$2,922	$4,648	$12,400	$0	$12,400
Operational Expenses	$71,187	$66,389	$95,600	$47,925	$95,600
Total Economic Development:	**$526,817**	**$538,943**	**$757,000**	**$323,439**	**$507,000**
Youth Council					
Personnel Services	$7,749	$9,124	$12,500	$8,256	$13,200
Operational Expenses	$400	$0	$0	$1	$0
Miscellaneous Expenses	$12,544	$12,190	$16,100	$6,719	$16,100
Total Youth Council:	**$20,692**	**$21,314**	**$28,600**	**$14,977**	**$29,300**
Communications					
Personnel Services	$245,765	$239,542	$262,600	$267,546	$310,100
General & Contracted Services	$52,134	$60,477	$69,900	$54,995	$69,600
Travel	$240	$1,422	$3,000	$1,855	$3,200
Operational Expenses	$27,748	$10,688	$20,800	$32,591	$25,900
Total Communications:	**$325,888**	**$312,128**	**$356,300**	**$356,987**	**$408,800**
Community Events					
Personnel Services	$184,396	$305,426	$275,500	$311,583	$305,300
General & Contracted Services	$1,191	$41,366	$2,600	$1,016	$2,600
Travel	$1,282	$3,791	$3,400	$2,492	$3,400
Operational Expenses	$10,408	$3,171	$4,400	$2,322	$4,400
Operational Expenses - Public Services	$198,160	$516,996	$526,900	$564,755	$526,900
Total Community Events:	**$395,436**	**$870,750**	**$812,800**	**$882,168**	**$842,600**
Total Executive:	**$2,983,555**	**$3,692,052**	**$4,253,400**	**$3,250,291**	**$4,254,900**
Administrative Services					
Information Technology					
Personnel Services	$399,115	$399,580	$434,900	$426,441	$461,100

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
General & Contracted Services	$120,218	$133,995	$235,500	$137,894	$255,500
Travel	$2,174	$1,706	$11,700	$2,262	$11,700
Operational Expenses	$250,033	$235,656	$212,600	$198,114	$213,500
Operational Expenses - Public Services	$16,945	$21,660	$31,100	$1,881	$43,700
Capital Outlay	$0	$3,718	$0	$0	$0
Total Information Technology:	**$788,485**	**$796,315**	**$925,800**	**$766,592**	**$985,500**
GIS					
Personnel Services	$211,961	$216,611	$250,800	$226,865	$271,200
General & Contracted Services	$147,937	$125,644	$166,300	$124,405	$98,600
Travel	$2,715	$866	$5,600	$590	$5,600
Operational Expenses	-$16,408	-$16,971	-$16,100	$5,093	-$17,000
Operational Expenses - Public Services	$0	$4,900	$5,000	$0	$12,300
Capital Outlay	$0	$0	$0	$20,812	$16,000
Total GIS:	**$346,206**	**$331,049**	**$411,600**	**$377,765**	**$386,700**
Total Administrative Services:	**$1,134,691**	**$1,127,365**	**$1,337,400**	**$1,144,357**	**$1,372,200**
Total Expenditures:	**$4,118,245**	**$4,819,416**	**$5,590,800**	**$4,394,648**	**$5,627,100**

Expenditures by Expense Type

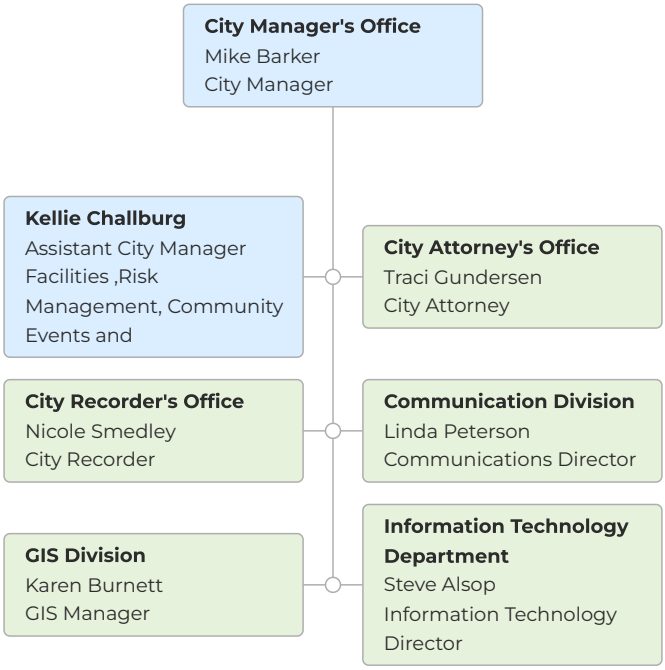
FY2024 Budgeted Expenditures by Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$1,407,415	$1,555,179	$1,650,400	$1,641,837	$1,794,500
Benefits	$819,161	$925,887	$944,100	$695,141	$849,400
Total Personnel Services:	**$2,226,576**	**$2,481,066**	**$2,594,500**	**$2,336,978**	**$2,643,900**
General & Contracted Services	$1,295,225	$1,368,965	$1,888,300	$1,123,470	$1,612,500
Total General & Contracted Services:	**$1,295,225**	**$1,368,965**	**$1,888,300**	**$1,123,470**	**$1,612,500**
Travel					
In State Travel	$9,308	$12,711	$19,900	$8,950	$21,300
Out Of State Travel	$14,955	$12,325	$46,450	$8,635	$46,300
Total Travel:	**$24,263**	**$25,036**	**$66,350**	**$17,585**	**$67,600**
Operational Expenses	$311,128	$384,885	$432,550	$322,448	$658,100
Total Operational Expenses:	**$311,128**	**$384,885**	**$432,550**	**$322,448**	**$658,100**
Operational Expenses - Public Services	$215,105	$543,556	$563,000	$566,635	$582,900
Total Operational Expenses - Public Services:	**$215,105**	**$543,556**	**$563,000**	**$566,635**	**$582,900**
Miscellaneous Expenses	$27,743	$12,190	$46,100	$6,719	$46,100
Total Miscellaneous Expenses:	**$27,743**	**$12,190**	**$46,100**	**$6,719**	**$46,100**
Capital Outlay	$18,205	$3,718	$0	$20,812	$16,000
Total Capital Outlay:	**$18,205**	**$3,718**	**$0**	**$20,812**	**$16,000**
Total Expense Objects:	**$4,118,245**	**$4,819,416**	**$5,590,800**	**$4,394,648**	**$5,627,100**

Organizational Chart

City Manager's Office



Community Development Department

Jennifer Jastremsky
Community Development Director

Community Development

The Community Development Department provides top-quality services and includes five divisions: Building, Business Licensing, Code Enforcement, Planning, and Administration. These divisions ensure construction is in compliance with local and state building codes, all professions conducting business in Draper City are licensed, the City's codes are being complied with, the provision of professional planning services for current and long-range planning activities, and support staff. Significant time is spent working with citizens to educate them on City Codes and their ability to develop. All construction, developments, and new businesses in the City come through the Community Development Department for review and approvals.

Building Division

This division is responsible for reviewing plans, issuing building permits, and conducting field inspections of buildings to ensure compliance with local and state mandated regulations related to building construction, maintenance, and rehabilitation.

Business Licensing

This division issues business licenses, including special licenses such as alcoholic beverage licenses, home occupation, special/single event license, solicitor's license and temporary business license. It also manages renewals and processing business licensing fees.

Code Enforcement

The purpose of the Code Compliance Department is to achieve code compliance so that the citizens of Draper City may enjoy a cleaner, safer, and better place to live. Areas of concentration include improvement of neighborhoods, integrity of property value, compliance with zoning laws, enforcement of business licenses and enforcement of the sign ordinance.

Planning Division

This division is responsible for applying the City's ordinances and regulations to subdivisions, commercial site plans, conditional use permits and other similar application types. Additionally, this department is responsible for processing applications for zone changes, variances and special exceptions.

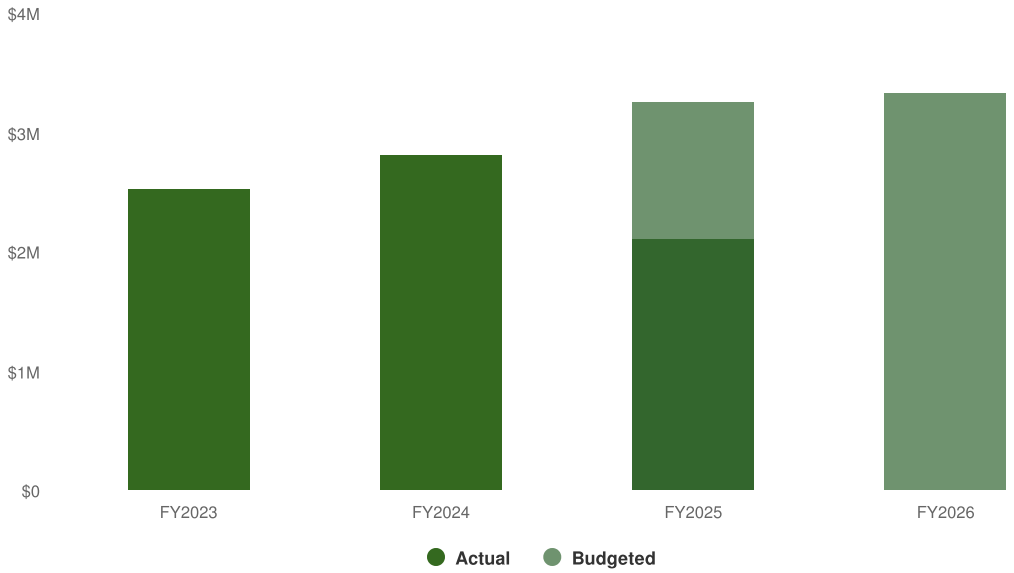
Goals

- Complete Station Area Plan for the Kimball's Lane Station.
- Continue to work on the Zoning and Subdivision Code updates.
- Continue updating business licensing section of City Code.
- Ensure staff training and certifications are kept current and provide opportunities for additional certification as appropriate.
- Review application fees and amend as appropriate Department wide.
- Continue updates to the Zoning and Subdivision codes to ensure compliance with State Law.
- Hire a new landscape inspector to ensure standards of the new waterwise landscaping code is being complied with.
- Continue to provide excellent customer service to the public, residents, applicants, business owners, contractors, and developers.

Expenditures Summary

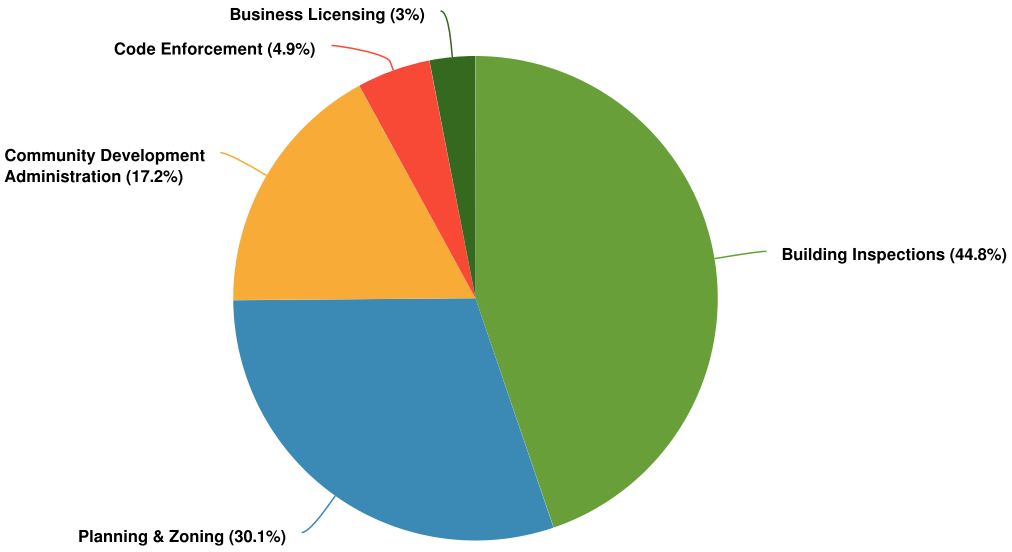
$3,327,900 $64,400
(1.97% vs. prior year)

Community Development Department Proposed and Historical Budget vs. Actual



Expenditures by Function

FY2024 Budgeted Expenditures by Function

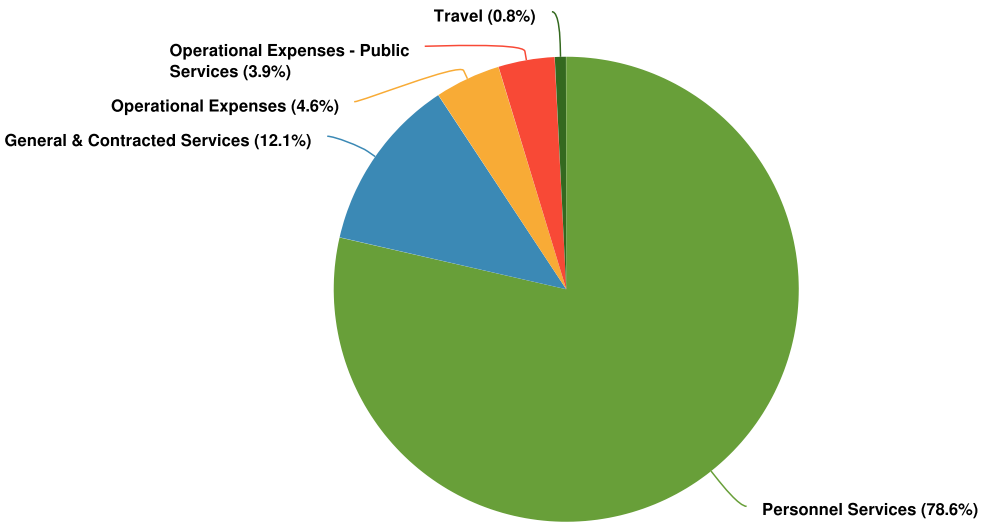


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Community Development					
Community Development Administration					
Personnel Services	$383,278	$408,421	$476,900	$311,418	$461,300
General & Contracted Services	$8,827	-$19,596	$26,500	$9,049	$26,500
Travel	$197	$2,015	$4,200	$10	$4,200
Operational Expenses	$13,850	$99,088	$117,100	$5,641	$79,000
Capital Outlay	$0	$220,419	$0	$0	$0
Bond Obligations	$0	$1,254	$0	$0	$0
Total Community Development Administration:	**$406,152**	**$711,601**	**$624,700**	**$326,118**	**$571,000**
Planning & Zoning					
Personnel Services	$521,390	$529,799	$618,800	$517,567	$688,900
General & Contracted Services	$79,159	$58,386	$261,500	$107,571	$260,200
Travel	$5,709	$1,556	$5,700	$2,568	$5,700
Operational Expenses	$43,223	$34,892	$46,900	$22,870	$46,900
Total Planning & Zoning:	**$649,481**	**$624,633**	**$932,900**	**$650,577**	**$1,001,700**
Code Enforcement					
Personnel Services	$107,216	$113,605	$119,700	$92,505	$121,200
General & Contracted Services	$2,950	$2,562	$3,000	$1,327	$4,100

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Travel	$0	$0	$1,500	$1,653	$1,500
Operational Expenses	$2,892	$1,144	$2,000	$1,570	$2,000
Operational Expenses - Public Services	$7,553	$11,957	$14,100	$1,463	$34,900
Total Code Enforcement:	**$120,611**	**$129,267**	**$140,300**	**$98,519**	**$163,700**
Building Inspections					
Personnel Services	$1,117,390	$1,165,493	$1,267,600	$910,432	$1,250,500
General & Contracted Services	$72,259	$44,835	$122,500	$34,687	$108,000
Travel	$5,749	$4,514	$12,800	$4,516	$12,800
Operational Expenses	$52,076	$13,032	$23,600	$11,017	$23,600
Operational Expenses - Public Services	$22,677	$36,165	$43,900	$8,468	$95,200
Total Building Inspections:	**$1,270,150**	**$1,264,040**	**$1,470,400**	**$969,120**	**$1,490,100**
Business Licensing					
Personnel Services	$78,451	$83,930	$88,200	$70,899	$93,600
General & Contracted Services	$5,715	$2,481	$5,000	$2,370	$5,000
Travel	$0	$124	$1,100	$928	$1,900
Operational Expenses	$2,395	$624	$900	$413	$900
Total Business Licensing:	**$86,561**	**$87,160**	**$95,200**	**$74,609**	**$101,400**
Total Community Development:	**$2,532,955**	**$2,816,701**	**$3,263,500**	**$2,118,943**	**$3,327,900**
Total Expenditures:	**$2,532,955**	**$2,816,701**	**$3,263,500**	**$2,118,943**	**$3,327,900**

Expenditures by Expense Type

FY2024 Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$1,505,217	$1,554,424	$1,749,200	$1,306,463	$1,867,400
Benefits	$702,508	$746,824	$822,000	$596,359	$748,100
Total Personnel Services:	**$2,207,725**	**$2,301,248**	**$2,571,200**	**$1,902,822**	**$2,615,500**
General & Contracted Services	$168,909	$88,668	$418,500	$155,004	$403,800
Total General & Contracted Services:	**$168,909**	**$88,668**	**$418,500**	**$155,004**	**$403,800**
Travel					
In State Travel	$898	$830	$6,800	$3,372	$7,600
Out Of State Travel	$10,757	$7,379	$18,500	$6,303	$18,500
Total Travel:	**$11,656**	**$8,209**	**$25,300**	**$9,675**	**$26,100**
Operational Expenses	$114,435	$148,780	$190,500	$41,511	$152,400
Total Operational Expenses:	**$114,435**	**$148,780**	**$190,500**	**$41,511**	**$152,400**
Operational Expenses - Public Services	$30,230	$48,122	$58,000	$9,931	$130,100
Total Operational Expenses - Public Services:	**$30,230**	**$48,122**	**$58,000**	**$9,931**	**$130,100**
Capital Outlay	$0	$220,419	$0	$0	$0
Total Capital Outlay:	**$0**	**$220,419**	**$0**	**$0**	**$0**
Bond Obligations	$0	$1,254	$0	$0	$0
Total Bond Obligations:	**$0**	**$1,254**	**$0**	**$0**	**$0**
Total Expense Objects:	**$2,532,955**	**$2,816,701**	**$3,263,500**	**$2,118,943**	**$3,327,900**

Facilities Department



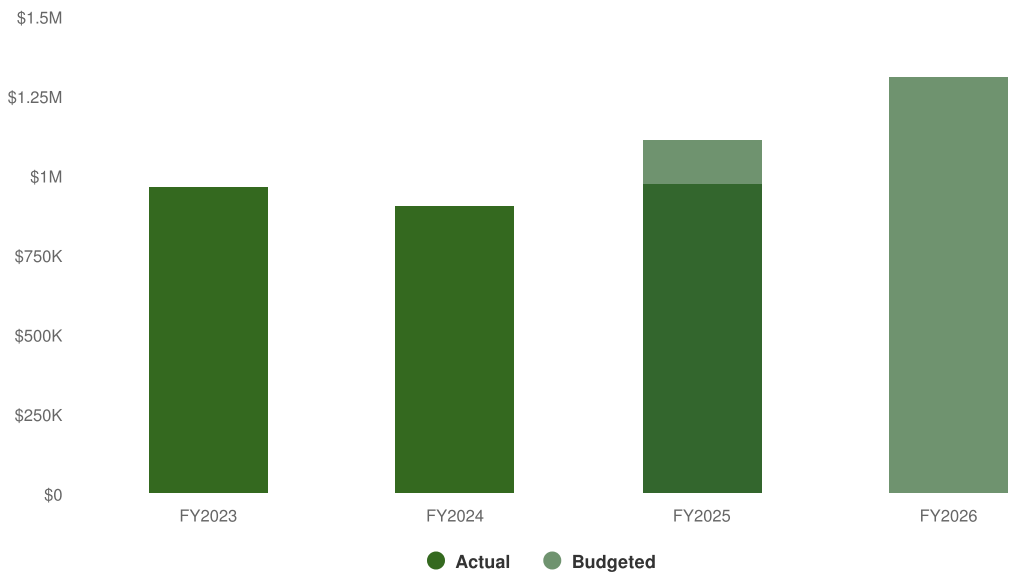
Gary Martinsen
Facilities Manager

The Facilities Department is responsible for new construction, remodeling, repairs, cleaning and general maintenance of all Draper City owned buildings. This includes electrical, plumbing, and HVAC systems. The department ensures all systems function safely, effectively, and in the manner in which they were designed. The department reports to the Assistant City Manager.
Draper City currently owns 21 buildings including City Hall, three Fire Stations, Public Works, Animal Shelter, Parks & Recreation, the Draper Amphitheater, the Day Barn, and multiple historical buildings, as well as maintains a leased building for our Fire Department/Logistics and rental properties.
The Facilities Manager leads the daily operations of the Facilities Department, consisting of an HVAC Technician, a Maintenance Custodial Supervisor/Community Service Coordinator, and 7 Facilities Workers.

Expenditures Summary

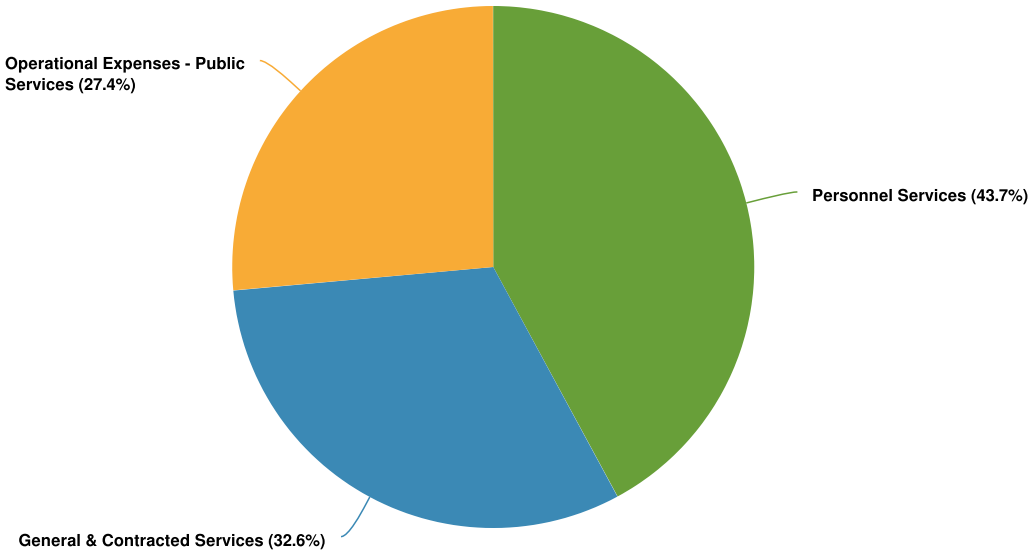
$1,311,500 **$199,900**
(17.98% vs. prior year)

Facilities Department Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

FY2024 Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$270,449	$249,354	$290,100	$313,541	$432,300
Benefits	$133,598	$127,865	$174,800	$115,619	$140,800
Total Personnel Services:	**$404,047**	**$377,218**	**$464,900**	**$429,159**	**$573,100**
General & Contracted Services	$359,458	$374,184	$428,100	$295,715	$428,100
Total General & Contracted Services:	**$359,458**	**$374,184**	**$428,100**	**$295,715**	**$428,100**
Operational Expenses	-$106,564	-$140,774	-$122,800	$3,267	-$49,400
Total Operational Expenses:	**-$106,564**	**-$140,774**	**-$122,800**	**$3,267**	**-$49,400**
Operational Expenses - Public Services	$269,255	$290,576	$341,400	$249,001	$359,700
Total Operational Expenses - Public Services:	**$269,255**	**$290,576**	**$341,400**	**$249,001**	**$359,700**
Capital Outlay	$41,052	$5,402	$0	$0	$0
Total Capital Outlay:	**$41,052**	**$5,402**	**$0**	**$0**	**$0**
Total Expense Objects:	**$967,248**	**$906,605**	**$1,111,600**	**$977,142**	**$1,311,500**

Finance Department



John Vuyk
Finance Director

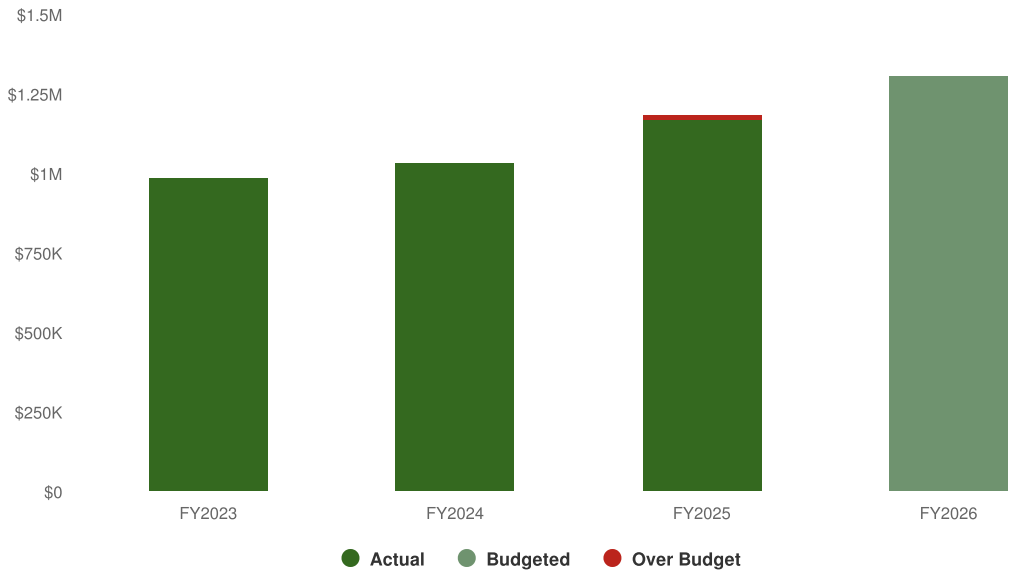
The Finance Department provides support for the City of Draper's citizens, Elected Officials and City departments including Executive, Community Development, Parks & Recreation, Public Works and Public Safety departments and their employees. The Department's primary objective is to ensure that sufficient fiscal resources are available to meet the goals and objectives as identified by the City Council. It does this by providing timely and accurate financial reporting and by ensuring compliance with the City's policies and procedures.

The department manages 3,300 general ledger accounts and 16 funds. Finance does about 2,400 journal entries, 122,000 electronic payments and 22,200 payments processed in-house each year. Finance typically manages around 80 - 90 capital improvement projects accounts.

Expenditures Summary

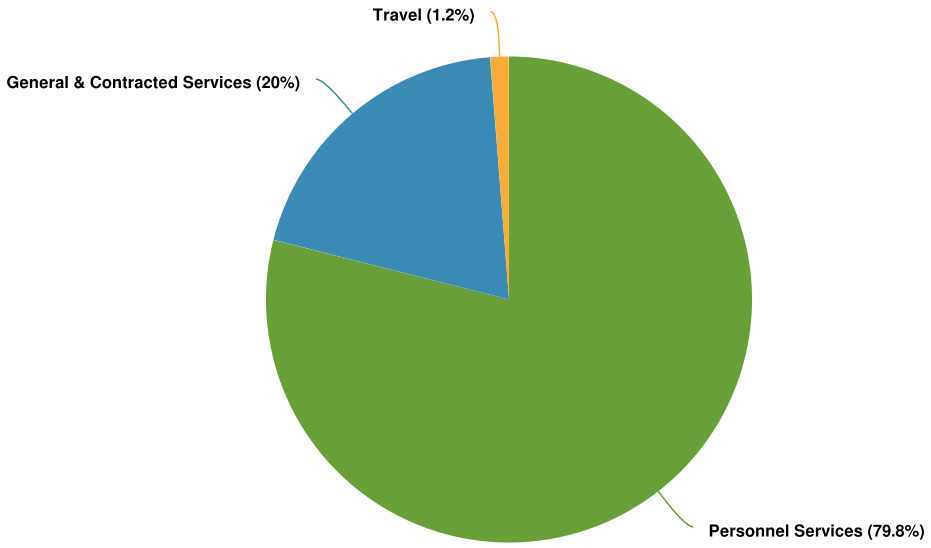
$1,306,400 **$138,800**
(11.89% vs. prior year)

Finance Department Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

FY2024 Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$470,817	$512,168	$587,400	$652,424	$664,800
Benefits	$280,482	$351,449	$334,800	$299,341	$377,200
Total Personnel Services:	**$751,299**	**$863,617**	**$922,200**	**$951,765**	**$1,042,000**
General & Contracted Services	$170,536	$178,209	$248,500	$216,225	$261,500
Total General & Contracted Services:	**$170,536**	**$178,209**	**$248,500**	**$216,225**	**$261,500**
Travel					
In State Travel	$2,537	$3,232	$3,500	$2,889	$3,700
Out Of State Travel	$4,710	$5,910	$8,900	$6,511	$12,500
Total Travel:	**$7,248**	**$9,142**	**$12,400**	**$9,401**	**$16,200**
Operational Expenses	-$5,642	-$18,297	-$15,500	$7,983	-$13,300
Total Operational Expenses:	**-$5,642**	**-$18,297**	**-$15,500**	**$7,983**	**-$13,300**
Capital Outlay	$63,745	$0	$0	$0	$0
Total Capital Outlay:	**$63,745**	**$0**	**$0**	**$0**	**$0**
Bond Obligations	$0	$1,324	$0	$0	$0
Total Bond Obligations:	**$0**	**$1,324**	**$0**	**$0**	**$0**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Expense Objects:	**$987,186**	**$1,033,994**	**$1,167,600**	**$1,185,374**	**$1,306,400**

Fire Department



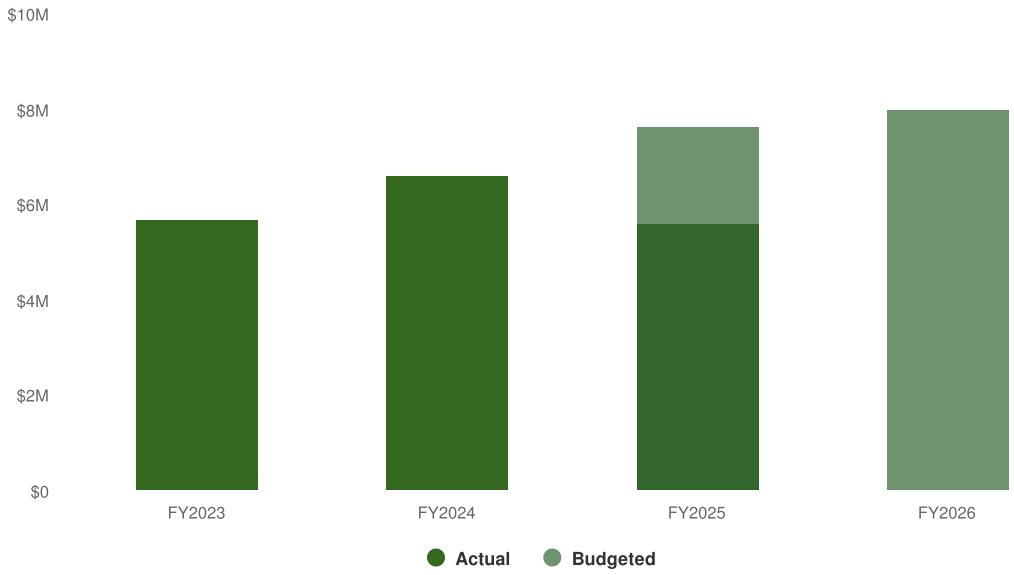
Clint Smith
Fire Chief

Draper City Fire Department is responsible for providing quality and innovative fire and emergency medical services to the residents of Draper City. Services delivered in the areas of fire suppression, emergency medical treatment and ambulance transport, fire prevention and education, fire inspection services, arson investigations, and Wild land Urban Interface planning and mitigation will be accomplished while adhering to our Core Values of integrity, accountability, teamwork, community, and professionalism.

Expenditures Summary

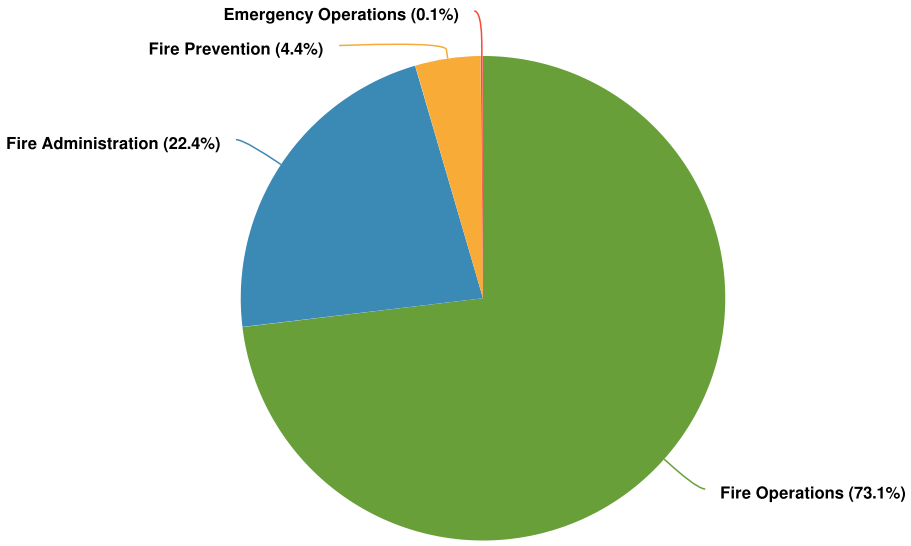
$7,990,000 **$347,300**
(4.54% vs. prior year)

Fire Proposed and Historical Budget vs. Actual



Expenditures by Function

Fire Department Budgeted Expenditures by Function

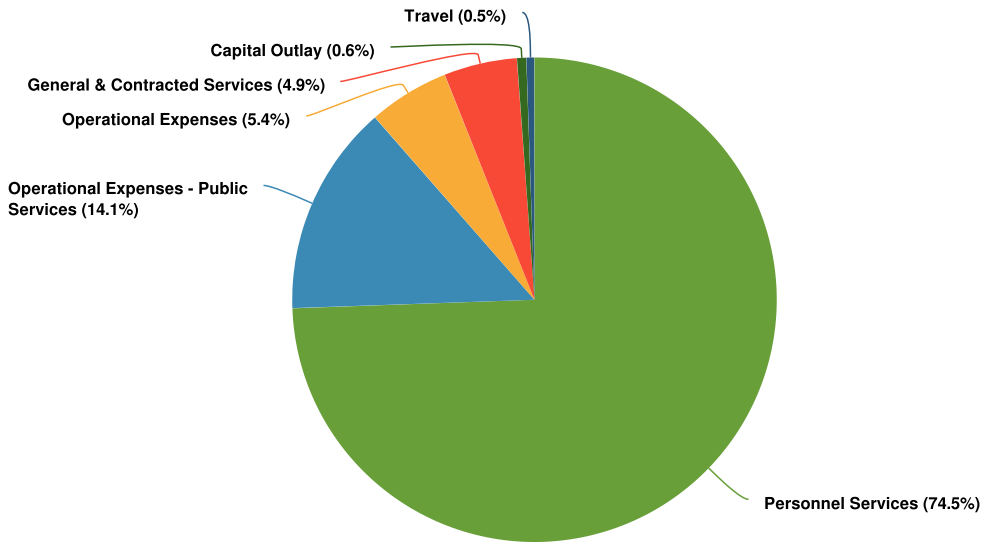


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Fire					
Fire Administration					
Personnel Services	$629,182	$822,002	$967,700	$819,887	$1,072,400
General & Contracted Services	$330,452	$344,141	$280,000	$343,470	$310,500
Travel	$8,704	$10,855	$14,500	$8,847	$14,900
Operational Expenses	$52,802	$156,784	$194,500	$16,947	$251,000
Operational Expenses - Public Services	$14,571	$35,226	$56,700	$18,434	$89,000
Capital Outlay	$5,136	$0	$40,000	$31,225	$50,000
Total Fire Administration:	**$1,040,847**	**$1,369,007**	**$1,553,400**	**$1,238,810**	**$1,787,800**
Fire Prevention					
Personnel Services	$240,936	$236,709	$251,200	$202,663	$271,900
General & Contracted Services	$11,871	$13,510	$13,300	$10,364	$16,700
Travel	$3,406	$4,264	$6,200	$4,071	$6,600
Operational Expenses	$12,807	$4,860	$11,500	$5,812	$12,500
Operational Expenses - Public Services	$12,407	$16,785	$35,200	$10,043	$40,400
Total Fire Prevention:	**$281,426**	**$276,129**	**$317,400**	**$232,953**	**$348,100**
Fire Operations					

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Personnel Services	$3,902,029	$4,003,926	$4,692,400	$3,779,719	$4,604,700
General & Contracted Services	$45,305	$44,445	$53,500	$29,266	$60,700
Travel	$8,199	$7,951	$13,800	$15,165	$19,200
Operational Expenses	$194,705	$104,750	$175,300	$113,704	$162,700
Operational Expenses - Public Services	$230,562	$792,411	$865,100	$194,597	$995,000
Total Fire Operations:	**$4,380,800**	**$4,953,484**	**$5,800,100**	**$4,132,450**	**$5,842,300**
Emergency Operations					
General & Contracted Services	$1,207	$1,166	$2,700	$738	$2,700
Travel	$0	$0	$1,200	$0	$1,200
Operational Expenses	$0	$360	$4,300	$4,389	$4,300
Operational Expenses - Public Services	$1,221	$294	$3,600	$0	$3,600
Total Emergency Operations:	**$2,427**	**$1,820**	**$11,800**	**$5,127**	**$11,800**
Total Fire:	**$5,705,500**	**$6,600,440**	**$7,682,700**	**$5,609,340**	**$7,990,000**
Total Expenditures:	**$5,705,500**	**$6,600,440**	**$7,682,700**	**$5,609,340**	**$7,990,000**

Expenditures by Expense Type

Fire Department Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Salaries	$3,266,828	$3,432,375	$4,358,200	$3,281,008	$4,165,900
Benefits	$1,505,319	$1,630,262	$1,553,100	$1,521,260	$1,783,100
Total Personnel Services:	**$4,772,146**	**$5,062,637**	**$5,911,300**	**$4,802,269**	**$5,949,000**
General & Contracted Services	$388,834	$403,263	$349,500	$383,837	$390,600
Total General & Contracted Services:	**$388,834**	**$403,263**	**$349,500**	**$383,837**	**$390,600**
Travel					
In State Travel	$5,345	$8,643	$11,200	$6,898	$11,900
Out Of State Travel	$14,965	$14,428	$24,500	$21,184	$30,000
Total Travel:	**$20,309**	**$23,070**	**$35,700**	**$28,083**	**$41,900**
Operational Expenses	$260,314	$266,754	$385,600	$140,853	$430,500
Total Operational Expenses:	**$260,314**	**$266,754**	**$385,600**	**$140,853**	**$430,500**
Operational Expenses - Public Services	$258,761	$844,715	$960,600	$223,073	$1,128,000
Total Operational Expenses - Public Services:	**$258,761**	**$844,715**	**$960,600**	**$223,073**	**$1,128,000**
Capital Outlay	$5,136	$0	$40,000	$31,225	$50,000
Total Capital Outlay:	**$5,136**	**$0**	**$40,000**	**$31,225**	**$50,000**
Total Expense Objects:	**$5,705,500**	**$6,600,440**	**$7,682,700**	**$5,609,340**	**$7,990,000**

Human Resources Department



Malena Murray
Human Resources Director

Our most valuable resources at Draper City are human. The Human Resources Department strives to provide the best services to the city, its employees, and residents by developing, maintaining and improving internal personnel policies and procedures, and processes to attract, retain, and engage a skilled and diverse workforce. In addition to promoting a successful work environment, the department supports city administration acting as a strategic partner to contribute to the city's operations and long-term progress.

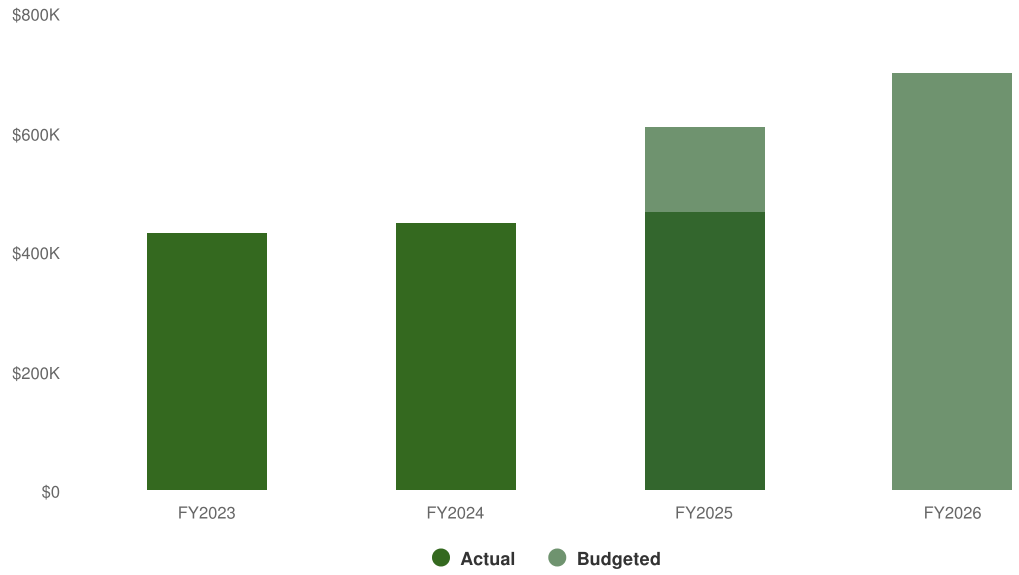
The department is responsible for ensuring the city remains competitive and cost-effective with compensation, health benefits, retirement, job training, career development, and a wellness program.

Draper City employs 270 full-time, 118 part-time, and 44 seasonal employees.

Expenditures Summary

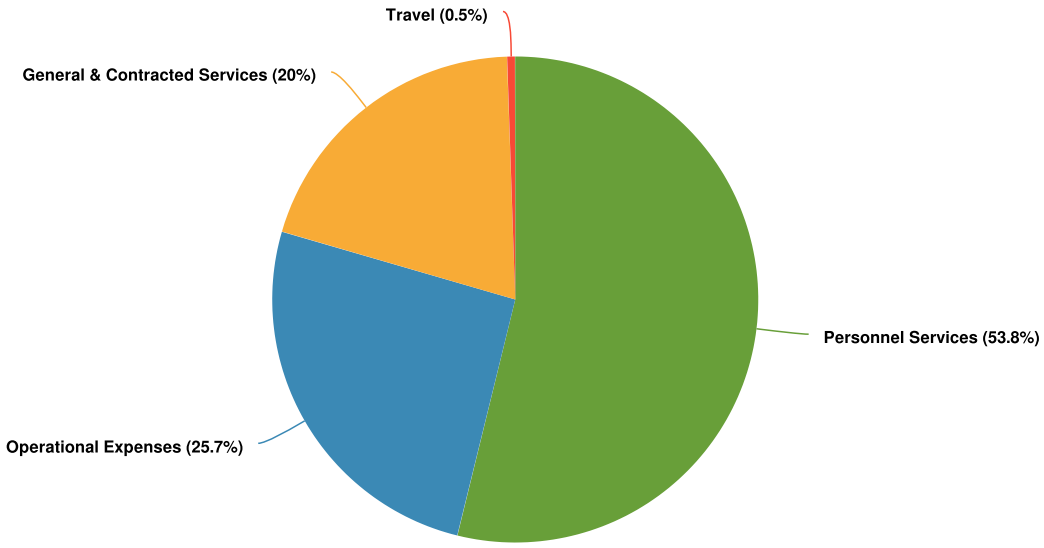
$702,400 **$91,100**
(14.90% vs. prior year)

Human Resources Department Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Human Resources Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$201,561	$191,692	$213,400	$244,548	$253,300
Benefits	$106,501	$115,759	$146,500	$98,589	$124,900
Total Personnel Services:	**$308,062**	**$307,452**	**$359,900**	**$343,137**	**$378,200**
General & Contracted Services	$54,748	$112,171	$130,200	$80,982	$140,200
Total General & Contracted Services:	**$54,748**	**$112,171**	**$130,200**	**$80,982**	**$140,200**
Travel					
In State Travel	$95	$0	$300	$0	$300
Out Of State Travel	$0	$0	$3,400	$445	$3,400
Total Travel:	**$95**	**$0**	**$3,700**	**$445**	**$3,700**
Operational Expenses	$62,893	$29,018	$117,500	$43,639	$180,300
Total Operational Expenses:	**$62,893**	**$29,018**	**$117,500**	**$43,639**	**$180,300**
Operational Expenses - Public Services	$5,817	$613	$0	$0	$0
Total Operational Expenses - Public Services:	**$5,817**	**$613**	**$0**	**$0**	**$0**
Total Expense Objects:	**$431,616**	**$449,254**	**$611,300**	**$468,202**	**$702,400**

Judicial Department



Stephanie Evans
Judicial Manager

Mission Statement:

Draper Justice Court and its staff subscribes to the Utah State Justice Court Mission Statement:

The purpose of Justice Courts in Utah is to provide the people an open, fair, efficient and independent system for the advancement of justice under the law and improve the quality of life in our communit



Function:

The Draper City Justice Court handles all Class "B" and Class "C" misdemeanors and infractions occurring within the corporate limits of Draper City. The court also hears small claims matters which arise in Draper City. The jurisdictional limit for small claims is $15,000. Court is held on a regular basis on Tuesday and Thursday, and additional days may be added as needed.

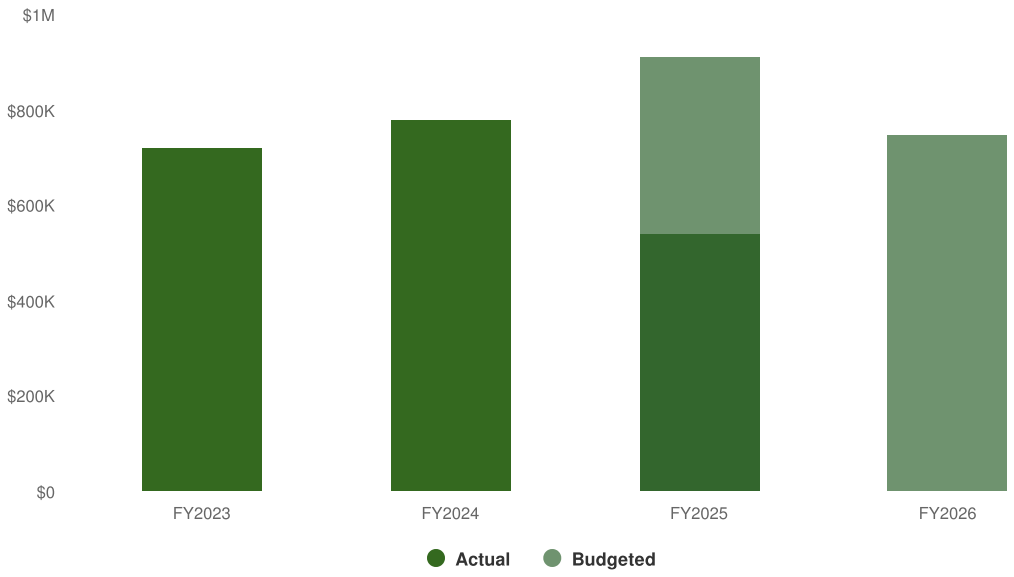
Goals:

- Continue to meet and exceed state disposition standards by clearing court cases timely.
- Maintain excellent level of customer service to the public.
- Meet the AOC guidelines for the required clerk certification training program with 100 % compliance.
- Attend all training conferences for the Judge and clerks that are provided by the AOC and the Utah Bureau of Criminal Identification.

Expenditures Summary

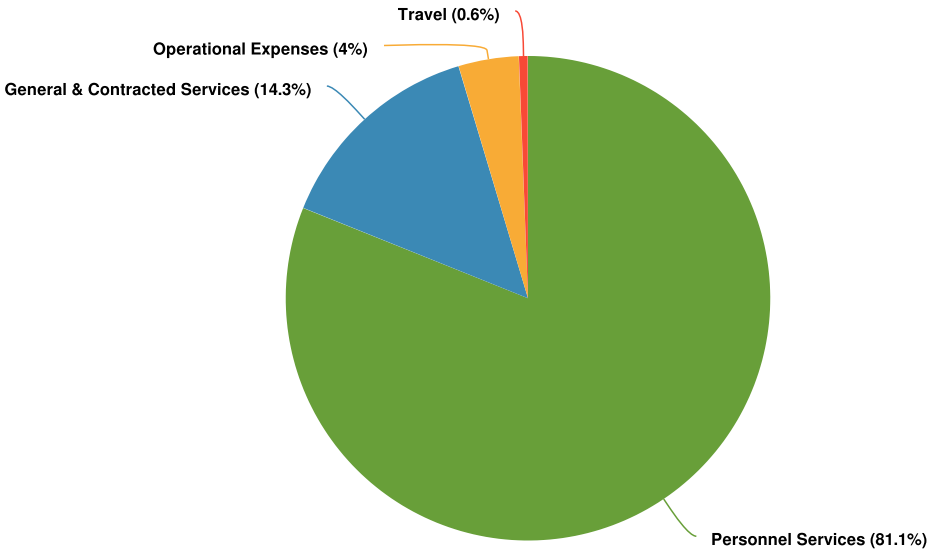
$747,900 -$164,100
(-17.99% vs. prior year)

Judicial Department Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Judicial Department Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$408,265	$440,498	$526,000	$278,972	$417,700
Benefits	$204,958	$198,959	$246,900	$170,103	$188,700
Total Personnel Services:	**$613,222**	**$639,457**	**$772,900**	**$449,075**	**$606,400**
General & Contracted Services	$74,602	$112,274	$103,500	$87,639	$106,900
Total General & Contracted Services:	**$74,602**	**$112,274**	**$103,500**	**$87,639**	**$106,900**
Travel					
In State Travel	$1,644	$1,611	$4,400	$1,434	$4,400
Out Of State Travel	$0	$402	$0	$0	$0
Total Travel:	**$1,644**	**$2,013**	**$4,400**	**$1,434**	**$4,400**
Operational Expenses	$19,555	$25,520	$31,200	$3,129	$30,200
Total Operational Expenses:	**$19,555**	**$25,520**	**$31,200**	**$3,129**	**$30,200**
Operational Expenses - Public Services	$766	$0	$0	$0	$0
Total Operational Expenses - Public Services:	**$766**	**$0**	**$0**	**$0**	**$0**
Capital Outlay	$9,650	$0	$0	$0	$0

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Capital Outlay:	$9,650	$0	$0	$0	$0
Total Expense Objects:	$719,439	$779,264	$912,000	$541,276	$747,900

Parks & Recreation Department

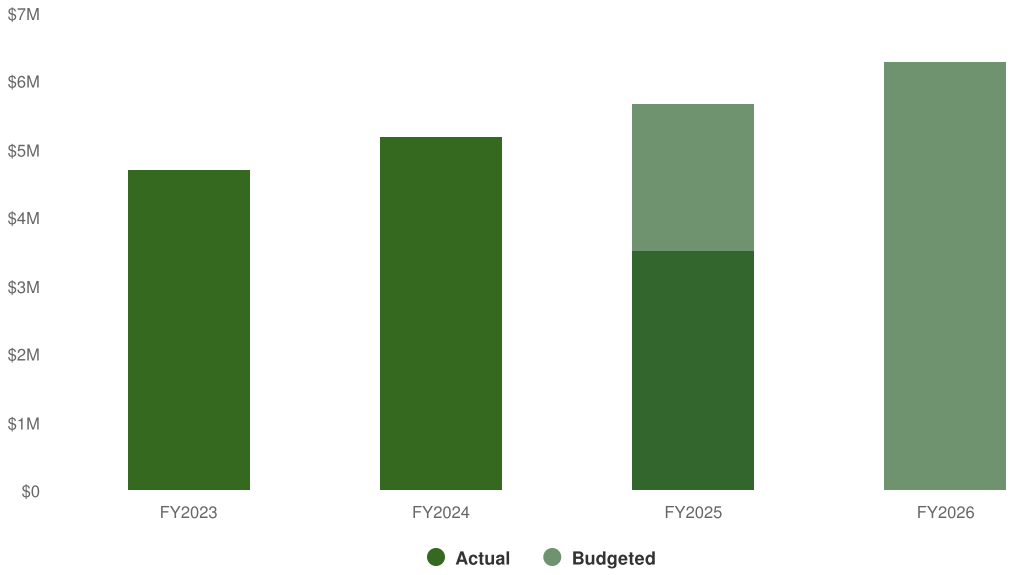


Rhett Ogden
Parks and Recreation Director

Expenditures Summary

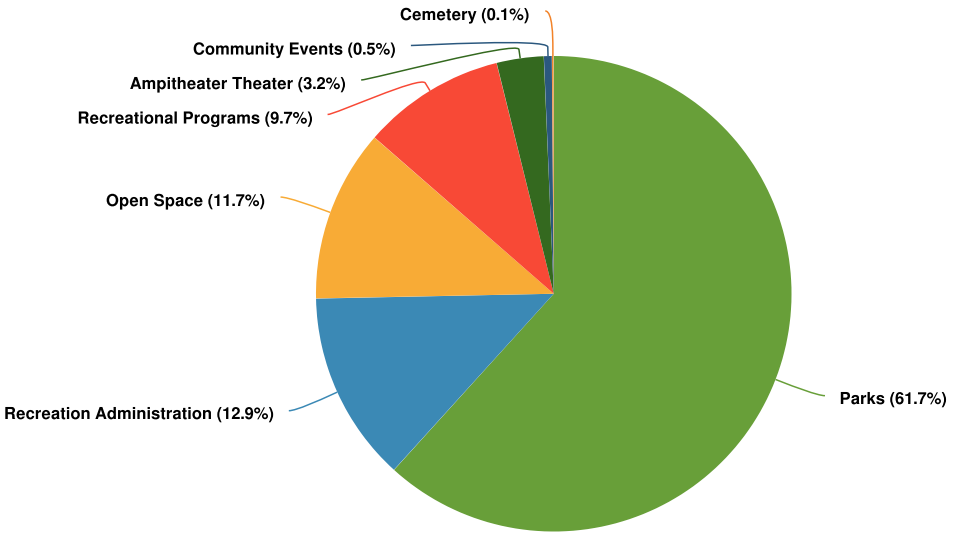
$6,304,800 $616,300
(10.83% vs. prior year)

Parks & Recreation Department Proposed and Historical Budget vs. Actual



Expenditures by Function

FY2024 Budgeted Expenditures by Function



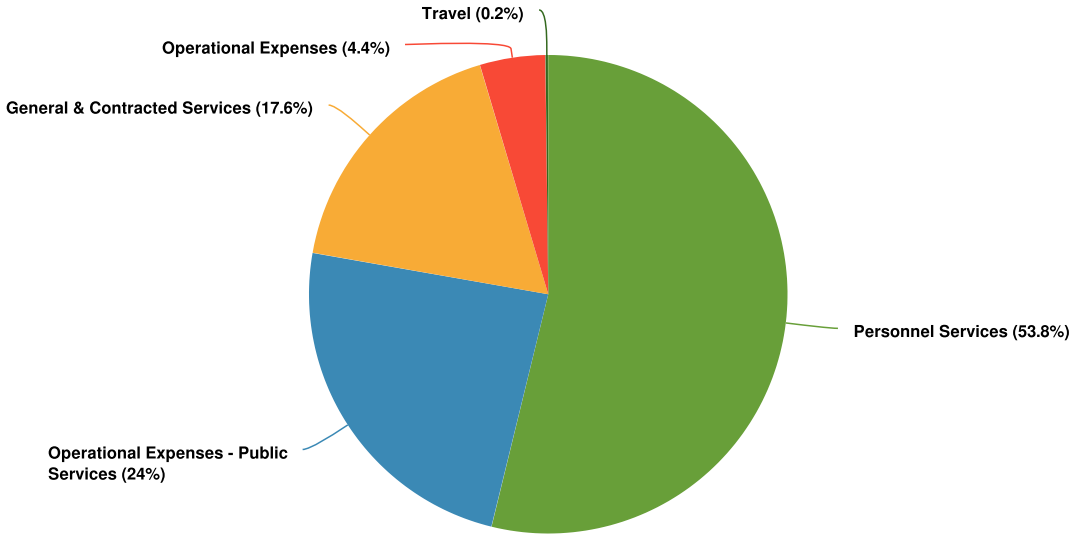
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Recreation					
Recreation Administration					
Personnel Services	$482,514	$520,133	$534,400	$434,987	$584,900
General & Contracted Services	$10,300	$11,959	$15,000	$10,443	$15,900
Travel	$525	$562	$4,900	$1,672	$5,500
Operational Expenses	$24,219	$119,864	$188,200	$5,288	$207,700
Operational Expenses - Public Services	$11,579	$8,742	$14,000	$2,855	$2,000
Total Recreation Administration:	**$529,137**	**$661,259**	**$756,500**	**$455,245**	**$816,000**
Recreational Programs					
Personnel Services	$293,911	$338,327	$352,600	$220,076	$300,200
General & Contracted Services	$1,956	$1,763	$95,200	$49,197	$104,600
Travel	$1,434	$1,526	$3,300	$678	$3,300
Operational Expenses	$11,811	$1,722	$3,800	$749	$3,800
Operational Expenses - Public Services	$230,691	$254,182	$162,500	$53,765	$201,100
Total Recreational Programs:	**$539,804**	**$597,520**	**$617,400**	**$324,465**	**$613,000**
Ampitheater Theater					

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Personnel Services	$2,088	$1,733	$10,500	$318	$11,200
General & Contracted Services	$2,248	$689	$98,500	$45,799	$136,800
Operational Expenses	$3,293	$5,768	$14,000	$845	$11,700
Operational Expenses - Public Services	$27,766	$49,360	$41,000	$35,647	$42,000
Total Ampitheater Theater:	**$35,394**	**$57,551**	**$164,000**	**$82,609**	**$201,700**
Community Events					
Personnel Services	$0	$11,125	$0	$0	$8,000
General & Contracted Services	$0	$1,152	$12,000	$66	$12,000
Operational Expenses	$274	$1,344	$0	$0	$0
Operational Expenses - Public Services	$3,840	$95,991	$14,000	$14,892	$14,000
Capital Outlay	$0	$22,694	$0	$0	$0
Total Community Events:	**$4,114**	**$132,306**	**$26,000**	**$14,958**	**$34,000**
Parks					
Personnel Services	$1,695,507	$1,792,896	$1,885,000	$1,421,427	$1,972,300
General & Contracted Services	$539,839	$558,545	$640,100	$404,927	$823,100
Travel	$0	$0	$0	$248	$0
Operational Expenses	$101,448	$32,484	$33,600	$22,720	$36,600
Operational Expenses - Public Services	$753,928	$841,830	$982,900	$380,563	$1,060,600
Capital Outlay	$22,302	$0	$0	$0	$0
Total Parks:	**$3,113,024**	**$3,225,755**	**$3,541,600**	**$2,229,885**	**$3,892,600**
Cemetery					
Personnel Services	$0	$0	$0	$137	$0
General & Contracted Services	$2,549	$4,624	$6,200	$4,550	$6,200
Operational Expenses	$300	$0	$0	$0	$0
Operational Expenses - Public Services	$1,041	$309	$1,000	$0	$1,000
Total Cemetery:	**$3,891**	**$4,933**	**$7,200**	**$4,687**	**$7,200**
Open Space					
Personnel Services	$332,163	$354,003	$382,300	$297,703	$517,100
General & Contracted Services	$14,637	$5,222	$11,300	$4,385	$11,800
Travel	$545	$1,484	$3,000	$3,503	$3,000
Operational Expenses	$20,941	$9,915	$13,700	$6,133	$18,700
Operational Expenses - Public Services	$110,514	$153,676	$189,000	$93,200	$189,700
Total Open Space:	**$478,800**	**$524,299**	**$599,300**	**$404,922**	**$740,300**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Recreation:	**$4,704,165**	**$5,203,623**	**$5,712,000**	**$3,516,770**	**$6,304,800**
Total Expenditures:	**$4,704,165**	**$5,203,623**	**$5,712,000**	**$3,516,770**	**$6,304,800**

Expenditures by Expense Type

Parks & Recreation Department Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$1,993,968	$2,165,693	$2,262,100	$1,673,167	$2,518,400
Benefits	$812,215	$852,524	$902,700	$701,480	$875,300
Total Personnel Services:	**$2,806,183**	**$3,018,217**	**$3,164,800**	**$2,374,648**	**$3,393,700**
General & Contracted Services	$571,530	$583,954	$878,300	$519,367	$1,110,400
Total General & Contracted Services:	**$571,530**	**$583,954**	**$878,300**	**$519,367**	**$1,110,400**
Travel					
In State Travel	$1,776	$3,361	$7,900	$5,801	$8,500
Out Of State Travel	$728	$211	$3,300	$299	$3,300
Total Travel:	**$2,505**	**$3,572**	**$11,200**	**$6,100**	**$11,800**
Operational Expenses	$162,287	$171,096	$253,300	$35,733	$278,500
Total Operational Expenses:	**$162,287**	**$171,096**	**$253,300**	**$35,733**	**$278,500**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Operational Expenses - Public Services	$1,139,359	$1,404,090	$1,404,400	$580,922	$1,510,400
Total Operational Expenses - Public Services:	**$1,139,359**	**$1,404,090**	**$1,404,400**	**$580,922**	**$1,510,400**
Capital Outlay	$22,302	$22,694	$0	$0	$0
Total Capital Outlay:	**$22,302**	**$22,694**	**$0**	**$0**	**$0**
Total Expense Objects:	**$4,704,165**	**$5,203,623**	**$5,712,000**	**$3,516,770**	**$6,304,800**

Police Department



Rich Ferguson
Chief of Police

In 2023, the Draper Utah Police Department celebrated a significant milestone as it marked the 20th anniversary since its establishment. Founded on July 1st, 2003, under the leadership of Chief Mac Connole, the department commenced operations with 23 officers tasked with serving an expanding city of 31,000 residents. This marked a crucial moment in Draper's history as it transitioned from relying on county law enforcement to having its own dedicated police force, tailored to the specific needs of the community.

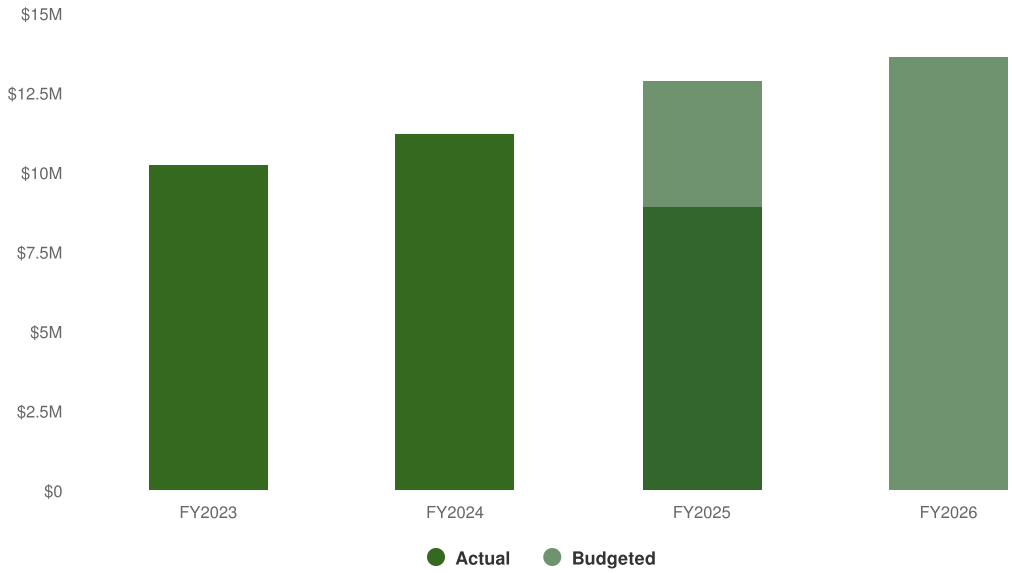
Since its inception, the Draper Police Department has experienced substantial growth and development to keep pace with the expanding population and evolving demands of law enforcement. Today, the department proudly boasts a team of 51 officers who diligently serve a population of nearly 51,000 residents. This growth reflects the department's commitment to enhancing public safety and providing effective law enforcement services to the citizens of Draper.

Throughout its history, the Draper Police Department has continually adapted to meet the challenges of modern policing, embracing technological advancements, implementing community-oriented strategies, and fostering strong partnerships with residents and local organizations. With a focus on professionalism, integrity, and community engagement, the department remains steadfast in its mission to ensure the safety and well-being of all who call Draper home, while upholding the values instilled two decades ago by its founding members.

Expenditures Summary

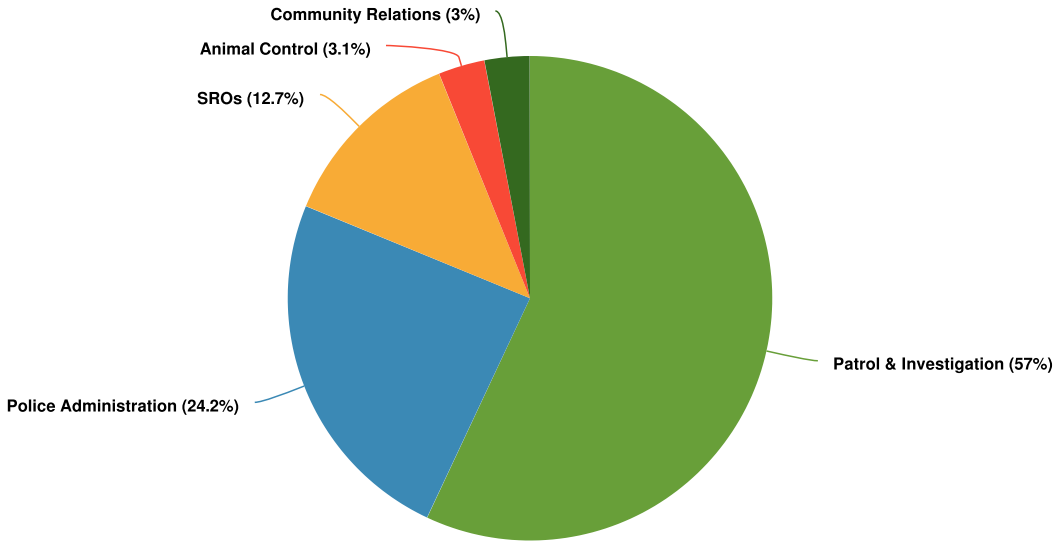
$13,647,500 **$785,800**
(6.11% vs. prior year)

Police Department Proposed and Historical Budget vs. Actual



Expenditures by Function

Police Department Budgeted Expenditures by Function

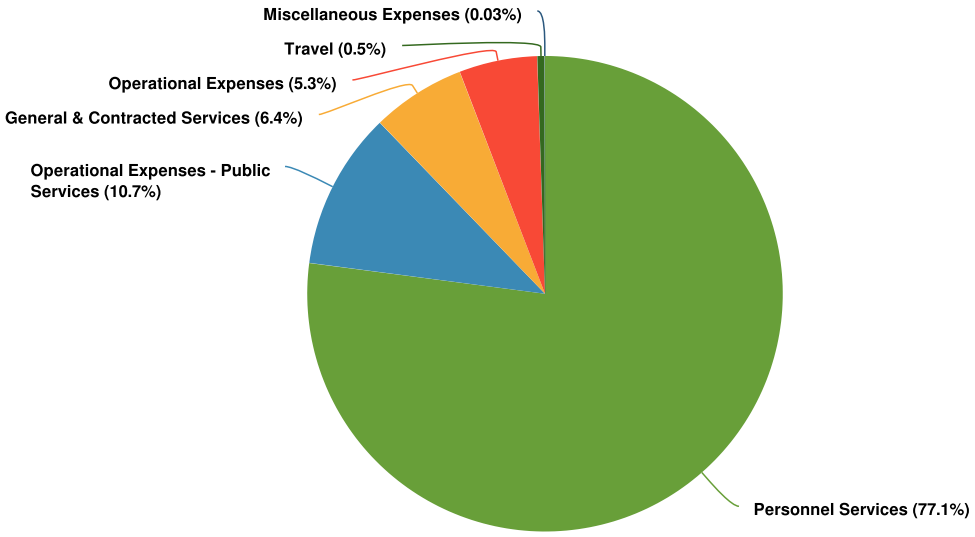


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Police					
Police Administration					
Personnel Services	$1,055,968	$1,061,738	$1,265,000	$871,346	$1,300,300
General & Contracted Services	$299,532	$574,053	$702,800	$618,215	$834,300
Travel	$12,333	$11,499	$23,400	$9,208	$23,400
Operational Expenses	$507,939	$494,453	$571,100	$151,905	$647,600
Operational Expenses - Public Services	$314,335	$395,222	$394,300	$192,792	$497,700
Miscellaneous Expenses	$1,318	$2,336	$3,500	$0	$3,500
Capital Outlay	$242,803	$11,545	$0	$0	$0
Bond Obligations	$2,716	$4,413	$0	$0	$0
Total Police Administration:	**$2,436,944**	**$2,555,259**	**$2,960,100**	**$1,843,466**	**$3,306,800**
Patrol & Investigation					
Personnel Services	$5,055,151	$5,799,752	$6,733,300	$5,386,172	$6,960,100
General & Contracted Services	$0	$64	$0	$0	$0
Travel	$4,510	$8,271	$9,900	$6,089	$10,500
Operational Expenses	$141,986	$26,534	$18,700	$34,989	$23,700
Operational Expenses - Public Services	$132,176	$477,953	$513,300	$605	$782,500
Total Patrol & Investigation:	**$5,333,822**	**$6,312,573**	**$7,275,200**	**$5,427,854**	**$7,776,800**

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
SROs					
Personnel Services	$1,719,431	$1,519,332	$1,659,500	$1,034,052	$1,543,700
Travel	$9,388	$7,049	$16,400	$5,015	$16,400
Operational Expenses	$41,399	$15,404	$18,000	$18,468	$29,000
Operational Expenses - Public Services	$36,415	$120,121	$112,300	$3,928	$140,000
Total SROs:	**$1,806,633**	**$1,661,906**	**$1,806,200**	**$1,061,463**	**$1,729,100**
Community Relations					
Personnel Services	$317,242	$320,305	$393,200	$294,332	$398,000
Travel	$1,138	$2,747	$9,600	$3,037	$9,600
Operational Expenses	$8,241	$1,519	$3,500	$2,859	$3,700
Total Community Relations:	**$326,621**	**$324,570**	**$406,300**	**$300,228**	**$411,300**
Animal Control					
Personnel Services	$268,752	$288,019	$307,600	$237,653	$316,600
General & Contracted Services	$15,781	$13,245	$37,000	$12,164	$37,000
Travel	$1,977	$2,840	$6,300	$2,022	$6,300
Operational Expenses	$20,939	$13,589	$21,400	$5,210	$21,400
Operational Expenses - Public Services	$24,228	$44,160	$41,600	$5,972	$42,200
Total Animal Control:	**$331,675**	**$361,853**	**$413,900**	**$263,021**	**$423,500**
Total Police:	**$10,235,696**	**$11,216,161**	**$12,861,700**	**$8,896,033**	**$13,647,500**
Total Expenditures:	**$10,235,696**	**$11,216,161**	**$12,861,700**	**$8,896,033**	**$13,647,500**

Expenditures by Expense Type

Police Department Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$5,305,345	$5,685,437	$6,855,500	$4,938,911	$6,829,000
Benefits	$3,111,198	$3,303,709	$3,503,100	$2,884,644	$3,689,700
Total Personnel Services:	**$8,416,544**	**$8,989,146**	**$10,358,600**	**$7,823,555**	**$10,518,700**
General & Contracted Services	$315,313	$587,361	$739,800	$630,379	$871,300
Total General & Contracted Services:	**$315,313**	**$587,361**	**$739,800**	**$630,379**	**$871,300**
Travel					
In State Travel	$8,843	$7,432	$19,000	$5,443	$19,000
Out Of State Travel	$20,502	$24,973	$46,600	$19,928	$47,200
Total Travel:	**$29,345**	**$32,405**	**$65,600**	**$25,370**	**$66,200**
Operational Expenses	$720,504	$551,499	$632,700	$213,431	$725,400
Total Operational Expenses:	**$720,504**	**$551,499**	**$632,700**	**$213,431**	**$725,400**
Operational Expenses - Public Services	$507,153	$1,037,455	$1,061,500	$203,297	$1,462,400
Total Operational Expenses - Public Services:	**$507,153**	**$1,037,455**	**$1,061,500**	**$203,297**	**$1,462,400**
Miscellaneous Expenses	$1,318	$2,336	$3,500	$0	$3,500

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Miscellaneous Expenses:	**$1,318**	**$2,336**	**$3,500**	**$0**	**$3,500**
Capital Outlay	$242,803	$11,545	$0	$0	$0
Total Capital Outlay:	**$242,803**	**$11,545**	**$0**	**$0**	**$0**
Bond Obligations	$2,716	$4,413	$0	$0	$0
Total Bond Obligations:	**$2,716**	**$4,413**	**$0**	**$0**	**$0**
Total Expense Objects:	**$10,235,696**	**$11,216,161**	**$12,861,700**	**$8,896,033**	**$13,647,500**

Public Works Department



Scott Cooley
Public Works Director / City Engineer

Public Works Department: Public Works Administration Division

The Public Works Administration Division consists of the Public Works Director, Deputy Public Works Director, Public Works Operations Manager, Office Manager, and Administrative Assistant. The Public Works Administration provides direction and support to the Public Works Operations managers and staff which consists of the Fleet, Solid Waste, Storm Water, Streets, and Water Divisions. Administration support includes the overseeing of the Public Works Operations divisions as well as the asset management service order software, budget preparation and tracking, invoice processing for parts and supplies, snow removal management and tracking, training and travel requests, and processing day-to-day service requests received from City residents and others. They also provide other office and management support as needed.

Goals:

- Continue to provide exceptional customer service by serving, responding to, and following up with Draper residents in a timely manner.
- Continue to provide support and assistance to the Public Works staff in order to make their jobs easier and to keep all divisions working as one team.





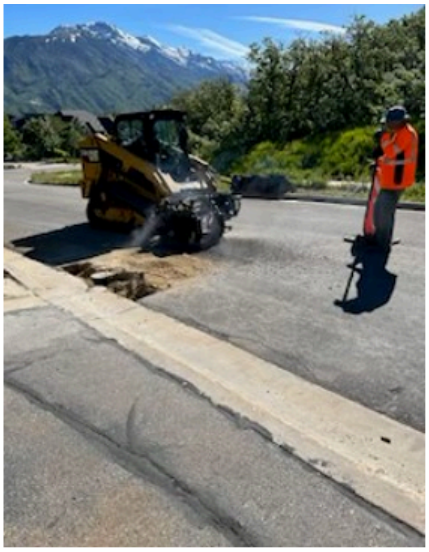
Public Works Department: Streets Division

Function:

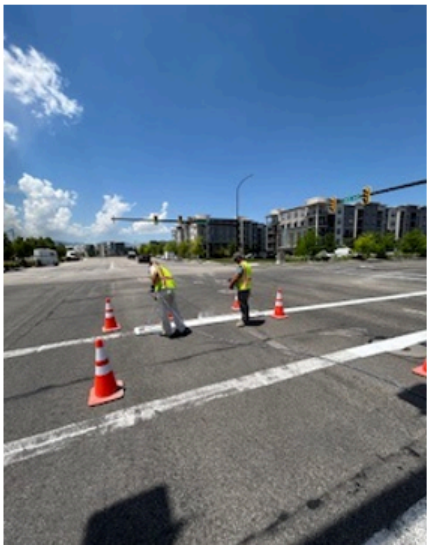
The Streets Division is part of the Public Works Department of Draper City. This division is responsible for year-round street maintenance, including asphalt repairs, crack sealing, road rehabilitation preparation, shoulder maintenance (grading), curb, gutter, sidewalk replacement, weed abatement on streets right-of-way, and snow removal during winter months. The Streets Division also performs traffic safety functions, including road, crosswalk, legend striping, street light maintenance, signage installation, and repairs.

Goals:

- Continue sidewalk grinding program to reduce trip hazards.
- Continue in-house crosswalk and legend striping.
- Continue brine system production to reduce salt costs and labor and equipment costs.
- Continue to grow the in-house street light maintenance program.
- Continue to work with the Engineering department to perform asphalt maintenance.





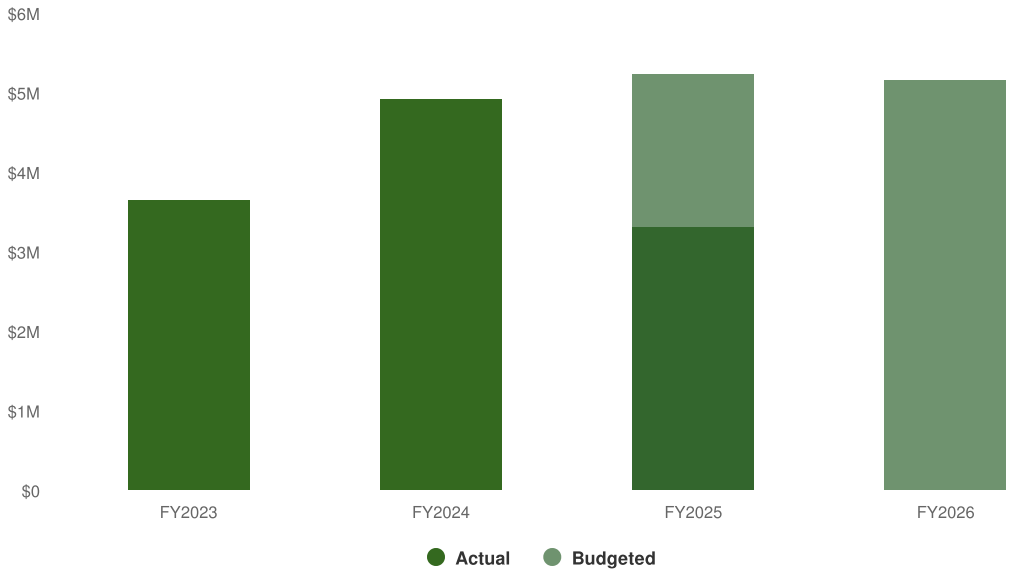




Expenditures Summary

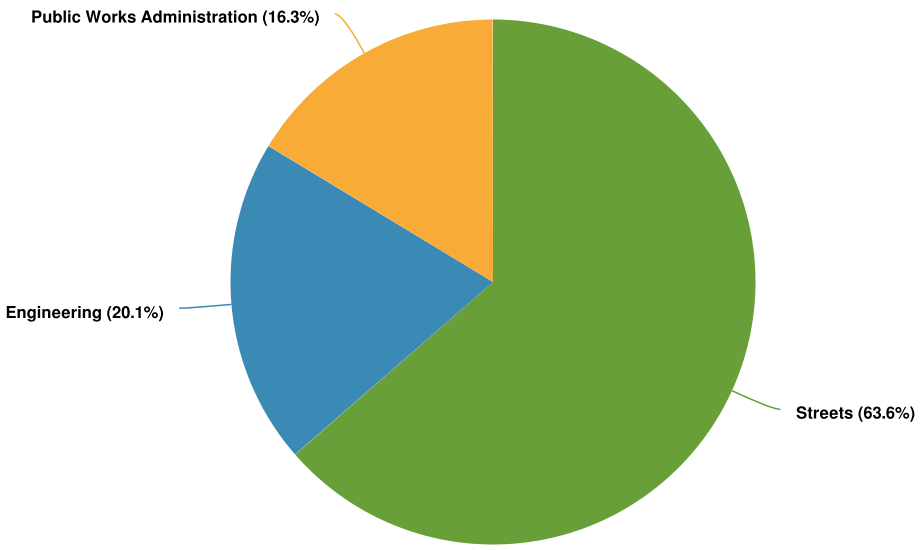
$5,170,900 -$73,200
(-1.40% vs. prior year)

Public Works Department Proposed and Historical Budget vs. Actual



Expenditures by Function

Public Works Department Budgeted Expenditures by Function

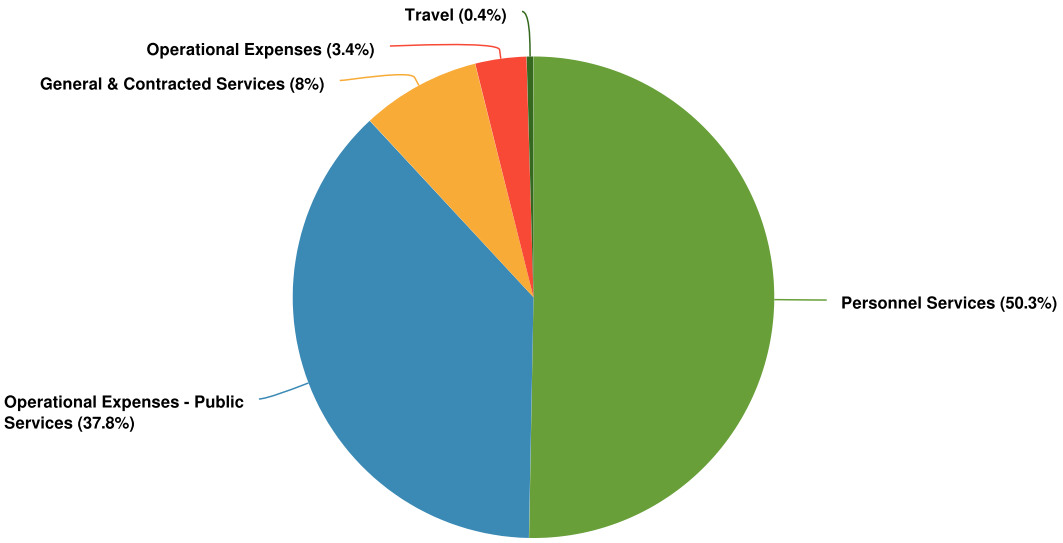


Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Public Works					
Public Works Administration					
Personnel Services	$487,938	$616,516	$580,000	$642,486	$546,500
General & Contracted Services	$4,268	$3,750	$4,200	$2,368	$4,200
Travel	$1,355	$1,646	$10,100	$1,307	$10,200
Operational Expenses	$14,154	$209,715	$292,700	$5,565	$265,800
Operational Expenses - Public Services	$6,992	$2,068	$12,200	$1,776	$16,800
Total Public Works Administration:	**$514,707**	**$833,696**	**$899,200**	**$653,501**	**$843,500**
Engineering					
Personnel Services	$1,129,224	$1,212,123	$1,067,200	$1,255,048	$868,500
General & Contracted Services	$129,271	$150,170	$226,800	$79,738	$203,100
Travel	$0	$0	$7,100	$0	$5,700
Operational Expenses	$7,336	-$22,210	-$8,800	$11,330	-$111,100
Operational Expenses - Public Services	$55,720	$74,709	$123,800	$8,142	$73,000
Total Engineering:	**$1,321,551**	**$1,414,793**	**$1,416,100**	**$1,354,258**	**$1,039,200**
Streets					

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Personnel Services	$867,676	$974,742	$1,122,000	$967,333	$1,186,600
General & Contracted Services	$178,567	$175,248	$196,100	$120,618	$207,000
Travel	$1,043	$0	$10,300	$0	$7,300
Operational Expenses	$49,278	$11,889	$24,600	$16,512	$23,000
Operational Expenses - Public Services	$683,437	$1,506,295	$1,675,800	$201,842	$1,864,300
Capital Outlay	$43,363	$0	$0	$0	$0
Total Streets:	**$1,823,364**	**$2,668,174**	**$3,028,800**	**$1,306,306**	**$3,288,200**
Total Public Works:	**$3,659,621**	**$4,916,662**	**$5,344,100**	**$3,314,065**	**$5,170,900**
Total Expenditures:	**$3,659,621**	**$4,916,662**	**$5,344,100**	**$3,314,065**	**$5,170,900**

Expenditures by Expense Type

Public Works Department Budgeted Expenditures by Expense Type



Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Personnel Services					
Salaries	$1,485,103	$1,711,897	$1,656,000	$1,858,580	$1,463,500
Benefits	$999,736	$1,091,484	$1,113,200	$1,006,287	$1,138,100
Total Personnel Services:	**$2,484,839**	**$2,803,381**	**$2,769,200**	**$2,864,867**	**$2,601,600**
General & Contracted Services	$312,105	$329,168	$427,100	$202,724	$414,300
Total General & Contracted Services:	**$312,105**	**$329,168**	**$427,100**	**$202,724**	**$414,300**

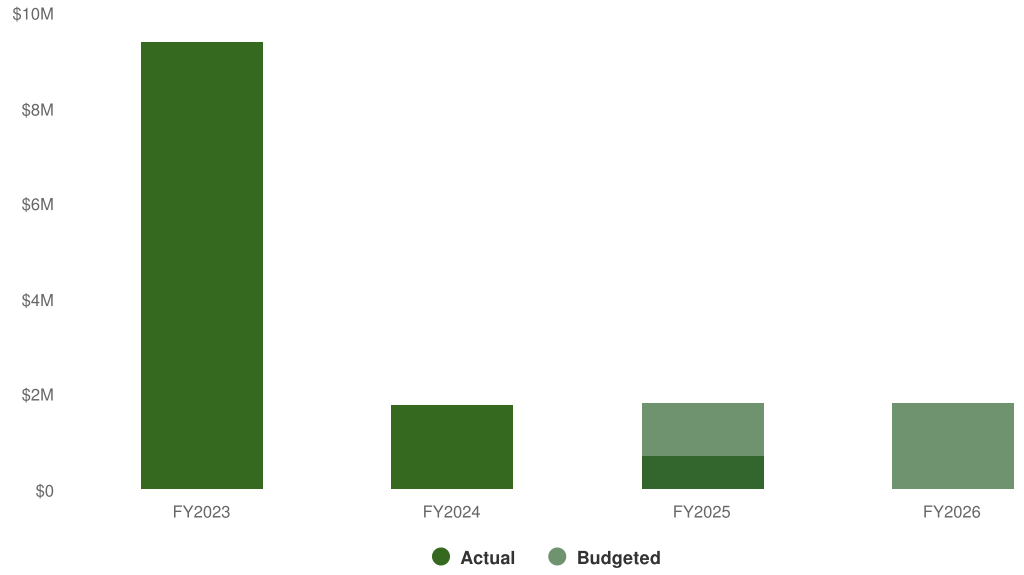
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Travel					
In State Travel	$1,355	$1,646	$9,300	$1,307	$6,300
Out Of State Travel	$1,043	$0	$18,200	$0	$16,900
Total Travel:	**$2,397**	**$1,646**	**$27,500**	**$1,307**	**$23,200**
Operational Expenses	$70,767	$199,395	$308,500	$33,407	$177,700
Total Operational Expenses:	**$70,767**	**$199,395**	**$308,500**	**$33,407**	**$177,700**
Operational Expenses - Public Services	$746,148	$1,583,073	$1,811,800	$211,760	$1,954,100
Total Operational Expenses - Public Services:	**$746,148**	**$1,583,073**	**$1,811,800**	**$211,760**	**$1,954,100**
Capital Outlay	$43,363	$0	$0	$0	$0
Total Capital Outlay:	**$43,363**	**$0**	**$0**	**$0**	**$0**
Total Expense Objects:	**$3,659,621**	**$4,916,662**	**$5,344,100**	**$3,314,065**	**$5,170,900**

Principle & Interest Department

Expenditures Summary

$1,812,000 $1,000
(0.06% vs. prior year)

Principle & Interest Department Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expense Objects					
Bond Obligations					
Sales Tax Rev. Bond, Series 2014 - Principal	$370,000.00	$385,000.00	$395,000.00	$395,000.00	$405,000.00
Sales Tax Rev Bond Series 2022 Principal		$195,000.00	$205,000.00	$205,000.00	$215,000.00
Sales Tax Rev. Bond Series 2023 Principal		$610,000.00	$655,000.00	$0.00	$695,000.00
Sales Tax Rev. Bond 2012C - Interest (Aquarium)	$193,850.00		$0.00	$0.00	

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Sales Tax Rev. Bond, Series 2014 - Interest	$49,100.00	$37,775.00	$24,100.00	$16,000.00	$8,100.00
Sales Tax Rev Bond Series 2022 Interest	$186,685.57	$222,976.26	$212,200.00	$108,650.00	$202,000.00
Sales Tax Rev. Bond Series 2023 Interest	$0.00	$357,199.00	$314,300.00	$0.00	$281,500.00
Sales Tax Rev. 2012C (Aquarium) - Trustee Fee	$1,750.00		$0.00	$0.00	
Sales Tax Rev. Bond, Series 2014 - Trustee Fee	$1,750.00	$1,750.00	$1,800.00	$500.00	$1,800.00
Sales Tax Rev Bond Series 2022 - Trustee Fee		$1,750.00	$1,800.00	$1,750.00	$1,800.00
Sales Tax Rev. Bond Series 2023 Trustee		$1,750.00	$1,800.00	$0.00	$1,800.00
Bond Issuance Cost	$308,033.14	-$5,600.54	$0.00	$0.00	
Bond Payment to Escrow Agent	$8,284,849.72		$0.00	$0.00	
Total Bond Obligations:	**$9,396,018.43**	**$1,807,599.72**	**$1,811,000.00**	**$726,900.00**	**$1,812,000.00**
Total Expense Objects:	**$9,396,018.43**	**$1,807,599.72**	**$1,811,000.00**	**$726,900.00**	**$1,812,000.00**

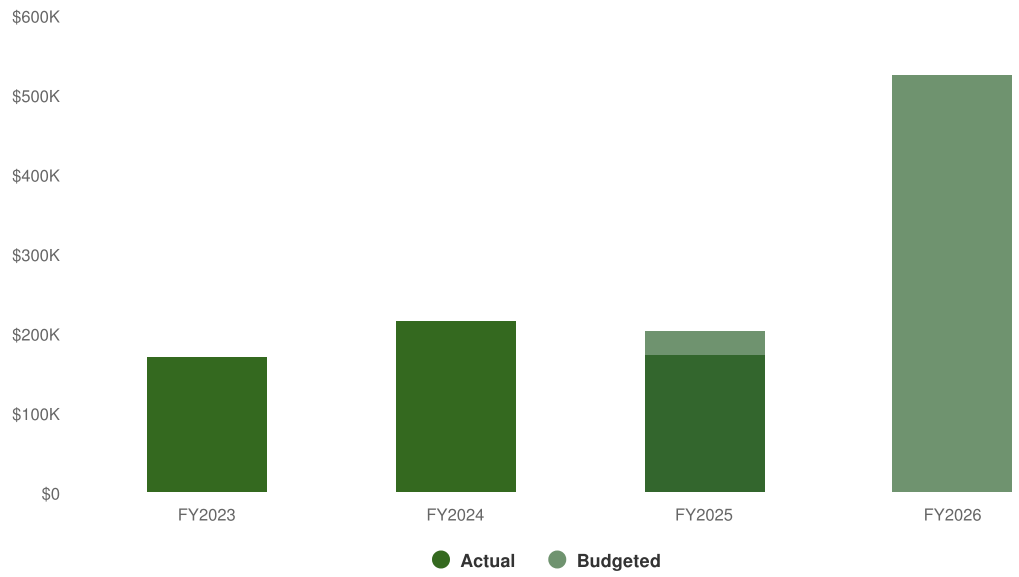
Non Departmental

The Non-Departmental Department serves the City by having a place to charge items that don't fall under any other city department. These things include items like internet access, general postage and other mail processing machines and certain information technology supplies. Non-Departmental also has budget for contributions to outside entities in which the City has a special interest.

Expenditures Summary

$525,600 $322,500
(158.79% vs. prior year)

Non Departmental Proposed and Historical Budget vs. Actual



Expenditures by Function

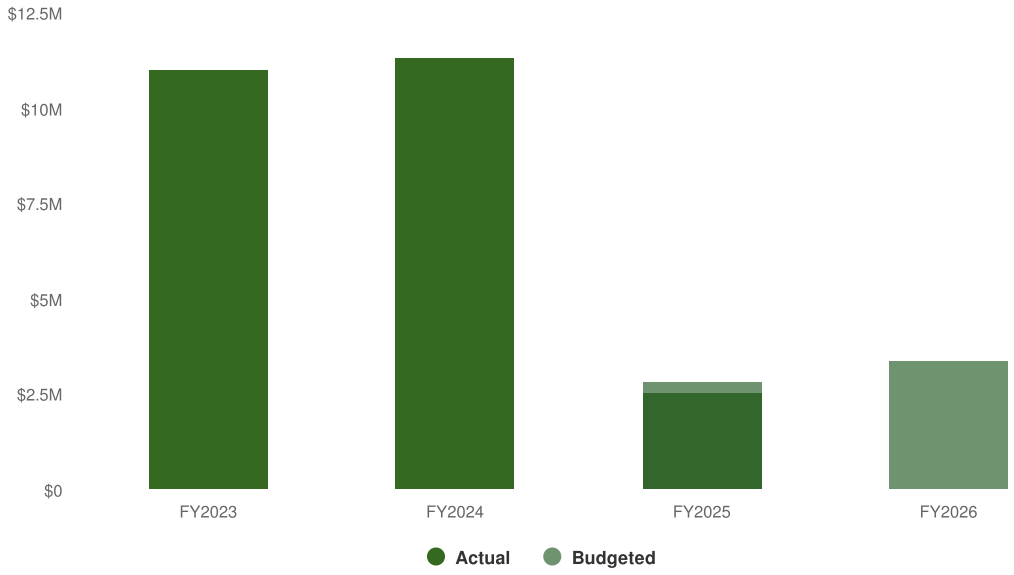
Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Non-Departmental					
Non-Departmental					
Personnel Services	$1,364	$4,056	$0	$18,092	$0
General & Contracted Services	$147,348	$149,809	$162,500	$106,302	$162,500
Operational Expenses	$18,932	$38,243	$30,600	$47,334	$28,100
Miscellaneous Expenses	$4,780	$5,553	$10,000	$1,318	$15,000
Capital Outlay	$0	$18,535	$0	$0	$320,000
Total Non-Departmental:	**$172,424**	**$216,196**	**$203,100**	**$173,046**	**$525,600**
Total Non-Departmental:	**$172,424**	**$216,196**	**$203,100**	**$173,046**	**$525,600**
Total Expenditures:	**$172,424**	**$216,196**	**$203,100**	**$173,046**	**$525,600**

Transfers to Other Funds

Expenditures Summary

$3,400,000 $585,000 (20.78% vs. prior year)

Transfers to Other Funds Proposed and Historical Budget vs. Actual



Expenditures by Function

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Expenditures					
Transfers to Other Funds					
Transfers to Other Funds					
Transfer to Special Revenue		$2,229,646.32	$442,000.00	$192,007.00	$600,000.00
Transfer to CIP	$5,946,819.43	$3,016,096.95	$798,700.00	$0.00	
Transfer to Enterprise Funds	$1,850,000.00	$5,215,000.00	$2,200,000.00	$2,200,000.00	$2,300,000.00
Transfer to ISF	$3,197,800.00	$863,500.00	$164,000.00	$164,000.00	$500,000.00

Name	FY2023 Total Activity	FY2024 Total Activity	FY2025 Adopted Budget	FY2025 Total Activity	FY2026 Tentative Budget
Total Transfers to Other Funds:	$10,994,619.43	$11,324,243.27	$3,604,700.00	$2,556,007.00	$3,400,000.00
Total Transfers to Other Funds:	$10,994,619.43	$11,324,243.27	$3,604,700.00	$2,556,007.00	$3,400,000.00
Total Expenditures:	$10,994,619.43	$11,324,243.27	$3,604,700.00	$2,556,007.00	$3,400,000.00

APPENDIX

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. regarding wages, hours and working conditions.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking bodyof a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors’ analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

Draper City: Changes to the Final Budget from the Tentative Budget FY26

GENERAL FUND (100)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
Police Admin	Capital Outlay	$ 500,000		SBITA Leases (Non-Cash) New Body Camera SaaS Agreement
	Other Sources of Funding		$ 320,000	Fund Balance Appropriation Reduction
	Other Sources of Funding		$ (820,000)	Bonds & Other Sources of Funding - New SBITA Funding (Non-Cash)
SBITA	Lease Obligations	$ 85,000		Axon Body Camera Lease Payment
Police Admin	General & Contracted Services	$ (85,000)		Move Funding to SBITA
SBITA	Lease Obligations	$ 60,000		LAMA Software Lease Payment
	Other Sources of Funding		$ (60,000)	Fund Balance Appropriation

CAPITAL PROJECTS FUND (410)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
CIP26-07	Capital Outlay	$ 3,450,000		13800 S Bangerter Intersection Improvements. State Funding -HB502 2025 Session
	Other Sources of Funding		$ (2,000,000)	Transfer from Fund 241
	Other Sources of Funding		$ (450,000)	Transfer from Fund 273
	Other Sources of Funding		$ (1,000,000)	Transfer from Fund 210
CIP26-08	Capital Outlay	$ 2,000,000		Highland Dr. & 14600 S. Intersection Improvements within the South Mountain CRA
	Other Sources of Funding		$ (2,000,000)	Transfer from CRA Fund 210

COMMUNITY REINVESTMENT AGENCY FUND (CRA)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	$ 1,000,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		$ (1,000,000)	Fund Balance Appropriation
	Other Uses of Funds	$ 2,000,000		Transfer to CIP: Highland Dr. & 14600 S. Intersection Improvements in the South Mountain Area
	Other Sources of Funding		$ (2,000,000)	Fund Balance Appropriation

LOCAL HIGHWAY OPTION TAX FUND (241)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	$ 2,000,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		$ (2,000,000)	Fund Balance Appropriation

Draper City: Changes to the Final Budget from the Tentative Budget FY26

STORM WATER IMPACT FUND (521)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	$ 200,000		CIP25-14 - 1700 E. Storm Drain (Carry Over from FY25)
	Other Sources of Funding		$ (200,000)	Fund Balance

SOLID WASTE FUND (530)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	$ 360,000		Garbage Truck (Carry Over From FY25)
	Other Sources of Funding		$ (360,000)	Fund Balance

TRANSPORTATION IMPACT FEE FUND (273)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	$ 450,000		Transfer to CIP: 13800 S Bangerter Intersection Improvements.
	Other Sources of Funding		$ (450,000)	Fund Balance

AMBULANCE FUND (550)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	$ 415,000		New Ambulance (Carry Over From FY25)
	Other Sources of Funding		$ (415,000)	Fund Balance

FLEET MANAGEMENT FUND

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	$ 370,000		Bear Cat (Carry Over From FY25)
	Capital Outlay	$ 35,000		Unit 696 (K-9) Carry over from FY25)
	Other Sources of Funding		$ (405,000)	Fund Balance

Draper City: Changes to the Final Budget from the Tentative Budget FY26

SUMMARY OF CHANGES - GOVERNMENT WIDE

Net Revenue by Fund		
General Fund	$	(560,000)
Capital Projects	$	(5,450,000)
Local Highway Option	$	(2,000,000)
Community Reinvestment Agency	$	(3,000,000)
Storm Water Impact	$	(200,000)
Solid Waste Fund	$	(360,000)
Transportation Impact	$	(450,000)
Ambulance Fund	$	(415,000)
Fleet Fund	$	(405,000)
	$	**(12,840,000)**

Net Expense by Fund		
General Fund	$	560,000
Capital Projects	$	5,450,000
Local Highway Option	$	2,000,000
Community Reinvestment Agency	$	3,000,000
Storm Water Impact	$	200,000
Solid Waste Fund	$	360,000
Transportation Impact	$	450,000
Ambulance Fund	$	415,000
Fleet Fund	$	405,000
	$	**12,840,000**

Net Change to Revenues Accounts		
Other Sources of Funding	$	(12,840,000)
	$	**(12,840,000)**

Net Change to Expense Accounts		
Capital Outlays	$	7,330,000
General & Contracted Services	$	(85,000)
Lease Obligations	$	145,000
Other Uses of Funding	$	5,450,000
	$	**12,840,000**

WAGE SCALE - GENERAL

DRAPER CITY WAGE SCALE

Effective 7/1/2025

Hourly Pay Ranges			
10% Between Grades			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
7	$11.92	$15.90	$19.88
8	$13.11	$17.49	$21.87
9	$14.42	$19.24	$24.05
10	$15.86	$21.16	$26.46
11	$17.45	$23.28	$29.11
12	$19.19	$25.61	$32.02
13	$21.11	$28.17	$35.22
14	$23.22	$30.98	$38.74
15	$25.55	$34.08	$42.61
16	$28.11	$37.49	$46.88
17	$30.92	$41.24	$51.56

Salary Pay Ranges			
10% Between Grades & 25% After Grade 24			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
18	$67,564.22	$90,085.63	$112,607.04
19	$74,320.64	$99,094.19	$123,867.74
20	$81,752.71	$109,003.61	$136,254.52
21	$89,927.98	$119,903.97	$149,879.97
22	$98,920.77	$131,894.37	$164,867.97
23	$108,812.85	$145,083.81	$181,354.76
24	$119,694.14	$159,592.19	$199,490.24
25	$131,663.55	$175,551.41	$219,439.26
26	$164,579.44	$219,439.26	$274,299.08

Wage Scale Adjustment History:

Effective 07/01/2019 - 2%
Effective 07/01/2021 - 2%
Effective 07/01/2021 - Remove grades 3 & 4, add grade 24
Effective 07/01/2022 - 2%
Effective 07/01/2023 - 4%
Effective 07/01/2023 - Remove grades 5 & 6, add grade 25
Effective 07/01/2024 - 3%
Effective 07/01/2024 - Increase difference between G24 & G25 by 5%
Effective 07/01/2025 - Minimum range and mid point ranges adjustments set to 60% & 80%.
Effective 07/01/2025 - G18 created for former G17 salaried positions. Former G18 through G25 adjusted up a grade.
Effective 07/01/2025 - 5% adjustment between G17 & G18 to separate hourly and salary scales.
Effective 07/01/2025 - 2%

Merit & COLA History:

Effective July 2019 - 2% COLA & 1% Merit
Effective Dec. 2020 - 3% Merit
Effective July 2021 - 2% Cola & 3% Merit
Effective July 2022 - 2% Cola & 6% Merit
Effective July 2023 - 4% Cola & 2% Merit
Effective July 2024 - 3% Cola & 2% Merit
Effective July 2025 - 2% Cola & 2.25% Merit

Draper City Fire Department
Step Pay Plan
FY2026
Effective July 2025

Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
F-1	Firefighter I	Hourly	$18.92	$19.68	$20.47	$21.29	$22.14
		Annual	$55,095.04	$57,308.16	$59,608.64	$61,996.48	$64,471.68
		Step Increase		4.0%	4.0%	4.0%	4.0%
F-2	Firefighter II	Hourly				$22.35	$23.24
		Annual				$65,083.20	$67,674.88
		Step Increase					4.0%
F-3	Fire Engineer	Hourly				$23.47	$24.41
		Annual				$68,344.64	$71,081.92
		Step Increase					4.0%
F-4	Paramedic I	Hourly	$23.16	$24.09	$25.05	$26.05	$27.09
		Annual	$67,441.92	$70,150.08	$72,945.60	$75,857.60	$78,886.08
		Step Increase		4.0%	4.0%	4.0%	4.0%
F-5	Paramedic II	Hourly				$26.82	$27.89
		Annual				$78,099.84	$81,215.68
		Step Increase					4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
F-1	Firefighter I	Hourly	$23.03	$23.95	$24.91	$25.91	$26.95
		Annual	$67,063.36	$69,742.40	$72,537.92	$75,449.92	$78,478.40
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-2	Firefighter II	Hourly	$24.17	$25.14	$26.15	$27.20	$28.29
		Annual	$70,383.04	$73,207.68	$76,148.80	$79,206.40	$82,380.48
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-3	Fire Engineer	Hourly	$25.39	$26.41	$27.47	$28.57	$29.71
		Annual	$73,935.68	$76,905.92	$79,992.64	$83,195.84	$86,515.52
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-4	Paramedic I	Hourly	$28.17	$29.30	$30.47	$31.69	$32.96
		Annual	$82,031.04	$85,321.60	$88,728.64	$92,281.28	$95,979.52
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-5	Paramedic II	Hourly	$29.01	$30.17	$31.38	$32.64	$33.95
		Annual	$84,477.12	$87,855.04	$91,378.56	$95,047.68	$98,862.40
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
F-6	Fire Captain	Hourly		$35.63	$37.06	$38.54	$40.08
		Annual		$103,754.56	$107,918.72	$112,228.48	$116,712.96
		Step Increase			4.0%	4.0%	4.0%
F-7	Battalion Chief	Hourly			$42.88	$44.60	$46.38
		Annual			$124,866.56	$129,875.20	$135,058.56
		Step Increase				4.0%	4.0%

Hourly wage is based on a 2912 schedule.

Plan History:

Original plan with 2.75% between steps - July 2017
2% COLA - July 2019
Market & step plan adjustments - 03/29/2021
2% COLA - July 2021
2% COLA - July 2022
3% Market Adjustment - July 2023
4% COLA - July 2023
Market & step plan adjustments - July 2024
2 % COLA - July 2025

Draper City Police Department
Step Pay Plan
FY2026
Effective July 2025

Grade	Job Title	Rate	Entry
P1	Police Officer I	Hourly	$30.75
		Salary	$63,960.00
		Step Increase	

Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
P1	Police Officer I	Hourly	$31.98	$33.26	$34.59	$35.97	$37.41
		Salary	$66,518.40	$69,180.80	$71,947.20	$74,817.60	$77,812.80
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P2	Police Officer II	Hourly				$ 37.77	$ 39.28
		Salary				$ 78,561.60	$ 81,702.40
		Step Increase					4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
P1	Police Officer I	Hourly	$38.91	$40.47	$42.09	$43.77	$45.52
		Salary	$80,932.80	$84,177.60	$87,547.20	$91,041.60	$94,681.60
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P2	Police Officer II	Hourly	$ 40.85	$ 42.48	$44.18	$45.95	$47.79
		Salary	$ 84,968.00	$88,358.40	$91,894.40	$ 95,576.00	$ 99,403.20
		Step Increase	4.0%	4.0%	4.0%	4.0%	4.0%
P3	Master Officer	Hourly	$ 42.89	$ 44.61	$ 46.39	$ 48.25	$ 50.18
		Salary	$ 89,211.20	$92,788.80	$96,491.20	$ 100,360.00	$ 104,374.40
		Step Increase		4.0%	4.0%	4.0%	4.0%
P4	Sergeant	Hourly		$52.18	$54.27	$56.44	$58.70
		Salary		$108,534.40	$112,881.60	$117,395.20	$122,096.00
		Step Increase			4.0%	4.0%	4.0%
P5	Lieutenant	Hourly			$61.05	$63.49	$66.03
		Salary			$126,984.00	$132,059.20	$137,342.40
		Step Increase				4.0%	4.0%

Plan History:

Market adjustments - 2/21/2018
Market & step adjustments - July 2019
2% COLA - July 2019
2% COLA - July 2021
Market & step adjustments - 09/07/2021
2% COLA - July 2022
4% Market adjustment for P2 & P3 - July 2023
4% COLA - July 2023
3% Market adjustment for P1 - Feb 2024
3% COLA - July 2024
Market & step adjustments - July 2024
2% COLA - July 2025

Utah State Tax Commission - Property Tax Division **Resolution Adopting Final Tax Rates and Budgets**	**Form PT-800** Rev. 02/15

County: SALT LAKE **Tax Year: 2025**

It is hereby resolved that the governing body of:

DRAPER CITY

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations		0.000000
20 Interest and Sinking Fund/Bond		
		0.000000

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date:_____

Title:_____

Utah State Tax Commission - Property Tax Division **Resolution Adopting Final Tax Rates and Budgets**	**Form PT-800** Rev. 02/15

County: UTAH **Tax Year: 2025**

It is hereby resolved that the governing body of:

DRAPER CITY

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations		0.000000
20 Interest and Sinking Fund/Bond		
		0.000000

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date:_____

Title:_____

MEMO

To: City Council
From: John Vuyk
Date: 2025-06-17
Re: Action Item: Resolution #25-27

Comments:

Approve Resolution #25-27 - A resolution adopting the 2025 Fraud Risk Assessment for the City of Draper. Staff report by John Vuyk

ATTACHMENTS:

Council Action Request - Resolution 25-27 - Fraud Risk Assessment 2025.docx
ATTACHMENTS:

Resolution 25-27 - Fraud Risk Assessment 2025.docx
ATTACHMENTS:

Resolution 25-27 - Draper City Fraud Risk Assessment FY2025 - Signed.pdf

REQUEST FOR COUNCIL ACTION

To:	**Mayor & City Council**
From:	**John Vuyk, Finance Director**
Date:	**June 17, 2025**
Subject:	**2025 Fraud Risk Assessment**
Applicant Presentation:	**None**
Staff Presentation:	**John Vuyk, Finance Director**

RECOMMENDATION:
Approve Resolution #25.27 approving the 2025 Fraud Risk Assessment

BACKGROUND AND FINDINGS:
The Utah State Auditor's Office implemented a Fraud Risk Assessment requiring cities to review their current practices to reduce the risk of undetected fraud, abuse, and noncompliance in local governments. Upon completion the assessment should be presented and reviewed by the City Council. This assessment is completed on an annual basis, the attached report is for 2025.

PREVIOUS LEGISLATIVE ACTION:
N/A

FISCAL IMPACT: Finance Review:
N/A

SUPPORTING DOCUMENTS:
- Resolution #25-27
- Fraud Risk Assessment

RESOLUTION NO. 25-27

A RESOLUTION ADOPTING THE 2025 FRAUD RISK ASSESSMENT FOR THE CITY OF DRAPER.

WHEREAS, the City is required to provide an annual Fraud Risk Assessment report to the Utah State Auditors; and

WHEREAS, the purpose of this assessment, in part, is to fulfill the requirement set forth by the Utah State Auditor's Office; and

WHEREAS, the City Council supports internal controls, policies, practices and processes that ensure the operations in the City are performed effectively and efficiently; and

WHEREAS, the City Council supports and is dedicated to providing frameworks and guidance on risk management, internal controls, and fraud deterrence.

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

Section 1. Approval. The City Council hereby adopts the Annual Fraud Risk Assessment for 2025 as shown in Exhibit "A" attached hereto and incorporated herein by reference. The City Manager and Finance Director are authorized to sign the Fraud Risk Assessment and file it with the Utah State Auditor's Office.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF JUNE 2025.

DRAPER CITY

ATTEST:

Nicole Smedley, City Recorder	**Mayor Troy K. Walker**

VOTE TAKEN:	**YES**	**NO**
Councilmember M. Green	_____	_____
Councilmember B. Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember M. Vawdrey	_____	_____
Mayor Walker	_____	_____

Docusign Envelope ID: 6513663A-799C-4D5D-8380-F532531473CC

Fraud Risk Assessment

Continued

*Total Points Earned: 355 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Draper City

*Completed for Fiscal Year Ending: June 30, 2025 *Completion Date: June 2, 2025

*CAO Name: Mike Barker *CFO Name: John Vuyk

*CAO Signature: Mike Barker *CFO Signature: John Vuyk

*Required

Docusign Envelope ID: 6513663A-799C-4D5D-8380-F532531473CC

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	Y			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	Y			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	Y			
4. Are all the people who have access to blank checks different from those who are authorized signers?	Y			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	Y			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	Y			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	Y			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	Y			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	Y			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	Y			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	Y			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	Y			

* MC = Mitigating Control

Docusign Envelope ID: 6513663A-799C-4D5D-8380-F532531473CC

Fraud Risk Assessment

Continued

*Total Points Earned: 355 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
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b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Draper City

*Completed for Fiscal Year Ending: June 30, 2025 *Completion Date: June 2, 2025

*CAO Name: Mike Barker *CFO Name: John Vuyk

*CAO Signature: Mike Barker *CFO Signature: John Vuyk

*Required

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3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	Y			
4. Are all the people who have access to blank checks different from those who are authorized signers?	Y			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	Y			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	Y			
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10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	Y			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	Y			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	Y			

* MC = Mitigating Control