



CITY COUNCIL AGENDA

Tuesday, July 1, 2025, 6:00 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

AMENDED

Item 6.b. — The phrase “and bar establishment licenses” was removed from the agenda item and the preamble of the ordinance.

6:00 PM STUDY SESSION

Municipal Water Conservation - Great Salt Lake Advisory Council

Draper Days Update - Kellie and David

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Oaths of Office: Fire Department**

4. **Public Comments**

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

5. **Consent Items**

5.a **Approval of the June 17, 2025 City Council Meeting Minutes**

5.b **Approval of Resolution #25-36**

A resolution of the Draper City Council adopting policy Section 9030, education and tuition reimbursement, of the Personnel Policies and Procedures Manual. Staff report by Malena Murray.

6. **Action Items**

6.a Approval of Resolution #25-37

A resolution of Draper City adopting the Salt Lake County Hazard Mitigation Plan. Staff report by Clint Smith.

6.b Approval of Ordinance #1660

An ordinance of the Draper City Council amending Title 6-4 of the Draper City Municipal Code pertaining to alcoholic beverage licenses - hospitality amenity licenses. Staff report by Travis DeJong.

7. Items for Council Consideration

7.a Public Hearing: Providing Local Consent for a Bar Establishment License for LM Restaurant Group LC dba The Break

Staff report by Travis DeJong.

7.b Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Basta Pasteria 1 LLC dba Basta Pasteria

Staff report by Travis DeJong.

7.c Public Hearing: Ordinance #1661

An ordinance of Draper City amending the text of Titles 6 and 9 of the Draper City Municipal Code related to seasonal farm stands, otherwise known as the City Initiated Seasonal Farm Stand Text Amendment. Staff report by Todd Taylor.

7.d Public Hearing: Ordinance #1662

An ordinance of Draper City amending Sections 9-3-040, 9-3-060 and 9-8-050 of the Draper City Municipal Code relating to new and unlisted land uses, otherwise known as the City Initiated New and Unlisted Land Uses Zoning Text Amendment. Staff report by Todd Taylor.

7.e Public Hearing: Ordinance #1663

An ordinance amending the official zoning map of Draper City for approximately 0.93 acres of property from RA1 (residential agricultural) to RA2 (residential agricultural) located at approximately 13232 S. 300 E., otherwise known as the Whittington Zoning Map Amendment. Staff Report by Paul Geilman.

7.f Public Hearing: Ordinance #1664

An ordinance approving a development agreement amendment for the property located at approximately 285 W. River Chapel Road within Draper City, otherwise known as the Urbana 2nd Development Agreement Amendment. Staff report by Maryann Pickering.

8. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **July 1, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in blue ink that reads "Nicole Smedley".

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

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

MEMO



To: City Council

From: Nicole Smedley, City Recorder

Date: 2025-07-01

Re: Approval of the June 17, 2025 City Council Meeting Minutes

Comments:

ATTACHMENTS:

[6-17-25 CC Draft Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 17, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green (via Zoom) Bryn Heather Johnson, Tasha Lowery, Fred Lowry, and Marsha Vawdrey

EXCUSED:

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

Study Session

Closed Session

Councilmember Vawdrey moved to recess to 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. 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		

The Council reconvened in open session at 7:20 pm.

Council/Manager Reports

None

Business Session

1. **Call to Order by Mayor Walker**

2. **Pledge of Allegiance**

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

Victims Advocate, Rachel Miller described the Draper Youth Peer Court Program, and recognized 2024 and 2025 Peer Court graduates. She expressed appreciation for the participation and contributions of Lillian Hall and the Hall family.

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

Chief of Police Rich Ferguson recognized Captain Pat Evans, Lieutenant Mat Coe, Lieutenant Nate Banry, Sergeant Hobie Young, Sergeant Cory Smith, Master Officer Colby Page, and Master Officer Alex Asay for recent promotion. City Recorder Nicole Smedley administered the Oaths of Office.

5. **Public Comments**

Councilmember T. Lowery expressed gratitude on behalf of the Draper Heights neighborhood for the Draper Fire Department and their response to an incident on June 15, 2025.

6. **Consent Items**

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

6.b Approval of Resolution #25-24 authorizing the approval of an amendment to the second amended and restated Interlocal Agreement creating Trans-Jordan Cities dated December 1, 1995

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

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

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

6.f Approval of Resolution #25-29 amending the Consolidated Fee Schedule of Draper City

6.g Approval of Resolution #25-30 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 approving Addendum No. 2 to the Cooperation Agreement with Metropolitan Water District of Salt Lake and Sandy

Councilmember Vawdrey moved to approve the Consent Agenda. 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. Items for Council Consideration

- 7.a Public Hearing: Ordinance #1659, 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

Councilmember F. Lowry disclosed that the applicant was a friend of his, but stated he had no financial interest in the application.

Community Development Director Jennifer Jastremsky said the subject property was located on the south end of the City boundary, next to both Alpine and Highland City. The undeveloped property was zoned RR-42 and RR-43, located in Residential Hillside Low-Density and the Parks and Open Space designations. The property was originally part of the Suncrest Master Planned Community, dating to 1999. At the time of the Suncrest bankruptcy, 1,369 dwelling units had been built (2,519 unbuilt). The City purchased remaining acreage in 2011, intending to have open space with select pieces identified to be sold for development. The subject property was sold in 2017, and placed in the Traverse Range Conservation Easement in 2018 and 2024.

Ms. Jastremsky explained the proposed Development Agreement would set the number of dwelling units at 50 and require all dwellings to be fire sprinklered. She stated that 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 was not rented and did not exceed 3,000 square feet in size. The mother-in-law apartments would not be considered accessory dwelling units (ADUs). Ms. Jastremsky said the applicant desired to eliminate side and rear public utility easements, with ten-foot front easements, and said staff requested a 56-foot-wide roadway for the private gated community for emergency access, snow removal, and utilities.

Ms. Jastremsky said the applicant was requesting approval to allow homeowners the option to select up to an eight-foot-tall fence. The development agreement would allow for temporary chain link fencing during construction adjacent to public open space, with permanent wrought iron prior to occupancy. With the proposed development agreement, the applicant requested approval for some of the side lot lines to not be at right angles or radial to the roadway, and requested approval for entrance fencing and walls to be up to 12 feet in height. The proposed development agreement would grant city easement access on private roads to three locations for open space trail emergency and maintenance, but would not grant public access from those locations.

Ms. Jastremsky said the Planning Commission reviewed the application and forwarded a positive recommendation, with the following recommendations: (1) that the trail access remains open during construction, when safe to do so; and (2) exterior materials for all homes be fire-resistant materials. She presented proposed language that would incorporate the two Planning Commission recommendations.

Staff answered questions about the Wildland Urban Interface (WUI) Code and defensible space. Ms. Jastremsky said defensible space was not discussed with the Planning Commission. Staff suggested language referencing defensible space consistent with WUI standards could be added (landscaping consistent with Firewise Community requirements).

David Killpack with Triumph Design Build, applicant, said they purchased the property in April 2024, and had worked on the development agreement with city staff. Mr. Killpack said he felt the proposed development agreement addressed many of the needs of the

City, especially pertaining to trail access. He said the roads would be private, and said he believed the development would bring some wonderful residents to Draper.

Mr. Killpack showed renderings of the planned entrance. He said the access easement currently in place was non-exclusive, and emphasized that emergency vehicles would have access in an emergency situation. Mr. Killpack showed a proposed site plan and said the planned earth bridge on the property would include a drainage culvert and a high-pressure gas line for Dominion Energy. He said there was a considerable amount of unbuildable open space on the property that would contribute to the beauty.

Mr. Killpack said the development would have nineteen fire hydrants, with five more along the access road. He said Triumph Design Build had committed to requiring the homes to meet WUI Code standards even though the State of Utah had not yet adopted the WUI Code.

Responding to a question from Mayor Walker, Mr. Killpack said he would be open to adding language regarding fire resistant landscaping measures (vegetation management plan). The Council and Mr. Killpack discussed access to City trails, and Mr. Killpack said the developer could provide signage that would alert trail users of upcoming trail closures. Ms. Jastremsky confirmed requirement of a breakaway gate was included in the Metro Water Agreement.

Mayor Walker opened a public hearing.

Mark (inaudible), Draper resident, said he lived right above the subject property. He said fire and development had historically set maximum units in a development with singular access at 30. He asked why Draper would make an exception and set a precedent for 50 homes. He asked why the singular access did not take the most direct route, detouring into the conservation easement, instead of hugging the property line, which would protect against unnecessary blight, save the developer money and time, and reduce potential traffic on the first 150 feet. He suggested the first 150 feet would likely turn into a de facto trailhead parking lot. He suggested a 12-foot gate was not needed with so much

distance to the homes, and suggested requiring a guarantee completion bond.

Kim Agnew, Sandy resident, said she owned horse property at 13005 South 1300 East. Ms. Agnew said she knew it was difficult to insure homes in the subject area, and asked if potential home buyers would be aware of the difficulty finding insurance coverage.

Kimberly Nearon, Highland resident on Timber Ridge Lane, said she had been told that the subject land was unbuildable because of sand. She said she was concerned about the risk of houses sliding down the hill to her property, and asked if the developers could give public access to information confirming rock foundation instead of sand. Ms. Nearon spoke of the risk of damage from flooding, and said she was not sure the land could support the proposed weight of development. She referenced a gas line explosion in San Bruno, California in 2010, and expressed concern about the gas line in the area.

Carl Pew, Draper resident at 15873 Mercer Hollow Cove, said he would be directly affected by the proposed entrance and gate, and said he had been directly affected by a home sliding off the hill during construction of the home next to his. He spoke of the cost to stabilize his home after the incident, and expressed concern for disturbing the stability during proposed construction. Mr. Pew expressed concern about potential parking on the street from bikers using the trails, and stated parking needed to be provided for recreational users. He referred to landscaping renderings shown, commented that the only things that grew out there were rabbitbrush and scrub oak, and said he would like to see a more accurate depiction of the proposed entrance. Mr. Pew expressed hope that there would be a generous investigation of the destabilization of the land through the whole length. He invited Mr. Killpack to meet with the owners of the seven homes along that road.

Brandon Neish, Highland resident, said he was concerned about the number of concerns that had been shared. He said residents had only had access to the proposed plans for a short time, and said the process felt rushed. Mr. Neish emphasized importance of community input for a project the size of the proposed development, and said he had not felt the substantial community input shared at the Planning Commission

meeting had an impact on the Planning Commission. He asked for enough time for the community to digest the plan and work with the developer. Mr. Neish said there were 100 kids using the trail at the base of Hog Hollow multiple nights per week during mountain biking season, and asked where the kids would bike during construction. He also spoke of a massive elk herd that migrated through the area.

Cameron Treat, Draper resident on Mercer Hollow Cove, said practices for mountain bike teams were scheduled in May for the June-November season, and asked for more than one-week notice before trail closures. He asked for screening from vehicles at night for the neighboring residents, and asked about dark sky provisions. Mr. Treat spoke of difficulty finding insurance as a resident in the area.

Mayor Walker closed the public hearing.

Councilmember F. Lowry asked Mr. Killpack the notice timeframe he felt he could give for trail closure. Mr. Killpack said he believed he could give 30-day notice prior to trail closure. Councilmember F. Lowry said Draper had put a lot of money into improving trails that were used by the entire valley, and suggested Highland residents ask the City of Highland to expand the parking lot in Highland for trail users. Councilmember F. Lowry said he believed the screening requested by Mr. Treat was a fair request. Mr. Killpack said he was sensitive to the dark sky concern, and said some street lights were required in the subdivision by Code. Staff said street lights were only required by Code at intersections, and said staff had been looking at the possibility of adding to Code requirements that lights pointed down and did not exceed specific lumens. Mr. Killpack said he was willing for the proposed development to be a dark sky community.

Mr. Killpack said exhaustive soil studies and geo studies had been done. He said there had been 28 test pits on the property, studied by soils engineers and reviewed by third-party consultants. In addition, a study would be required of every homeowner that built on a lot.

Responding to a question from Councilmember F. Lowry regarding the completion bond suggested during the public hearing, Mr. Killpack said the financial partner was a family office out of Oklahoma, with very

strong financials. He said he also had IFD financing. Mr. Killpack said bonds would be posted with Jordan Basin and Draper City for public improvements. Mr. Killpack said he had met many times with representatives of Dominion (Enbridge) Gas to ensure the culvert over the gas easement was wide enough so that footings would not even touch the gas easement.

Councilmember T. Lowery referred to the public comment regarding the limit of 30 dwelling units in a development with a single access, and said City Code provided for exceptions with mitigating factors such as sprinkling systems in homes and breakaway gates.

Councilmember Vawdrey moved to approve Ordinance #1659, adding proposed language regarding access to trails when safe, proposed language regarding use of ignition-resistant materials, reference to a vegetation management plan, and requiring at least 25 days' notice before trail closures. Councilmember T. Lowery 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 Public Hearing: Ordinances #1655 and #1656 amending the official Zoning Map from the RA1 and RA2 Zones to the RM2 Zone, amending the Land Use Map from Residential Low/Medium Density designation to Residential High-Density designation, and a Development Agreement to approve a density range for approximately 20 acres of land located at 600 East Kimballs Lane

Community Development Director Jennifer Jastremsky showed the subject area on an aerial map, and said the applicant had been involved in meetings regarding the Kimball Junction Station Area Plan (SAP), which had not yet been submitted to the State. Ms. Jastremsky explained the proposed development agreement included a density range of 25-27 dwelling units per acre (500-540 units total), did not include a concept site plan or design standards, allowed the project area

to be expanded in the future if additional property was acquired, and included a term of agreement of project buildout or December 31, 2032. She said the proposed development agreement referenced the four SAP objectives.

The Planning Commission reviewed the application and forwarded a positive recommendation, requesting that the City Council do their best to 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 than required by City Code;
4. As long as property does not change, ask that 11900 South remain emergency-only access (if no other properties were acquired by the applicant on 11900 South);
5. Consideration for more parking than required by Code.

Responding to a question from the Council, Ms. Jastremsky said the State had not set a specific density for SAPs. State guidelines called for transit-oriented development, leaving cities to determine appropriate density for the different areas. However, she said she suspected the lower the density proposed, the more likely Wasatch Front Regional Council (WFRC) would be to not certify the SAP.

Mayor Walker commented that the State Legislature had moved closer and closer over the last decade to preemption. He said there were members of the State Legislature who would like to completely preempt city land use authority. Mayor Walker said the Utah League of Cities and Towns (ULCT), of which he was currently the President, had worked for partnership, not preemption.

Mayor Walker said when FrontRunner came to Draper, the City zoned the area for unlimited height and unlimited density. The developer of the property chose to build five-story buildings. The same developer purchased a property in a different area of Draper and proposed 70 units per acre. Mayor Walker spoke of how the Legislature came to implement SAPs, and said he believed the current housing crisis could

not be blamed on municipal governments considering the 190,000 entitled units in the greater Salt Lake City area that had not been built.

Mayor Walker said the proposed lower-density ownership model fit with the current goal of the Governor to create ownership opportunity. Mayor Walker emphasized that station area planning was out of the Draper City Council's control.

Steve Maddox, applicant and Draper resident, said he had received phone calls from State representatives telling him the property should be higher-density apartments. He said the individual who had owned the property for a long time appreciated agriculture and open space, and Mr. Maddox paid tribute to the owner and what the sanctuary had brought to the community. Mr. Maddox listed four factions in the situation: the long-time property owner, the State, the City, and residents. He said he would like to have more time to be able to lay out a development, but had a narrowing window to move forward with the project in the way he desired. Mr. Maddox emphasized that he wanted to work with the City and community. He spoke of the planned workforce housing element of the proposed project.

Mayor Walker opened a public hearing.

Jeff Hansen, Draper resident, said he lived about a block away from the proposed development. Mr. Hansen read aloud from City Code regarding the RM2 Zone, and expressed the opinion that nothing about the proposed development was appropriately buffered from the neighboring one-acre lots. He commented that there were many examples of appropriate buffering in Texas. Mr. Hansen said he loved his home and wanted to keep it that way, and said he did not understand the rush to move forward with developing the property. He expressed the opinion that a solution to traffic problems was needed, and stated he did not want his tax dollars used to fund \$30,000 per unit in the proposed development.

Lisa Austin, Draper resident, said her residential property directly backed up to Kimballs Lane. She asked the City to consider needs of the area with the substantially increased traffic, and pointed out the proposed development would not be within walking distance of a

public elementary school. Ms. Austin stated Draper residents did not like to ride Trax because it was not clean or safe, and was too far from any stops that would make using Trax useful. She said people would continue to use their cars, and traffic would be out of control. Ms. Austin expressed the opinion that \$400,000 per unit was not “affordable housing”, and said she did not think 30 units with the subsidizing incentive was enough. She said she was disappointed with the builder chosen for the project, and spoke of the lack of green space in the neighborhood.

Shannah Austin, Draper resident, said she agreed with the previous comment that \$400,000 was not affordable housing. She said she felt deflated from the Mayor’s comments. Ms. Austin asked that the things residents voted for in the recent survey about Kimballs Lane be taken into consideration.

Joe Colosimo with the neighboring Juan Diego Catholic High School said his first choices would be to leave the property vacant or have it donated to the school. He said he had met with the developer, who had incorporated some of the things asked. Mr. Colosimo said the school would like density at 25-27 units per acre, building heights less than 60 feet, housing a minimum of 50 feet off the common property line, and ownership instead of rentals. He said he liked the opportunity for teachers to purchase and stay in the neighborhood. Mr. Colosimo spoke of plans to build an indoor facility between the school’s baseball field and the subject property, and expressed a desire for a single fence on the property line. Mr. Colosimo said the school owned a piece of property that fronted 11800 South, and requested the developer stub a street into the property. He said the school was excited about the potential for more students with the proposed project.

Justin Haley, Draper resident near the subject property, said it was a seller’s market and more homes were not needed. He spoke of potential traffic problems with the proposed development, and said it would be nice to have more planning. Mr. Haley said he would like the property to remain as it was.

Kathryn Murray, Draper resident, said the proposed development was being forced on the residents. She expressed the opinion that the

proposed development was excessive, unreasonable, and entirely inappropriate for the space. Ms. Murray said the area could not support the proposed number of additional residents, said the roads were already overwhelmed, and asked if a traffic capacity study had been done. Ms. Murray said school classrooms were becoming more and more overwhelmed, and said higher-density housing like what was proposed drove down property values. Ms. Murray asked if potential home buyers would be notified and made aware of the nature of the neighboring working farm. She said she was not anti-growth, but demanded responsible growth.

Mayor Walker closed the public hearing.

Councilmember Vawdrey asked Mr. Maddox if the proposed plans involved changing the existing waterway. Mr. Maddox said he had been made aware of wildlife in the area, and said the plan was to clean up the waterway area and create more accessibility. A portion of the waterway may be covered at the request of the canal company for safety. He said efforts would be made to preserve existing wooded areas and incorporate them into green space.

Councilmember T. Lowery asked about buffer zones, commenting that buffering was of great concern to neighboring residents. Mr. Maddox spoke of the guardrail provided by SAP requirements, and said the developer would have the opportunity to create areas of buffering. Mr. Maddox said UDOT was heavily involved with the State and the City in trying to figure out traffic problems. He suggested the proposed project would provide an opportunity to show the State what improvements were needed to 700 East, which was not controlled by Draper City.

Responding to a question from Councilmember T. Lowery, Mr. Maddox said the proposed townhomes would have two car garages and parking for two vehicles in the driveways, providing four off-street parking spots per unit.

Councilmember F. Lowry said he had loved the farm and garden on Kimballs Lane, and would love for the land to stay the same. However, he said the City had a deadline to submit the SAP very soon. He said the proposed plan would cap the density, and if the City chose not to

submit a SAP, Draper would be penalized by a daily fine and withdrawal of State funding.

Councilmember Johnson thanked Mr. Maddox for listening to the City and residents and working with them as best he could. Councilmember Green commented that without the proposed development, the City would end up with 50 units per acre on the property with the State mandate. Councilmember Green said he did not love the proposed plan, but without moving forward, he knew the City would have something significantly worse.

Mayor Walker spoke of development on the Fitzgerald property and other parcels in the area. Referring to the public comment that residents did not like to take Trax, Mayor Walker said there were three Trax stops in Draper, and one of the goals of the SAPs was to increase use of public transit. Mayor Walker explained that the City portion of subsidized workforce housing came from Community Development Block Grants (CDBG) – money the City would have to give back to Salt Lake County if not used for such a purpose. He said the proposed development could not wait because the SAPs had to be submitted by October.

Mayor Walker commended the developer for not walking away after the tragedy of a home sliding down the hill in a previous development, and for putting \$28 million into cleaning up homes after the tragedy.

Councilmember F. Lowry moved to approve Ordinances #1655 and #1656. Councilmember Johnson seconded the motion.

Councilmember F. Lowry thanked those in attendance for attending and staying at the meeting, and assured them they had been heard.

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		

Mayor Walker adjourned the meeting for a five-minute break.

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

Business License Official Travis DeJong presented the request for local consent for a Bar Establishment License, and said the application met all distance requirements. He said granting local consent to The Pines would bring the total number of bar establishments in Draper City to eight, which was the total number currently allowed under City Code.

Responding to a question from the Council, Ms. Jastremsky said proximity calculations were based on pedestrian travel.

Mayor Walker opened a public hearing.

Michael Chacon, Riverton resident, said he too had an application for an alcohol license submitted to the City. He expressed the opinion that both applications should be reviewed prior to the Council vote so they could judge which application would provide the better fit for Draper City. Mr. Chacon said he had done everything Draper had asked in the last few years. He said his application was for an establishment that would bring in nearly \$3 million in food sales and \$6.5 million in revenue per year.

Mayor Walker closed the public hearing.

Responding to a question from Councilmember T. Lowery, Mr. DeJong said the establishment under consideration had changed ownership, and said it was his understanding that a bar would be added. Gregory Castro, Applicant, said the existing restaurant would remain, and another bar establishment would be added within the existing facility. Mr. Castro explained that a Full-Service Restaurant License required 70% food sales and 30% alcohol sales, and restricted how alcohol sales could be administered. He commented that the facility was a 147-year-old fixture in the community.

Councilmember T. Lowery said she believed the property already had a parking problem, and expressed concern with the proposal to host wedding events. Mr. Castro said the parking had been unmanaged in

the past. He described plans to add an on-site valet service and engage a car service to provide free transportation to guests within 15 minutes of the venue. Mr. Castro said it was not the intention to use parking at Draper City Park. Ms. Jastremsky said parking lot improvements could be done with an amended site plan at the staff level.

Staff said applications to the City were considered in the order submitted. The application under consideration was submitted quite some time before the application mentioned during the public hearing. Staff answered questions about different types of permits available, explaining that a full-service restaurant was limited to only four special event permits per year.

Councilmember Green said he did not like that the location was so close to the City Park and Library. He said he did not like the parking situation, and was not comfortable with the application.

Councilmember T. Lowery moved to deny local consent for The Pines. Councilmember Johnson seconded the motion.

Councilmember Johnson said she agreed with the concerns expressed by Councilmember Green. Councilmember T. Lowery said she remained unsure whether the application involved the correct license or the correct venue for a reception center.

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 Public Hearing: Ordinance #1657 Municipal Water Rates, adjusting the municipal water rates for customers serviced by Draper City

Finance Director John Vuyk explained the proposal for a 15% increase to the base water rate, and 8% increase to the variable water rate to bring the Water Fund to a positive operating balance.

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

Councilmember Vawdrey moved to approve Ordinance #1657. 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.e Public Hearing: Statutory Officer Compensation associated with the FY2026 Tentative Budget

Finance Director John Vuyk showed a proposed cost of living adjustment (COLA)/merit increase for statutory officers of 4.25% for FY2026.

Mayor Walker opened a public hearing, and closed the public hearing seeing no one come forward. Staff said formal approval was on the agenda for later in the meeting.

7.f Public Hearing: Executive Municipal Officer Compensation associated with the FY2026 Tentative Budget

Mr. Vuyk presented Executive Municipal Officer Compensation for FY2026.

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

7.g Public Hearing: Resolution #25-28 amending the adopted budget of Draper City for Fiscal Year 2024-2025

Mr. Vuyk presented proposed amendments to the FY2025 Budget, and answered questions from the Council.

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

Councilmember Vawdrey moved to adopt Resolution #25-28.
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 Ordinance #1658 adopting the compensation schedule for statutory employees for fiscal year 2025-2026

Councilmember Vawdrey made a motion to adopt Ordinance #1658.
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		

- 8.b 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
Mr. Vuyk presented the proposed tax rate for the Traverse Ridge Special Service District for the 2026 taxable year (0.000662).

Councilmember F. Lowry moved to approve Resolution #25-26.
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.c Ordinance #1654 amending Title 6-6 of the Draper City Municipal Code pertaining to fire prevention

Mr. DeJong explained proposed amendments to the City Code pertaining to fire prevention. He stated that the old firework restrictions map would be removed, and the Council would adopt a new firework restrictions map by ordinance.

Councilmember Johnson made a motion to approve Ordinance #1654. 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		

8.d Resolution #25-25 or Resolution #25-32 adopting the Budget, Staffing Document and Compensation Schedule for fiscal year 2025-2026

Mr. Vuyk explained proposed changes to the FY2026 Tentative Budget since the last review by the Council. He said Resolution #25-25 would adopt the certified tax rate provided by the County, and Resolution #25-32 would adopt the current rate.

Councilmember F. Lowry made a motion to approve Resolution #25-32, adopting the City of Draper Acting Budget for the time period of July 1, 2025 through June 30, 2026, with changes noted by staff. Councilmember T. Lowery 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.e Resolution #25-27 adopting the 2025 Fraud Risk Assessment for the City of Draper

Mr. Vuyk presented 2025 Fraud Risk Assessment results and reported a score of 355 out of 395.

Councilmember Vawdrey made a motion to adopt Resolution #25-27. Councilmember T. Lowery 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		

9. Recess to a Draper City Community Reinvestment Agency Meeting

Councilmember Vawdrey moved to recess to a meeting of the Community Reinvestment Agency with intention to return to regular Council meeting. Councilmember T. Lowery seconded the motion, which passed by unanimous vote (5-0).

The City Council recessed to the Community Reinvestment Agency meeting at 10:58 p.m. and reconvened the regular meeting at 11:00 p.m.

10. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember F. Lowry seconded the motion, which passed by unanimous vote (5-0).

The meeting adjourned at 11:02 p.m.

MEMO



To: City Council
From: Malena Murray, HR Director
Date: 2025-07-01
Re: Approval of Resolution #25-36

Comments:

Request to adopt policy section 9030 clearly defining guidelines for tuition reimbursement.

ATTACHMENTS:

[Resolution #25-36.pdf](#)

RESOLUTION NO. 25-36

A RESOLUTION OF THE DRAPER CITY COUNCIL ADOPTING SECTION 9030 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL REGARDING POLICY EDUCATION AND TUITION REIMBURSEMENT

WHEREAS, The City Council reviews and adopts policies and procedures to assist in the efficient utilization of City resources and the fair and uniform application of requirements and benefits to City employees; and

WHEREAS, The City Council has reviewed Policy 9030 of the Personnel Policies and Procedures Manual and has determined a need to adopt the Education and Tuition Reimbursement Policy; and

WHEREAS, The City Council believes this adoption is in the best interest of the employees of Draper City.

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

Section 1. Adopted. The Draper City Council does hereby adopts Policy 9030 of the Personnel Policies and Procedures Manual as attached hereto as Exhibit "A."

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.

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS THE 1ST DAY OF JULY, 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	_____	_____	_____

EXHIBIT "A"

Section 9030 – Education and Tuition Reimbursement (Adopted 07/01/2025)

Draper City supports the professional growth of full-time employees by providing reimbursement for degree-seeking programs and vocational trade programs that enhance job performance or career advancement within the City, subject to the terms of this policy.

Policy:

1. Eligibility. Full-time employees who have completed their initial probationary period, are eligible to apply for education and tuition reimbursement, provided they meet the following criteria:
 - 1.1 Performance Standards. Maintain an overall rating of at least "Meets Standards" on their most recent performance evaluation and throughout the period of reimbursement.
 - 1.2 Disciplinary Status. Must not have received a corrective action within the six (6) months prior to the application or during the reimbursement period.
2. Guidelines. The Education and Tuition Reimbursement Program is subject to annual budget availability and operates on a first come, first served basis. Reimbursement is not guaranteed and is limited to an annual maximum benefit amount, determined each fiscal year.
 - 2.1 Priority. Given to employees pursuing a degree or vocational trade, directly related to their current role or a future role within the City.
 - 2.2 Requests. Subject to budget availability and approval by the City Manager.
3. Requirements. Educational activities must not interfere with regular job responsibilities and should generally be completed outside work hours, unless otherwise approved in writing by the employee's Department Director and the City Manager. Eligible programs must meet the following:
 - 3.1 Accreditation. Programs must be offered by an institution or trade school accredited by a body recognized by the U.S. Department of Education.

- 3.2 Relevance. Programs must align with the employee's current role or a reasonable career path within the City.
- 3.3 Timing. Program courses (Courses) must begin and end within the fiscal year of application. Summer courses approved in the prior fiscal year must conclude by June 30 for reimbursement eligibility.
- 4. Application Process. Employees must submit a completed *Education and Tuition Application Reimbursement Form*, signed by their immediate supervisor and Department Director, to the Human Resources Director no later than 30 calendar days after the course begins. Late submissions may result in denial of reimbursement. Human Resources will review the application and notify the employee in writing of approval or denial within thirty (30) calendar days of receipt.
- 5. Reimbursement Process. Employees must submit reimbursement requests to Human Resources within 60 calendar days of course completion, including:
 - 5.1 Documentation. Official transcripts verifying a grade of "C" or higher for graded courses or a "Pass" for non-graded courses.
 - 5.2 Expenses. Itemized receipts for tuition, required course materials, and registration and enrollment fees, issued by the institution or trade school.
 - 5.3 External Funding. Employees receiving grants, scholarships, or other financial aid must disclose these funds. Reimbursement will cover only the difference between external aid and eligible costs, up to the annual maximum benefit amount.
- 6. Repayment Obligation. Employees receiving reimbursement must remain employed with the City for twelve (12) months following the reimbursement date. Repayment terms include:
 - 6.1 Voluntary Separation. Employees who voluntarily leave City employment within 12 months of reimbursement may be required to repay the full amount received.
 - 6.2 Reduction in Force (Layoff). Employees separated due to a layoff are not required to repay reimbursement funds.
 - 6.3 Involuntary Separation. Employees terminated involuntarily may be required to repay the full amount received.

Repayment will be deducted from the employee's accrued leave payout from the final paycheck, to the extent available. The City will invoice the employee for the remaining balance.

MEMO



To: City Council

From: Clint Smith, Fire Chief

Date: 2025-07-01

Re: Approval of Resolution #25-37

Comments:

The proposed resolution formally adopts the updated Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, including the Draper City Annex. Adoption is required to maintain eligibility for federal hazard mitigation funding and demonstrates Draper City's commitment to reducing long-term risk to residents, infrastructure, and resources.

ATTACHMENTS:

[Resolution #25-37.pdf](#)

ATTACHMENTS:

[Salt Lake County Hazard Mitigation Plan Draper Annex.pdf](#)

RESOLUTION NO. 25-37

A RESOLUTION OF THE CITY OF DRAPER ADOPTING THE SALT LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN DATED JUNE 27, 2025

WHEREAS, the City of Draper recognizes the threat that natural hazards pose to people and property within Draper City; and

WHEREAS, the City of Draper has prepared a multi-hazard mitigation plan, hereby known as the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan dated June 27, 2025 in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan dated June 27, 2025 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Draper City from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Draper demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan dated June 27, 2025.

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

Section 1. In accordance with Draper City Municipal Code 2-4-020, the City of Draper adopts the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan dated June 27, 2025. While content related to Draper City may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Draper City to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 1ST DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Vawdrey
Mayor Walker

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



City of Draper

*Jurisdictional Annex to the
Salt Lake County Hazard Mitigation Plan*



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City of Draper Annex

To participate in this multi-jurisdictional hazard mitigation plan (MJHMP) update for Salt Lake County (SLCo), the governing body of the city of Draper passed a formal resolution, a copy of which is maintained at the local government offices.

Planning Process Contact Information

Table 1 provides information on the point of contact during the updating of the MJHMP.

Table 1: Contact Information for the City of Draper

Name	Contact Information
Robert Lambert	Phone: 385-695-7199; email: Robert.lambert@draperutah.gov

The city of Draper has a fully integrated approach to hazard mitigation planning and program implementation. During the 2024 update process, the MJHMP participation roles in Table 2 were recorded.

Table 2: Participant List for the City of Draper

Name	Title	Jurisdiction
Robert Lambert	Battalion Chief	Draper City Fire Department
Don Buckley	Battalion Chief	Draper City Fire Department

Contact List

Table 3 lists the plan contacts and stakeholders.

Table 3: Contact and Stakeholder List for the City of Draper

Name	Title	Email	Phone	Stakeholder Type ¹	Should they receive meeting invites?	Should they complete a survey?	Should they review the draft plan?
Robert Lambert	Battalion Chief	Robert.lambert@draperutah.gov	385-695-7199	1	Y	Y	Y
Mike Barker	City Manager	Mike.barker@draperutah.gov	801-576-6322	1	N	Y	Y
Kellie Challburg	Assistant City Manager	Kellie.challburg@draperutah.gov	801-576-6513	1	Y	Y	Y
Karen Burnett	GIS Director	Karen.burnett@draperutah.gov	801-576-6552	1	Y	Y	Y
Clint Smith	Fire Chief	Clint.smith@draperutah.gov	801-824-3714	1	N	Y	Y
Steve Pearson	Deputy Fire Chief	Steve.pearson@draperutah.gov	385-296-5710	1	N	Y	Y
Rich Ferguson	Police Chief	Rich.ferguson@draperutah.gov	801-576-6338	1	N	Y	Y
Scott Cooley	Public Works Director	Scott.cooley@draperutah.gov	801-576-6565	1	N	Y	Y
Dustin Willie	Police Lieutenant	Dustin.willie@draperutah.gov	801-576-6395	1	Y	Y	Y
Robert Markle	Public Works Director	Robert.markle@draperutah.gov	801-576-6360	1	Y	Y	Y

¹ 1 – Local and regional agencies involved in hazard mitigation activities; 2 – Agencies that have the authority to regulate development; 3 – Neighboring communities; 4 – Representatives of businesses, academia, and other private organizations; 5 – Representatives of nonprofit organizations, including community-based organizations, that work directly with and/or provide support to underserved communities and socially vulnerable populations.

Jurisdiction Profile

Date of Incorporation

February 27, 1978

Location and Description

The city of Draper is located 25 minutes south from downtown Salt Lake City in the southeast corner of the Salt Lake Valley. The city is approximately 30.1 square miles in area and is approximately 4,500 feet above sea level. Draper offers a blend of suburban life and metropolitan amenities with a strong sense of community and high quality of life. The city is known for its extensive trail systems, parks, and recreational opportunities, making it a great place for outdoor enthusiasts.

Population

The 2022 American Community Survey 5-Year Estimate from the U.S. Census Bureau records the population of the city of Draper as 50,635 people.

Demographics

Most of the 51,017 people are between the ages of 35 and 44, with a median age of 33.6; 26,525 are males (52.4%) and 24,110 are females (47.6%). English is the primary language in 83.2% of homes, with 7.6% Spanish, and 9.2% other languages.

Brief History

Initially known as South Willow Creek, the city of Draper was first settled in 1849 by Ebenezer Brown, his wife Phoebe, and their five children. Brown and his family cultivated the land and raised cattle to sell to those heading west for the gold rush. The first post office was established in 1854 and the settlement was named Draperville in honor of William Draper, the first Presiding Elder of the Mormon Church at the time. The name was later shortened to Draper. A fort was established in 1854 where settlers stayed during the winter of 1855–1856; they ventured out in the spring to build homes and irrigation systems. The city of Draper was officially incorporated on February 22, 1978.

Climate

The city of Draper experiences a humid continental climate (Dfb Köppen classification) characterized by warm summers and cold, snowy winters with significant temperature variations during the year. Average high temperatures are approximately 85.6°F in the summer and approximately 17.1°F in the winter. Rain each year is approximately 23.8 inches, and snowfall averages 34 inches annually.

Public Services

The city organized a Draper City Emergency Preparedness Committee to look at long-range planning and preparedness.

Governing Body

The city of Draper has a part-time Mayor and a City Council that act together as the Governing Body that adopts all ordinances and resolutions. The City Manager oversees operations day-to-day operations and programs of the city.

Development Trends

Draper has a mixture of land uses: commercial, industrial, residential, agricultural, and vacant land, with 4,500 acres of open space. The open space—which has many multi-use trails and areas—is used for recreational purposes by residents of Draper and the surrounding communities. Draper is home to the main customer service center and campus of eBay, the tech call center of PGP Corporation, the call center of Musician's Friend, and the headquarters of 1-800 Contacts. Draper is also home to Utah's first Ikea store in the intermountain west, which opened in spring 2007. The Church of Jesus Christ of Latter-day Saints (Mormons) constructed a temple in Draper that was dedicated on March 20, 2009. Since 1990, Draper has experienced its greatest growth in volume and geographic extent. During this time, the city changed quickly from a rural, agricultural town into a full-fledged suburban city. Its geographic growth has largely been in the southeastern part of the city, where 75% of the new housing units have been built.

New housing is increasingly built in the fringe areas, as the central city is nearing buildout. A very large portion of this growth has been focused on a series of medium to large master planned developments spread across the southern parts of the city. The growth in business facilities (office space, warehousing, retail, and manufacturing) has been concentrated in areas east and west of the I-15 freeway and along the 123rd south corridor. This growth has included greater diversity in users and building types, more expensive construction, the import of new businesses, and the growth of existing businesses. The strongest areas for future business growth are expected to be near the major north-south corridors (along the I-15 freeway corridor from Sandy to the Point of the Mountain), the major east-west corridors (114th South, 118th South State, 123rd South, and the Bangerter Highway), and the Town Center area. The mix of businesses will probably continue to diversify and the demand for more services to meet the needs of the local population and business communities will increase.

Jurisdiction-Specific Hazards and Risk

The Calculated Priority Risk Index (CPRI) is a comprehensive assessment tool for evaluating and prioritizing risks in a given context. It considers various factors, such as probability, impact, and urgency, to determine the level of risk associated with events or situations. The results for each hazard, including its risk factor (RF) value, are shown in Table 4. The results are based on the criteria in Table 5 and the equation that follows it. The CPRI helps organizations and individuals make informed decisions about risk management and mitigation strategies. It provides a systematic approach to identifying and addressing

potential issues, allowing for a more efficient allocation of resources and proactive risk prevention. With the CPRI, stakeholders can prioritize their focus on the most critical risks, leading to more effective risk management and, ultimately, better outcomes.

Table 4: Calculated Priority Risk Index Values for the City of Draper

Type of Hazard Event	Probability of Future Events	Spatial Extent	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Avalanche	1	1	2	4	2	1	1.7
Drought	2	2	2	1	4	1	2
Earthquake	2	3	4	4	3	2	3
Extreme Heat	3	2	3	1	3	1	2.5
Extreme Cold	3	2	2	1	3	1	2.2
Flooding	2	2	3	3	3	1	2.4
Landslide/Slope Failure	2	2	2	4	1	2	2.1
Radon	3	0	2	1	4	2	2.2
Heavy Rain	3	3	2	3	1	1	2.3
High Wind	2	2	3	3	2	1	2.3
Lightning	1	1	2	4	1	1	1.6
Severe Winter Weather	4	3	2	2	2	1	2.6
Tornado	1	1	3	4	1	2	2
Wildfire	4	4	3	4	3	1	3.3
Dam Failure	1	3	3	2	2	3	2.2
Civil Disturbance	1	1	2	4	2	2	1.8
Cyberattack	2	2	3	4	3	2	2.6
Hazardous Materials Incident (Transportation & Fixed Facility)	2	2	2	4	1	1	2
Public Health Epidemic/Pandemic	2	3	3	1	4	1	2.4
Terrorism	1	1	3	4	2	1	2

Table 5: Criteria for the Calculated Priority Risk Index

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
Probability of Future Events	1	Unlikely	Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.	30%
	2	Occasional	1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.	
	3	Likely	11 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years.	
	4	Highly Likely	91 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year.	
Spatial Extent	1	Limited	Less than 10% of the planning area could be impacted.	10%
	2	Small	10%–25% of the planning area could be impacted.	
	3	Significant	25%–50% of the planning area could be impacted.	
	4	Extensive	50%–100% of the planning area could be impacted.	
Severity of Life/Property Impact	1	Negligible	Less than 5% of the affected area's critical and non-critical facilities and structures are damaged/destroyed. Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	30%
	2	Limited	More than 5% and less than 25% percent of property in the affected area is damaged/destroyed. Complete shutdown of critical facilities for more than one day but less than one week.	
	3	Critical	More than 25% and less than 50% of property in the affected area was damaged/destroyed. Complete shutdown of critical facilities for over a week but less than one month.	
	4	Catastrophic	Over 50% of critical and non-critical facilities and infrastructures in the affected area are damaged/destroyed. Complete shutdown of critical facilities for more than one month.	
Warning Time	1	Self-defined	More than 24 hours	10%
	2	Self-defined	12 to 24 hours.	
	3	Self-defined	6 to 12 hours.	
	4	Self-defined	Less than 6 hours.	
Duration	1	Brief	Up to 6 hours.	10%
	2	Intermediate	Up to one day.	
	3	Extended	Up to one week.	

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
	4	Prolonged	More than one week.	
Response Capacity	1	High	Significant resources and capability to respond to this kind of event; staff are trained, experienced, and ready.	10%
	2	Medium	Some resources and capability to respond to this kind of staff; some staff may be trained, experienced, and ready while others may need additional support.	
	3	Low	Limited resources and capability to respond to this kind of event; additional staff or staff training needed.	
	4	None	No resources and capability to respond this kind of event; additional outside support would be required.	

RISK FACTOR (RF) EQUATION

RF Value = [(Probability x 0.30) + (Spatial Extent x 0.10) + (Severity of Life/Property Impact x 0.30) + (Warning Time x 0.10) + (Duration x 0.10) + (Response Capacity x 0.10)]

Hazards with an RF value greater than or equal to 2.5 are considered high risk. Those with RF values of 2.0 to 2.4 are considered moderate risk hazards, and those with an RF value less than 2.0 are considered low risk. The highest possible RF value is 4.

Hazard Event History

Examining hazard event histories provides valuable insights to inform decision-making and help prioritize resources for risk prevention and response efforts. Table 6 lists the hazard events impacting the city of Draper since the 2019 plan update, as recorded in the Storm Events Database from the National Centers for Environmental Information.

Table 6: History of Hazard Events in the City of Draper

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
Avalanche		N/A		
Drought		N/A	Drought is a recurring problem in the region	Air quality issues, water restrictions
Earthquake	DR-4548-UT	03/18/2020	No significant damage in Draper	5.7 magnitude

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
Extreme Heat		N/A	Summers of 2020–2024	Reported 9 deaths in Northern Utah, an upward trend in heat exposure and heat-related deaths since 2015. Excessive heat can also affect infrastructure. General impacts include increased risk for heat-related illness and increased power demand for cooling systems.
Extreme Cold		N/A	Winter of 2022 and 2023	2022: 5 people experiencing homelessness died from cold-related exposure in Salt Lake City, but this threat could impact neighboring jurisdictions. Extreme cold can contribute to hypothermia and other cold-related illness/injury. Increased demand for heating systems. Potential for frozen pipes or other service disruptions.
Flooding		08/03/2023	Significant damage to drainage, creating several landslides Heavy flooding in multiple residential communities Undercutting of roadway leading to road collapse Estimated \$5,500,000 in city, plus residential damage	Massive storm cell sat over Draper dropping 2+ inches of rain in approximately one hour
Landslide/ Slope Failure		04/22/2023	Two homes slid in landslide. Two neighboring homes were evacuated.	Heavy winter snow and water, and failure of retaining wall.
		06/18/2009, 06/21/2009	Post-fire mudslides in Corner Canyon area. The cost of damage to homes and yards is not available.	Two homes near Bear Mountain Drive were affected on the 18th, but a second mudflow was diverted between homes by a flood-prevention canal on the 21st. The second mudflow passed

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
				between the homes onto Bear Mountain Drive.
Radon		N/A	52% of homes, in Draper are at or above WHO's mitigation threshold.	
Heavy Rain		08/03/2023	Significant damage to drainage, creating several landslides Heavy flooding in multiple residential communities Undercutting of roadway leading to road collapse Estimated \$5,500,000 in city, plus residential damage	Massive storm cell sat over Draper dropping 2+ inches of rain in approximately one hour
High Wind		03/5/2017	\$100,000 property damage.	68 mph winds
		03/13/2016	\$500,000 property damage	59 mph winds
		04/22/2014		72 mph winds
		03/26/2012	Damage at shopping center. Large commercial windows blown out Extensive roof damage to several homes	\$20,000 in property damage
		03/29/2009		???
Lightning		N/A		
Severe Winter Weather		01/21/2019	8 inches	
		01/19/2018	13.5 inches	
		12/13/2015	widespread power outages	
		12/19/2013	7 inches	
		3/22/2013	6 inches	
		01/27/2013	8 inches	
Tornado		N/A		
Wildfire		6/12/2014	Orson Smith Trailhead fire	
		8/15/2011	Bell Canyon Fire	
		8/8/2008	Corner Canyon Fire	680 acres burned, but no homes impacted
Dam Failure				
Civil Disturbance		N/A		
Cyberattack		N/A		

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
Hazardous Materials Incident (Transportation & Fixed Facility)		N/A		
Public Health Epidemic/Pandemic	DR-4525-UT	03/2019	COVID-19	Temporary business closures, economic impacts
Terrorism		N/A		

National Flood Insurance Program Summary

The city of Draper participates in the National Flood Insurance Program (NFIP). Table 7 displays statistics related to the NFIP. The city of Draper will continue to adopt and enforce floodplain management requirements, including regulating new construction of Special Flood Hazard Areas, making substantial improvement and/or damage determinations, or determining the permits required of owners to bring a substantially improved or damaged structure back into compliance. The city of Draper does not participate in the Community Rating System (CRS).

Table 7: National Flood Insurance Program Status for the City of Draper²

Initial FHBM Identified	Initial FIRM Identified	Current Effective Map Date	Adopted Date	Date Joined NFIP	Tribal
	12/18/85	11/19/21	2021	12/18/85	No

Table 8: National Flood Insurance Overview for the City of Draper

Community ID	Number of Losses	Total Net Payment	Active Policies	Total Coverage
490244	0	\$0	5	Unknown

Jurisdiction-Specific Vulnerabilities

Table 9 provides information on the vulnerable assets in the city of Draper, including its critical facilities, highlighting the city's vulnerability to identified hazards. By understanding the risks associated with these assets, local authorities can develop proactive strategies to mitigate vulnerabilities and ensure that the safety and functionality of these important assets during hazard events. These data are invaluable for decision-making and prioritizing resources for emergency response and preparedness efforts, ultimately contributing to more effective risk management and greater resilience in the community.

Table 9: Jurisdiction-Specific Vulnerabilities of the City of Draper

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
Avalanche	People	Several families reside in the foothills where avalanche is a possibility, although low.
	Structures	Several homes are built and continue to be built in the foothills where avalanche is a possibility.
	Economic Assets	Homes could suffer structural damage or total loss, road closures and necessary repairs can be expensive.
	Natural, Historic, and Cultural Resources	Avalanches can destroy forests, wildlife habitats, and watershed areas.
	Critical Facilities and Infrastructure	Power lines, gas lines, and water supply systems can be damaged, leading to outages that affect homes and businesses.
	Community Activities	Mountain bike riding, snow shoeing, cross country skiing
Drought	People	Drought may lead to water restrictions for residents and increased costs for water. Hundreds to thousands of residents and recreationists live and explore the foothills of Draper. High drought seasons pose high risks of wildfires in these areas.
	Structures	Drought increases risk of wildfire. Hundreds of homes sit in the foothills of Draper, with estimated values in the hundreds of millions of dollars. Drought can cause contraction of soils that may damage walls or foundations of buildings.
	Economic Assets	The Draper foothills/Corner Canyon is a big draw for building residential structures and vacationing for outdoor activities.
	Natural, Historic, and Cultural Resources	Drought stresses trees and other vegetation, which may increase the risk of wildfire in the foothills or river bottoms. Several water runoffs and retention basins surround the area.
	Critical Facilities and Infrastructure	Drought can reduce reservoir and groundwater levels, straining water supplies for homes, businesses, and emergency services. Prolonged drought can lead to soil shrinkage and cracking, causing damage to roads, bridges, and pipelines.
	Community Activities	Hiking, mountain biking, running, cross country skiing
Earthquake	People	Approximately 50,000 residents, and thousands of patrons could be affected if an earthquake of 7+ M hits. People can be injured by falling objects or trapped under collapsed structures.
	Structures	The 5.8 M earthquake in Magna on March 18, 2020, created minor damage to several city buildings and residential structures. Unreinforced masonry and other older structures are more susceptible to damage. In a large earthquake, structural damage could be widespread and may require costly repairs that can take months or years to complete.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Economic Assets	Large commercial shopping centers and restaurants are in Draper. Many businesses may experience losses from building damage or damage to equipment or inventory. Business may be closed due to interruptions of power, utility or other services.
	Natural, Historic, and Cultural Resources	Potential disruption of the Draper river bottom and its ecosystems.
	Critical Facilities and Infrastructure	Most city facilities would be affected. City hall, fire stations, public works, school facilities in Draper would most likely be affected as well. An earthquake is likely to cause physical damage to multiple critical facilities and damage infrastructure such as power, transportation, and utilities systems.
	Community Activities	Day-to-day activities, education, recreational outdoor activities would be disrupted.
Extreme Heat	People	Approximate numbers. 3200 residents over 65, 16,000 under the age of 18, 2200 with disability status, and 2400 living below the poverty line. These groups of people may find it extremely difficult to find alternative means of cooling during times of extreme heat.
	Structures	Prolonged heat exposure can weaken building materials, causing cracks in concrete, warping of wood, and deterioration of roofing materials.
	Economic Assets	Businesses may face increased energy costs and reduced worker productivity due to heat-related stress.
	Natural, Historic, and Cultural Resources	Extreme heat can dry out vegetation, increasing wildfire risks that can destroy forests, parks, and historic sites. Outdoor events and supporting events may need to be postponed or cancelled due to heat risks.
	Critical Facilities and Infrastructure	Increased use of air-conditioning can overload the power grid, extreme heat can also cause roads to soften and crack, buckle, creating transportation hazards. Prolonged extreme heat can also increase water demand while leading water reservoirs to evaporate faster, straining and putting pressure on our water systems.
	Community Activities	Outdoor activities may become more dangerous due to heat exhaustion, heatstroke, and risk of dehydration. Parks, hiking trails, and outdoor facilities may see decreased activity.
Extreme Cold	People	Approximate numbers. 3200 residents over 65, 16,000 under the age of 18, 2200 with disability status, and 2400 living below the poverty line. These groups of people may find it extremely difficult to find alternative means of heating during times of extreme cold.
	Structures	Water in pipes can freeze and expand leading to pipes to burst, heavy snow accumulation can also collapse roofs especially on older/weaker structures. Freeze-thaw cycles can also weaken building foundations and cause cracks in roads, bridges, and sidewalks.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Economic Assets	Extreme cold can lead to temporary closures of businesses/community activities. High heating demand can also raise energy costs for businesses and residents.
	Natural, Historic, and Cultural Resources	Extreme cold can impact local wildlife by reducing food sources.
	Critical Facilities and Infrastructure	Increased demand for electricity and natural gas for heating can overload systems. Transportation can also be disrupted due to secondary hazards leading to closures, accidents, and delays. Lower temperatures can also freeze water infrastructure, leading to supply disruptions and costly repairs.
	Community Activities	Extreme cold can cause schools and offices to close or delay start, extreme cold can also reduce participation in outdoor sports/events and activities.
Flooding	People	4000 residents might be affected during natural flooding, not including failure of storm drains and waterlines. Fast-moving flood waters are dangerous and can sweep people away. Flood waters can also spread waterborne contaminants.
	Structures	Hundreds of residential homes and some commercial and schools could be affected. Flooding can cause extensive damage to foundations, walls, and contents of buildings, and in some cases complete destruction of structures.
	Economic Assets	School and commercial buildings can be damaged and require costly repairs. Closures during the initial incident and during the recovery phase can contribute to lost revenue.
	Natural, Historic, and Cultural Resources	Excessive water can erode soil, destabilize hillsides, and increase the risks of landslides in mountainous and foothill areas.
	Critical Facilities and Infrastructure	School and commercial buildings. Storm drains could be overwhelmed. Flood water could damage roads and utilities and disrupt emergency response from police, fire and EMS.
	Community Activities	Areas that may be impacted by thunderstorm and snowmelt flooding include the Bear Canyon Neighborhood, Springdale Way near the foothills, and Corner Canyon Creek. In addition, while the potential is small, the Jordan River, which runs west of I-15 from north to south on the west side of Draper, could overtop due to thunderstorms, severe weather, or rapid snowmelt. The following areas of mitigation interest were identified by the city of Draper and through FEMA's GIS flood exposure analysis: <ul style="list-style-type: none"> • The Bear Canyon neighborhood encroaches into the natural floodplain. During high flows, certain parts of the neighborhood experience flooding along historic flow paths. • In 2011, houses along Springdale Way near the foothills experienced mudflows, flooding, and debris flow from small drainages coming off the foothills.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
		<ul style="list-style-type: none"> Along Corner Canyon Creek, downstream of I-15, commercial development in the Special Flood Hazard Area is planned. The city is considering flood detention and an irrigation facility and a culvert or channelization for Corner Canyon Creek at 1100 East. The Draper Elementary School is vulnerable to the 0.2% annual chance flood.
Landslide/ Slope Failure	People	Hundreds of potential residents affected
	Structures	Hundreds of residential structures as well as commercial and public buildings in the foothills.
	Economic Assets	Numerous geologic hazards exist in Draper and throughout the Salt Lake Valley that could create an emergency situation or disaster. Steep mountains adjacent to the city create the potential for landslides, debris flows, rock falls, and snow avalanches. Draper has experienced landslide-debris flow in the past. Steep slopes on the east and south sides of Draper also have a high potential for landslides and slope failure. Buildings along the ridgetops of some areas increase the potential for slides due to added weight and hill disturbance. Repairs to structures and roadways and stabilization of slopes can be costly.
	Natural, Historic, and Cultural Resources	Landslides could block access to hiking and biking trails.
	Critical Facilities and Infrastructure	Roadways, drainages, retention basin and catch basins could be damaged or blocked. Major roadways such as Traverse Ridge Rd could make access to other roads in the southeast of the city difficult.
	Community Activities	Corner Canyon activities, mountain biking, hiking, cross-country skiing could be inaccessible.
Radon	People	Draper is considered to be at moderate to high risk of radon exposure. Radon is the second leading cause of lung cancer after smoking. Higher risk for certain populations such as children, the elderly, and those with respiratory conditions.
	Structures	Radon enters buildings and homes through cracks in foundations, basements, and crawl spaces.
	Economic Assets	Long-term exposure can lead to increased medical expenses for lung cancer treatment and respiratory issues.
	Natural, Historic, and Cultural Resources	Older structures may lack modern radon-resistant designs, making mitigation more difficult and expensive.
	Critical Facilities and Infrastructure	Radon can dissolve into groundwater, potentially affecting well water sources.
	Community Activities	None

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
Heavy Rain	People	Hopefully, few people are affected by heavy rains. The ones most likely to be affected are those in flood zones and the ones without economical means to recover.
	Structures	Several residential structures and commercial buildings have been affected by heavy rain in Draper.
	Economic Assets	Flooding or water damage may close businesses, leading to financial losses.
	Natural, Historic, and Cultural Resources	Heavy rains can wash away topsoil, destabilize slopes, and damage local ecosystems in the foothills.
	Critical Facilities and Infrastructure	Heavy rains have damaged roadways, retention and catch basins, and storm drains, leading to significant recovery costs.
	Community Activities	Hiking, biking, and other outdoor activities could be dangerous due to muddy trails, landslides, or flash floods. Sport games and other outdoor events/activities may be postponed or canceled.
High Wind	People	Wind speeds in Draper are higher than national averages, and microburst winds are common. They are particularly high at the point of the mountain.
	Structures	High winds can damage houses and commercial buildings. Flying debris can shatter windows, sheds, and fences, and older homes are more vulnerable to wind damage.
	Economic Assets	Wind damage to businesses can lead to closures, financial losses, and repair costs. Homeowners and businesses may face higher insurance claims due to repeated wind damage.
	Natural, Historic, and Cultural Resources	High winds can uproot trees, damage trails, and erode soil, affecting parks and wildlife habitats.
	Critical Facilities and Infrastructure	High winds can damage power lines and transformers leading to power outages. Windstorms can overturn trucks, disrupt flights, and cause road closures.
	Community Activities	Community events and activities may be postponed or canceled
Lightning	People	Direct lightning strikes on people can cause severe burns, cardiac arrest, or neurological damage. Strikes hitting trees, metal structures, or ground currents can also injure people.
	Structures	Lightning strikes can ignite houses, barns, sheds, and outdoor storage buildings.
	Economic Assets	Business disruptions from power outages can lead to financial losses or damage.
	Natural, Historic, and Cultural Resources	Lightning can split trees and ignite dry brush.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Critical Facilities and Infrastructure	Lightning can strike power lines, substations, and transformers causing power outages. Cell towers and other internet/communications infrastructure can be damaged by lightning strikes, delaying emergency services if systems fail.
	Community Activities	Community activities/events outside could be delayed, postponed or canceled due to lightning strikes.
Severe Winter Weather	People	Corner Canyon and the Suncrest Area receive large amounts of snow, which can interrupt business, including city services, such as police, fire, and public works tasks. Winter weather systems and snowstorms over northern Utah can have a dramatic effect on regional commerce, transportation, and daily activity and are a major forecast challenge for local meteorologists. This challenge is heightened in the city of Draper because of the wide variety of local climatic features, such as significant elevation changes, atypical wind patterns, and mountainous slopes located immediately adjacent to city boundaries. These local features can impact the severity of winter storms. Winter Storms additionally bring lower temperatures which can adversely impact the elderly. Additionally, Draper has a number of community members without health insurance which would impact medical care.
	Structures	Heavy snow loads can cause roofs to collapse, especially for older buildings, barns, or poorly maintained structures. Prolonged freezing temperatures can cause pipes to burst, leading to water damage. Freeze-thaw cycles can crack foundations, driveways, and roads.
	Economic Assets	Severe winter weather may shut down businesses and schools. Retail and tourism industries may see fewer customers during extreme winter weather. There will also be an increased demand for heating and electricity, raising energy costs for homes and businesses. Severe winter weather can also delay or halt deliveries, affecting grocery stores, fuel, and other essential goods.
	Natural, Historic, and Cultural Resources	Heavy snow can break tree branches, damage parks and trails.
	Critical Facilities and Infrastructure	Heavy snow can weigh down power lines, causing widespread outages and leaving homes without heat. Roads might be impassable due to snowdrifts or accidents. Buses, trains, and flights may be delayed or canceled. Emergency services may be delayed due to road conditions.
	Community Activities	Severe winter weather may force schools to close, and outdoor activities like skiing, snow shoeing, may be too hazardous. Recreational facilities and city parks may close. Homeless shelters and warming centers may see increased demand as people seek protection from the extreme cold.
Tornado	People	*** Wind speeds in Draper are annually higher than national averages and microburst winds are common. They are particularly high at the point of the mountain. Flying debris, falling trees, and collapsing structures can cause injuries or death.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Structures	High winds can rip roofs off houses, shatter windows, and collapse walls. Tornadoes can flatten shopping centers, businesses, and restaurants, leading to long-term closures.
	Economic Assets	Damage to businesses can lead to closures, layoffs, and financial losses. Industries like retail, hospitality, and manufacturing may be disrupted for weeks or months.
	Natural, Historic, and Cultural Resources	Tornadoes can uproot trees, destroy parks, and damage local ecosystems.
	Critical Facilities and Infrastructure	Tornadoes can knock down power lines and damage substations, leaving residents and businesses without power for days or weeks depending on the severity of damage. Highways like I-15 could be blocked by debris. Traffic signals and streetlights may be damaged as well as schools, public facilities, and communications infrastructure.
	Community Activities	Schools may close for repairs temporarily as well as public facilities.
Wildfire	People	Perhaps the most likely and significant hazard in the city of Draper is the potential for damage and loss of life and property through fire events. The terrain of steep slopes adds to the dangers and difficulties of wildfire suppression. Many homes on the east and south sides of Draper have a high potential for being impacted by wildfires. Fires can occur in the urban fabric of the community or as wildfires in the hillside areas of the community and mountainous areas adjacent to the city. Each incident may require a unique response from the city of Draper. The potential for structure and wildfires is increased by lightning events. Wildfires can remove necessary vegetation, which can make soils unstable for extended periods. Utah's fire season typically occurs during the warmer and drier months between May and October. Although traditionally a majority of wildfires have been caused naturally, mostly by lightning, as development encroaches on the hillsides and lower slopes of the Wasatch Mountains, wildfires caused by humans will likely increase. Residents could be displaced by evacuations. Individuals with disabilities or access and functional needs may have more difficulty evacuating and be more at risk to injury from wildfire. Wildfire smoke impacts air quality, which has negative health effects for individuals not near the fire, particularly people with other respiratory or cardiac conditions.
	Structures	Wildfires can burn entire neighborhoods, especially those near Corner Canyon, Suncrest, and other wooded areas. Homes without defensible space are most vulnerable.
	Economic Assets	Stores, restaurants, and offices may be forced to shut down due to fire damage, evacuations, or power outages.
	Natural, Historic, and Cultural Resources	Wildfires can burn thousands of acres of forests, grasslands, and habitats, displacing wildlife. Loss of vegetation can lead to erosion, landslides, and long-term environmental damage.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Critical Facilities and Infrastructure	Fire can damage electrical grids, transformers, and transmission lines. Roads may be closed due to flames, smoke, or fallen trees. If the water supply systems are damaged, firefighting efforts become more difficult. Emergency services and hospitals may be overwhelmed.
	Community Activities	Community events/activities may be canceled or postponed. Schools may close due to damage. Workplaces may remain closed for days or weeks due to evacuation and/or damage.
Dam Failure	People	*** The Draper Irrigation Company has a storage reservoir located at the mouth of Corner Canyon, which is classified as a dam by the state of Utah. The failure of this storage reservoir could have an impact on residential areas in the city.
	Structures	Homes and buildings can be damaged, basements and lower floors of buildings may be completely submerged or filled with mud or debris
	Economic Assets	Homeowners, businesses and the city may face millions in damage, leading to rising insurance premiums.
	Natural, Historic, and Cultural Resources	Floodwaters can wash away soil, trees, and plant life, damaging local ecosystems.
	Critical Facilities and Infrastructure	Flooding could damage electrical grids, substations, and transformers leading to power outages. Gas lines could be damaged, increasing the risk of fires and explosions, roads could be impassable, emergency services may struggle to reach people due to impassable roads and may become overwhelmed.
	Community Activities	Community events and activities may be postponed or canceled.
Civil Disturbance	People	If demonstrations escalate, people could suffer injuries from physical altercations, tear gas, and projectiles.
	Structures	Businesses, government buildings, and public spaces could be targeted for graffiti, broken windows, arson, or other damage.
	Economic Assets	Civil unrest can force store closures, reducing revenue. Tourists and shoppers may avoid certain areas, affecting local businesses and restaurants. Businesses may struggle with costly repairs.
	Natural, Historic, and Cultural Resources	Demonstrations in parks or streets may result in environmental damage.
	Critical Facilities and Infrastructure	Protestors may block access to roads, delaying emergency response.
	Community Activities	Large community gatherings or activities may be postponed or canceled due to safety concerns.
Cyberattack	People	Cyberattacks could interrupt government work, public safety, and critical infrastructure operation. A data breach could result in cybercriminals stealing personal information, tax documents, and other critical records.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Structures	Cyberattacks on government or private businesses could disable security systems, HVAC controls, and other infrastructure management systems, potentially causing significant damage
	Economic Assets	Cyberattacks can disrupt financial systems, causing delays in payroll and payment processing, licensing and permitting, and other essential services and records management.
	Natural, Historic, and Cultural Resources	A cyberattack on Draper's water supply or power grid could disrupt irrigation systems, impacting parks and other natural areas.
	Critical Facilities and Infrastructure	A cyberattack on Rocky Mountain Power or Enbridge gas could lead to power outages, gas shortages, and water system failures. A breach at Intermountain Healthcare could compromise patient records, delay medical treatment, and disrupt emergency services. Attacks on 911 dispatch systems could increase emergency response times.
	Community Activities	Cyberattacks can disrupt school and education, delay government services, and spread misinformation, which can lead to public distrust
Hazardous Materials Incident (Transportation & Fixed Facility)	People	Exposure to toxic chemicals, fumes, or radiation can cause burns, respiratory issues, poisoning, and long-term diseases (cancer or organ damage). Immediate health effects include nausea, dizziness, difficulty breathing, and skin irritation. Residents and businesses near the spill or explosion site may need to evacuate, and people may need to temporarily shelter somewhere.
	Structures	A hazardous materials explosion at a gas station, industrial site, or transportation route could destroy nearby homes, businesses, and other critical infrastructure.
	Economic Assets	Businesses within hazard zones may be forced to close for weeks or months for cleanup. Road closures due to a spill on I-15, Bangerter, or nearby railways could disrupt supply chains and daily commutes. Government agencies and businesses may face millions of dollars in cleanup expenses and legal claims from affected residents.
	Natural, Historic, and Cultural Resources	Chemicals could seep into groundwater, rivers, and wetland areas, impacting Draper's water supply and local ecosystems
	Critical Facilities and Infrastructure	Firefighters, police, and local hospitals could be overwhelmed, delaying response times for other emergencies. Powerlines could be damaged, causing power outages. A train derailment or truck accident involving hazardous chemicals could close transportation routes.
	Community Activities	Community events and activities may be postponed or canceled due to air quality concerns or evacuation orders.
Public Health Epidemic/Pandemic	People	A public Health Epidemic/Pandemic could infect thousands of residents, with elderly individuals, children, and immunocompromised people at higher risk. Fear of infection could cause panic, distrust, and social unrest. Isolation from quarantines, lockdowns, and social distancing can lead to depression, anxiety, and stress.

Hazard	Vulnerable Asset	What makes this group/asset vulnerable to this hazard? Have there ever been issues with recovery after an event?
	Structures	Public buildings, public transportation systems, and shared public spaces may require frequent cleaning and modifications to prevent the spread of disease.
	Economic Assets	Retail stores, restaurants, and small businesses may suffer from reduced foot traffic, workforce shortages, or mandatory shutdowns. Increased demand for hospital care, medications, and vaccines could become costly.
	Natural, Historic, and Cultural Resources	Parks and natural hiking trails and events may close or have limited access to prevent gatherings and disease spread.
	Critical Facilities and Infrastructure	Hospitals and urgent care clinics may become overwhelmed, leading to long wait times and shortages of medical staff. Fewer people may use public transportation systems, if utility workers and emergency service providers get sick, critical services may slow down, leading to increased response times.
	Community Activities	Large gatherings like sports games, religious services, and community events may be canceled or restricted. Schools and workplaces may implement virtual classes and remote work.
Terrorism	People	A terrorist attack in a public area (such as a shopping center, school, or public event) could result in mass casualties and injuries.
	Structures	A terrorist attack could damage businesses, schools, government buildings, transportation hubs, and other public facilities.
	Economic Assets	Attacks on business, districts, bars, or commercial centers could result in closures and loss of revenue. Tourism and local businesses may suffer if people avoid public places out of fear. Businesses, schools, and government/public buildings may need to invest in security upgrades, increasing operational costs. Property and business owners may have higher insurance premiums and expensive rebuilding costs after an attack.
	Natural, Historic, and Cultural Resources	If an attack targeted churches or monuments it would be devastating for the community. A biological, chemical, or radiological attack could cause environmental damage.
	Critical Facilities and Infrastructure	Physical attacks on substations, transformers, and water treatment facilities could cause long-term power outages and water shortages. Disruptions in communications systems could delay emergency response efforts. A terrorist attack on a major highway like I-15 or public transit could shut down travel and disrupt supply chains. Hospitals and ERs can become overwhelmed, delaying care for other medical emergencies that do not just stop.
	Community Activities	Schools, shopping centers, and office buildings may close temporarily or indefinitely after an attack. Large community gatherings and events may be postponed or canceled due to safety concerns.

Jurisdiction-Specific Impacts and Changes in Development

Hazard events can impact communities, infrastructures, and ecosystems. The severity of these impacts can be influenced by climate change, population patterns, and land use developments. Understanding these factors is crucial for the city of Draper to develop a resilient community and minimize the impacts of hazards. Table 10 displays the impacts each identified hazard has had on the city of Draper.

Table 10: Jurisdiction-Specific Impacts of Hazards on the City of Draper

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Avalanche	The likelihood of avalanches impacting the city of Draper is limited. The area on the east side of the City is adjacent to the Wasatch Mountains, but there has been no historical avalanche activity in that area of the City. Avalanches pose a threat to outdoor enthusiasts, leading to injuries and fatalities.	More-extreme winter storms and changes in temperature may increase the risk of avalanche in new areas or larger avalanches in expected areas. Unknown if risk is greater in the city due to climate change.	Development may continue in the city, and may expand into the foothills, but no known avalanche paths are mapped in the area, and risk is not expected to increase.	Areas at high risk may face restrictions on new construction and require costly safety measures, which can deter development and shift growth to safer locations. Increased awareness of avalanche hazards may lead local governments to implement stricter zoning laws, affecting recreational and tourism opportunities in mountainous regions.	Stayed the Same
Drought	The city of Draper has large swings in temperature and in precipitation amounts during any year and is susceptible to drought. The City encourages landscaping that is friendly to the desert climate of Utah and when drought conditions occur the City would restrict the use of water for outdoor landscaping. Recreational activities may decline, harming tourism, while the risk of wildfires increases, threatening safety and property. In addition, lower water levels can lead to water quality issues and public health concerns.	Climate change affects drought incidents by altering precipitation patterns and increasing temperatures. Warmer weather can lead to longer dry periods and more severe droughts, while changes in rainfall can reduce snowpack in nearby mountains, crucial for summer water supply. Higher temperatures also increase	Drought can significantly influence population patterns by impacting economic opportunities and the quality of life. Water scarcity often leads to reduced agricultural productivity, prompting residents to migrate to areas with more stable job prospects. Increased water costs can make living less affordable, driving some residents away. Conversely, efforts to address drought, such as sustainable development or	Drought can significantly impact land use and development by reducing water availability, leading to shifts in agricultural practices. Farmers may switch to drought-resistant crops or repurpose land for more profitable ventures, prompting urban development as people seek water-secure areas. This increased demand may drive local governments to adjust zoning laws and promote sustainable practices in new projects. As a result, prolonged drought conditions can reshape the	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
		evaporation rates, further straining local water resources.	improved water management, may attract newcomers, resulting in changes in the community's demographic composition over time.	area's landscape and influence future development trends.	
Earthquake	<p>Perhaps the most feared incident in Draper is the potential for a large earthquake. Reports indicate that thousands of deaths, billions of dollars of damage to private property, extended loss of utility services, overwhelmed medical facilities, and other catastrophic incidents will occur if a major earthquake occurs in the Salt Lake and/or Utah Valley.</p> <p>Fine-grained, lake-bottom sediments are common in western Draper and are susceptible to liquefaction-induced ground failure during a large earthquake. Each incident may require a unique response from the city of Draper and for a major earthquake, outside assistance will be necessary.</p>	<p>Increased rainfall and flooding can erode soils, weakening structural integrity and heightening vulnerability during earthquakes. Although the direct links between climate change and earthquakes are still under investigation, environmental effects may impact the region's seismic risk.</p>	<p>Earthquakes can significantly alter population patterns by prompting residents to leave for safer areas after a seismic event. This migration can lead to changes in population density and attract new residents and businesses during the rebuilding process. The perception of the area as a safe place to live may shift, impacting long-term demographics, as some residents return to rebuild while others relocate permanently.</p>	<p>Of significant concern, many high priority public and private buildings and many critical infrastructure facilities are in or across the major fault zones in the region. These facilities include very large waterlines, large irrigation canals, utilities, railroads, and major transportation routes. However, potential damage is not limited to fault zone areas. Earthquakes can alter land use and development by leading to changes in zoning and building codes. After an earthquake, damaged areas might be rezoned for different uses, and development may accelerate in certain neighborhoods.</p>	Stayed the Same

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Extreme Heat	Extreme heat can significantly affect public health, increasing the risk of heat-related illnesses, especially among vulnerable populations. It also strains energy resources due to the higher demand for air-conditioning, potentially leading to power outages. In addition, extreme temperatures worsen air quality by raising ozone levels, which poses respiratory risks. Urban infrastructure may also suffer damage, leading to increased maintenance costs and safety concerns.	Climate change significantly impacts extreme heat by increasing the frequency and intensity of heat waves. Rising global temperatures lead to longer and hotter summers, affecting residents and local infrastructure while heightening health risks, especially for vulnerable populations. Urban heat islands from reduced vegetation and extensive pavement further amplify these effects.	Extreme heat can lead residents to relocate due to damaged homes or safety concerns. Some may move to areas perceived as safer or seek better job opportunities elsewhere. The economic impact and infrastructure damage can also make certain neighborhoods less desirable, leading to shifts in demographics and the socioeconomic landscape as new residents with different backgrounds move in.	Rising temperatures may lead urban planners to adopt heat mitigation strategies, such as increasing green spaces and using reflective materials. Zoning regulations might shift to promote mixed-use developments that enhance walkability and reduce vehicle reliance during peak heat. As concerns about heat-related health risks grow, there may be greater demand for improvements like shaded sidewalks and cooling centers, influencing future development toward resilience and sustainability.	Unknown
Extreme Cold	Extreme cold can lead to health risks such as frostbite and hypothermia, especially among vulnerable populations. Transportation may be disrupted by icy conditions, affecting commutes and emergency services. Infrastructure is at risk, with water pipes potentially freezing and bursting, resulting in costly repairs. In addition, energy	By increasing the intensity of winter storms. Higher atmospheric temperatures allow for more moisture, resulting in heavier snowfall and potentially lower temperatures during these events. In addition,	By driving some residents to relocate to warmer areas. Harsh winters can hinder economic activities and deter new residents and businesses, influencing housing demand and the attractiveness of certain	Extreme cold can impact land use and development by shifting priorities toward indoor facilities like shopping centers and community spaces, as outdoor activities are curtailed. Developers may focus on energy-efficient designs to cope with harsh winter conditions, which can lead to increased	Unknown

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	demands surge as residents rely on heating, straining the electrical grid and increasing utility costs. Low temperatures can also impact local agriculture and wildlife.	fluctuations in weather patterns may disrupt seasonal cycles, leading to unpredictable periods of extreme cold mixed with warmer spells.	neighborhoods. This may disproportionately affect lower-income families, leading to changes in demographics and socioeconomic stratification in the community.	construction costs and adjusted project timelines.	
Flooding	the city of Draper is subject to thunderstorms and snowmelt flooding. Significant flooding occurred in the Salt Lake Valley in 1983 and to a lesser extent in 1984, and again in 2011 resulted in the construction of some sediment basins, installation of stream-bank protection, and the cleaning of stream channels to reduce flood hazards. Flood plains along the Jordan River and its tributaries have been rated for expected flood heights by the Federal Emergency Management Agency (FEMA) and areas susceptible to flooding have been delineated on the Federal Insurance Rate Maps (FIRM). These maps are updated as development occurs and channel obstructions, culvert modifications, and other	Higher temperatures increase the frequency and intensity of extreme weather events and alter precipitation patterns. They lead to more intense rainstorms and accelerated snowmelt from nearby mountains, raising water levels in rivers and streams. This combination raises the risk of flooding, especially in areas with inadequate drainage and urban development in flood-prone zones, heightening the potential for	Flooding can significantly alter population patterns by displacing residents from affected areas, leading them to seek shelter elsewhere. This may cause a population decline where flooding occurs, as individuals might hesitate to return due to ongoing risks or property damage. As neighborhoods become less desirable, people may migrate to safer areas, changing demographic trends and putting pressure on housing in those regions. Over time, these shifts can influence urban planning and development, as local	Several streams run through the City of Draper and converge with the Jordan River that runs along the western border. Thirty-seven (37) structures are vulnerable to the 1% annual chance event and there is additional development planned in the 1% annual chance floodplain.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	changes alter potential flood heights and velocities.	damage to homes and infrastructure.	governments address flooding risks and changing population needs.		
Landslide/ Slope Failure	Steep mountains adjacent to the city create a potential for landslides, debris flows, rock falls, and snow avalanches. The town's steep terrain is vulnerable, especially during heavy rainfall or rapid snowmelt. Properties on slopes may suffer damage, resulting in displacement and economic losses. Transportation networks can be disrupted, complicating emergency responses. In addition, landslides can harm local ecosystems by displacing vegetation.	Climate change increases the risk of landslides through heavier rainfall and greater temperature fluctuations. Intense rain saturates soil, destabilizing slopes, while freeze-thaw cycles weaken the ground. Changes in vegetation can also reduce stability, leading to a higher potential for landslides.	Landslides and slope failures can impact population patterns by making some areas unsafe, leading to displacement and lower property values. This prompts residents to move to safer regions, thereby increasing density in more stable areas. Concerns about future landslides may also deter newcomers from high-risk zones, shaping long-term demographic trends.	Landslides and slope failures can impact land use and development by rendering certain areas unsafe for construction. This often results in stricter zoning laws, pushing developers to focus on more stable regions. Consequently, property values may decline in affected areas, and infrastructure investments shift to increase safety, ultimately guiding growth toward safer locations.	Stayed the Same
Radon	Radon poses significant health risks, particularly lung cancer, as it can enter homes through foundation cracks. Many residents may not test for radon, making them unaware of dangerous levels. Increased awareness and public health initiatives are vital for protection, especially with regard to population growth. Incorporating radon-resistant construction in new	Climate change can affect radon levels by altering soil temperatures and moisture conditions. Higher temperatures may increase radon emissions from the ground, while heavy rainfall can change groundwater and soil saturation,	Radon exposure can influence population patterns, as increased health awareness may drive families to move away from areas with high radon levels. This shift could particularly affect vulnerable groups, changing demographics and demand in the housing market.	Radon can impact land use and development by necessitating site assessments and mitigation, which can increase costs. Developers might prioritize areas with lower radon risks and adopt designs that reduce gas infiltration. This awareness may prompt stricter building codes and zoning regulations, influencing	Unknown

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	developments is also essential for safety.	impacting radon migration into buildings.	Homes with lower radon levels may become more sought after, and public health campaigns can encourage community action, making previously undesirable areas more attractive once mitigation measures are implemented.	where new projects are located and shaping community planning.	
Heavy Rain	Heavy rain can cause flash floods, particularly in low-lying areas, disrupting traffic and emergency services. It may also lead to soil erosion, infrastructure damage, and increased landslide risk in hilly regions. In addition, heavy rainfall can overwhelm waterways, resulting in water quality issues from runoff, impacting public safety, local businesses, and agriculture.	Climate change increases the frequency and intensity of heavy rain, as higher temperatures allow the atmosphere to hold more moisture. This leads to stronger storms, flash flooding, and overwhelmed drainage systems.	Heavy rain can shift population patterns by pushing residents out of flood-prone areas and attracting them to safer neighborhoods. Frequent flooding may lead to evacuations and economic disruptions, prompting relocations. Over time, ongoing heavy rains can affect housing demand and community stability, altering the town's population distribution.	Need for adequate stormwater systems in new areas. Heavy rain can impact land use and development by altering zoning regulations to address flood risks. Previously safe areas might be deemed unsuitable for development, pushing growth to higher ground. There may also be a shift toward green infrastructure and improved drainage systems, ultimately transforming the urban landscape to enhance flood resilience.	Unknown

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
High Wind	High winds can cause property damage to roofs and windows, topple trees and power lines, and lead to power outages. They pose hazards for pedestrians and drivers and can worsen air quality by stirring up dust and pollutants, affecting residents' health.	Climate change affects high winds by altering atmospheric patterns and increasing extreme weather events. Rising temperatures may lead to more substantial, unpredictable winds and more frequent thunderstorms, posing risks to infrastructure and air quality.	High winds can alter population patterns by making certain areas less desirable. Frequent damage may drive residents to safer neighborhoods, deter newcomers, and slow growth in affected regions.	Buildings must meet building codes to withstand expected wind events. High winds can affect land use and development by necessitating stronger building codes and wind-resistant designs, which may raise construction costs. Areas prone to wind damage might see decreased property values, leading to reduced investment. In addition, high winds can cause erosion and harm vegetation, prompting town planners to prioritize open spaces and green infrastructure, ultimately altering development strategies.	
Lightning	Lightning can have several impacts, primarily posing risks to public safety with the potential for injuries or fatalities. It can spark wildfires in nearby areas, threatening property and the environment. In addition, lightning strikes can damage infrastructure, leading to electrical surges that cause power outages and service disruptions. This phenomenon also affects outdoor activities and tourism, while the	Climate change increases temperatures and alters precipitation, leading to more intense thunderstorms and frequent lightning strikes. Urbanization can enhance this effect, posing risks to public safety and infrastructure.	Lightning can influence population patterns by causing property damage and wildfires, leading some residents to relocate. Areas with higher lightning activity may deter new residents, while safer locations could increase migration as people seek protection from severe weather.	Lightning can impact land use and development by increasing risks that require careful planning. Higher insurance costs may deter developers, while infrastructure must include safety measures, such as lightning rods. As climate change causes more intense storms, urban planners may adapt zoning and building codes to enhance resilience, thereby	

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	economic burden includes increased insurance claims and repair costs.			influencing the town's growth.	
Severe Winter Weather	Heavy snow or blizzards can disrupt transportation, hinder emergency services, and cause infrastructure damage, such as roof collapses. These conditions can lead to increased municipal costs for snow removal and have a substantial economic impact on businesses, particularly in retail and tourism. Power outages may also occur, affecting heating during cold months.	Climate change impacts heavy snow and blizzards by altering precipitation patterns. Higher temperatures can lead to more rain than snow, affecting snowpack levels—additionally, increased storm intensity results in heavier, more unpredictable snowfall.	Increased population means more people need to get to work and snow removal must be quicker. Heavy snow or blizzards can impact population patterns by influencing where people live and work. Transportation disruptions may lead residents to seek housing closer to jobs, increasing density in some areas while depopulating others. Families might also avoid regions with frequent heavy snowfall, shifting demand to milder areas. Over time, these trends can alter community demographics and economic activity, prompting adjustments in town planning and resource allocation.	Need to maintain the capacity to plow current and future town roads. Heavy snow and blizzards can influence land use and development by necessitating infrastructure improvements, such as enhanced snow removal and drainage. Planners may prioritize areas more affected by snow for development, while frequent blizzards could deter growth in certain neighborhoods, pushing developers to seek safer locations. Over time, these changes can alter population density and reshape the urban landscape.	

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Tornado	Tornadoes can cause serious damage to property and infrastructure, leading to injuries and economic challenges. Urban areas are especially vulnerable, complicating emergency responses and disrupting essential services. The psychological impact can affect community well-being, potentially leading to changes in demographics and land use as residents seek safer locations.	Climate change may increase the frequency and intensity of tornadoes. Higher temperatures lead to more moisture in the air, creating conditions for severe thunderstorms. Changes in wind patterns and precipitation can also heighten tornado risks, resulting in more destructive storms and greater threats to infrastructure and communities.	Tornadoes can influence population patterns by prompting residents to move to safer areas after damage occurs. This can decrease density in affected neighborhoods while increasing the demand for housing in safer regions. New residents may also move in for recovery opportunities, altering demographics. Over time, repeated tornado threats might push long-term residents to areas with better disaster preparedness, reshaping the town's population distribution.	Tornadoes can significantly alter land use and development by leading to stricter construction codes and zoning laws for resilience. Communities may invest in tornado shelters, relocate critical facilities away from high-risk areas, and create open spaces for emergency response, all while promoting economic development through sustainable practices.	
Wildfire	Wildfires pose serious risks, including habitat damage, degraded air quality, and health issues for vulnerable populations. They can also lead to economic losses, property damage, and increased erosion that affects water quality.	By raising temperatures and creating drier conditions, prolonged droughts lead to more dry vegetation, which serves as fuel for fires. Erratic seasons extend the growing period,	Displaced individuals often seek safer areas, shifting demographics, while declining property values or perceived risk might deter newcomers. Conversely, some may be drawn to rebuilding efforts,	Recovery efforts often focus on resilient infrastructure and green spaces, leading to stricter building codes and encouraging development in safer areas. As wildfires increase with climate change, adapting land use is vital for community resilience.	

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
		while more lightning strikes can ignite wildfires. These factors heighten the threat to ecosystems and community safety.	impacting long-term growth and community dynamics.		
Dam Failure	<p>The Draper Irrigation Company has a storage reservoir located at the mouth of Corner Canyon, which is classified as a dam by the State of Utah. The impacts of the failure of this storage reservoir could have impacts on residential areas in the city. Any dam failures in other areas of Utah would have little impact on Draper, except for the potential impact on water supplies.</p> <p>Dam failure could lead to severe flooding, damaging homes and infrastructure, isolating communities, and hindering emergency responses. This may cause loss of life, especially among vulnerable groups, and trigger economic losses for local businesses and property values. Long-term effects could affect community stability and public health, while floodwaters may contaminate local</p>	Climate change raises the risk of dam failure by causing heavier rainfall and rapid snowmelt. These changes can overwhelm dams and compromise their integrity, highlighting the need for urgent safety assessments and upgrades to protect communities downstream.	Dam failure can impact population patterns by displacing residents and altering demographics. Evacuations can lead to an influx in safer areas, while destruction may deter new residents and contribute to population decline. Fear of future disasters may also prompt individuals to relocate, changing the community's composition and affecting population density and economic activity.	Dam failure can reshape land use and development by making areas prone to flooding unsuitable for growth. This may lead planners to focus on safer regions and implement stricter zoning laws to enhance resilience. The emphasis on sustainable practices and flood mitigation can ultimately transform the urban landscape, prioritizing disaster preparedness in future developments.	Stayed the Same

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	waterways and disrupt ecosystems.				
Civil Disturbance	Civil disturbances can cause economic losses for businesses, create social division, and increase tensions among community groups. They may overwhelm law enforcement, leading to fear and mistrust among residents. Essential services could be disrupted, affecting quality of life, while long-term impacts may include changes in community dynamics and public policy.	Climate change can increase civil disturbances by intensifying environmental stresses and social tensions. Rising temperatures may lead to droughts, wildfires, and poor air quality, particularly affecting vulnerable communities. Resource scarcity, especially water, can spark conflicts and protests. In addition, an influx of migrants from harder-hit areas may strain local resources, further escalating tensions. This cycle of unrest is driven by the impacts of climate change on the environment and community dynamics.	By encouraging residents to move for safety, leading to outflows and new arrivals. These events can reveal social issues, impacting community dynamics, employment, and property values, ultimately reshaping demographics, and social cohesion.	By shifting community priorities toward safety and stability. Developers may hesitate to invest in troubled areas, leading to a focus on public spaces and community centers. Residents might also push for zoning changes favoring low-density housing and community-oriented efforts, prompting a reevaluation of land use strategies.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Cyberattack	Cyberattacks can disrupt critical infrastructure like power and water services, complicating emergency responses. Businesses may face financial losses from downtime and data breaches, eroding consumer trust. The public sector's essential services, including law enforcement and public health, could be compromised, leading to fear and reduced community confidence.	<p>Possible attack on the industry, which is seen as producing large amounts of greenhouse gases and burning fossil fuels.</p> <p>Climate change can heighten cyberattack risk by increasing vulnerabilities during extreme weather.</p> <p>Disruptions like power outages offer cybercriminals opportunities, but focusing on emergency responses can weaken cybersecurity measures. As organizations adopt new technologies to cope with climate impacts, they may unintentionally introduce additional vulnerabilities.</p>	Cyberattacks can change population patterns by eroding trust in essential services. Compromised systems may cause residents to leave due to safety concerns, while high-profile incidents can deter businesses, leading to job losses. This perception of vulnerability may also make the town less appealing to newcomers, resulting in demographic shifts and affecting local development.	Cyberattacks can impact land use and development by undermining confidence in public infrastructure. If essential systems are compromised, investors may be discouraged, slowing economic activity. Local governments might also redirect funds to increase cybersecurity rather than new infrastructure, altering development timelines and urban planning priorities. This can significantly reshape the town's growth and land use.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Hazardous Materials Incident (Transportation & Fixed Facility)	Hazardous materials incidents can severely impact public health, the environment, and the economy. Health risks include serious illnesses from exposure, while environmental damage may lead to soil and water contamination. Economically, incidents can cause property damage, lower property values, and disrupt businesses. The community also faces stress from evacuations and anxiety over safety.	Climate change elevates the risk of hazardous materials incidents by increasing extreme weather events like heavy rain and wildfires. These events can breach storage tanks and heighten material volatility. Vulnerable infrastructure can lead to more spills or accidents, while climate shifts may also introduce new challenges for managing hazardous substances and public health.	By causing evacuations and temporary declines in density. In the long run, unsafe areas may deter new residents, affecting growth and diversity. In addition, negative perceptions can lower property values and economic prospects, leading families to relocate, which impacts local demographics.	Contaminated areas may be designated as hazardous sites, limiting their residential or commercial use and decreasing property values. This can drive developers to seek safer locations, altering growth patterns. Over time, such incidents may lead to new zoning regulations focused on public safety and environmental protection.	Increased
Public Health Epidemic/Pandemic	Epidemics and pandemics can disrupt healthcare by overwhelming facilities and leading to resource shortages, diminishing care for all patients. Economic impacts may include business closures and job losses, particularly in hospitality and retail. The strain on public health services can affect routine care, while mental health issues may arise	By increasing the spread of vector-borne diseases and raising the risk of waterborne illnesses due to flooding or drought. Worsening air quality can also exacerbate respiratory conditions like	By prompting migration for safety and better healthcare. Vulnerable groups may move to areas with improved services, while economic instability can drive people to seek new employment opportunities. In addition, restrictions	By increasing the demand for healthcare facilities like hospitals and clinics. Communities may prioritize green spaces for well-being, leading to adjustments in zoning regulations and potentially fostering higher-density housing near essential services for better access during health crises.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	due to isolation and uncertainty. Shifts to remote learning can hinder student development, and vulnerable populations face heightened risks. Erosion of public trust in health authorities might reduce compliance with guidelines.	asthma, especially in vulnerable populations.	like quarantine measures can limit movement and social interactions, reshaping the community's demographics and impacting local economies.		
Terrorism	Terrorism incidents can have significant impacts, including loss of life and emotional trauma for the community. Economically, they disrupt local businesses and tourism while creating fear and anxiety that affect social cohesion. Emergency services might be overwhelmed, requiring additional support, and increased security measures can alter daily life and raise concerns about civil liberties. Damage to critical infrastructure necessitates long-term repairs, and such incidents may deepen social divisions and prompt changes in security policies, highlighting the need for effective preparedness and response strategies.	Terroristic activity is sometimes centered around climate change. Climate change impacts terrorism incidents by creating conditions of resource scarcity and social unrest. Increased competition for essential resources, such as water, can fuel tensions, making communities more vulnerable to extremist ideologies. Extreme weather events may disrupt social order and infrastructure, offering terrorist groups opportunities to exploit crises. In	Terrorism incidents can alter population patterns by instilling fear and prompting residents to relocate to perceived safer areas, resulting in demographic shifts and potential declines in property values. Some neighborhoods may see an outflow of residents, while others could experience an influx of people seeking refuge from violence. In addition, increased security measures may deter businesses and residents from certain locations, leading to long-term changes in population density and urban development patterns.	Terrorism incidents can lead to significant changes in land use and development by shifting perceptions of safety. Following an attack, areas deemed high risk may see a decline in investment as businesses and residents seek safer locations. This could prompt urban planners to focus on enhancing security features in public and commercial spaces, potentially revising zoning regulations to create buffer zones around critical infrastructure. In addition, fear of future attacks may drive suburbanization, creating more security-conscious communities.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
		addition, climate-driven population displacement can heighten tensions in receiving areas, raising the risk of domestic terrorism. Law enforcement's focus on climate-related challenges can also limit its capacity to address terrorism threats.			

Additional Public Involvement

The city of Draper provided several opportunities for public participation. Figure 1 is an example of public outreach.



Figure 1: Social Media Post for Public Participation

Plan Integration

Incorporating the underlying principles of the Hazard Mitigation Plan and its recommendations into other plans is a highly effective and low-cost way to expand their influence. All plan participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and public service. This plan builds on the momentum developed through previous and related planning efforts and mitigation programs, and it recommends implementing actions where possible through these other program mechanisms. These existing mechanisms include the following:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

Respective planning stakeholders will conduct implementation and incorporation into existing planning mechanisms and will be done through the routine actions of:

- Monitoring other planning/program agendas
- Attending other planning/program meetings
- Participating in other planning processes; and

- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this plan will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Regular efforts should be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into planning updates. Table 10 lists existing planning mechanisms in which the Hazard Mitigation Plan has been integrated. Table 11 lists the opportunities for integrating elements of this plan into other plans.

Table 9: Integration of Previous Plans by the City of Draper

Plan	Description
Emergency Operations Plan 2017	Establishes the framework for the community's response to emergencies and disasters

Table 10: Opportunities to Integrate into Future Plans of the City of Draper

Plan	Description
General Plan	Overview of the city's long-term goals and strategies.
Comprehensive Emergency Management Plan	Future update of Emergency Operations plan – framework for mitigation, preparedness, response, and recovery from disasters in the city.
Suncrest and Traverse Mountain Community Wildfire Protection Plan	Identify wildfire hazards, education, and mitigation actions needed to reduce risk in areas of Draper.
Active Transportation Plan	
Drinking Water System Master Plan	
Master Transportation Plan	
Storm Drain Master Plan	
Stormwater Pollution Prevention Plan	
Town Center Station Area Plan	
Parks, Recreation, and Trails Master Plan	
Open Space Plan	

Capability Assessment

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or could help carry out hazard mitigation activities.

Planning and Regulatory Capabilities

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Table 11: Assessment of the Planning Capabilities of the City of Draper

Plan	Does it address hazards? (Y/N)	How can it be used to implement mitigation actions?	When was the last update? When is the next update?
General Plan	Y	Inform mitigation strategies base on long-term goals	2024
Capital Improvement Plan	Y	Can inform funding sources for mitigation actions	2025
Climate Change Adaptation Plan		N/A	
Community Wildfire Protection Plan	Y	Can inform wildfire mitigation actions	2023
Economic Development Plan	Y	Can inform funding sources for mitigation actions	Unknown
Land Use Plan	Y	Can inform any land use-related mitigation actions and responsible parties	Unknown
Local Emergency Operations Plan	Y	Can inform priorities for mitigation actions	2017
Stormwater Management Plan	Y	Can inform flood mitigation actions	2012
Transportation Plan	Y	The transportation plan can provide information on known transportation challenges to inform mitigation actions.	2023
Substantial Damage Plan	Y	Can inform mitigation actions concerning clean up or damage assessments	Unknown
Other? (Describe)			

Table 12: Assessment of the Regulations and Ordinances of the City of Draper

Regulation/Ordinance	Does it effectively reduce hazard impacts?	Is it adequately administered and enforced?	When was the last update? When is the next update?
Building Code	Y	Y	2021
Flood Insurance Rate Maps	Y	Y	2024
Floodplain Ordinance	Y	Y	2009
Subdivision Ordinance	Y	Y	2019
Zoning Ordinance	Y	Y	2020

Natural Hazard-Specific Ordinance (Stormwater, Steep Slope, Wildfire)	Y	Y	2023
Acquisition of Land for Open Space and Public Recreation Use	Y	Y	2022
Prohibition of Building in At-Risk Areas	Y	Y	2023
Other? (Describe)			

Administrative and Technical Capabilities

Administrative and technical capabilities include staff and their skills. They also include tools that can help carry out mitigation actions.

Table 13: Assessment of the Administrative Capabilities of the City of Draper

Administrative Capability	In Place? (Y/N)	Is staffing adequate?	Are staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
Chief Building Official	Y	N	Y	Y
Civil Engineer	Y	Y	Y	Y
Community Planner	Y	Y	N	Y
Emergency Manager	Y	N	Y	Y
Floodplain Administrator	Y	Y	Y	Y
Geographic Information System (GIS) Coordinator	Y	Y	N	Y
Planning Commission	Y	Y	N	Y
Fire Safe Council	Y	Y	Y	Y
CERT (Community Emergency Response Team)	Y	N	N	Somewhat
Active VOAD (Voluntary Agencies Active in Disasters)	Y	N	N	Somewhat
Other? (Please describe.)				

Table 14: Assessment of the Technical Capabilities of the City of Draper

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
Mitigation Grant Writing	Y	Wildfire mitigation	Can be used to mitigation actions

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
Hazard Data and Information	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects
GIS	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time
Mutual Aid Agreements	Y	Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time
Other? (Please describe.)			

Financial Capabilities

Financial capabilities are the resources to fund mitigation actions. Talking about funding and financial capabilities is important to determine what kinds of projects are feasible, given their cost. Mitigation actions like outreach programs are lower cost and often use staff time and existing budgets. Other actions, such as earthquake retrofits, could require substantial funding from local, state, and federal partners. Partnerships, including those willing to donate land, supplies, in-kind matches, and cash, can be included.

Table 15: Assessment of the Financial Capabilities of the City of Draper

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
Capital Improvement Project Funding	Y	Wildfire mitigation	Can be used to mitigation actions	Wildfire mitigation
General Funds	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects	Identify at-risk areas
Hazard Mitigation Grant Program (HMGP/404)	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time	Used to map and track mitigation efforts
Building Resilient Infrastructure & Communities (BRIC)	Y	Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time	Used to complete mitigation projects
Flood Mitigation Assistance (FMA)	Y	Wildfire mitigation	Can be used for mitigation actions	Wildfire mitigation

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
Public Assistance Mitigation (PA Mitigation/406)	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects	Identify at-risk areas
Community Development Block Grant (CDBG)	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time	Used to map and track mitigation efforts
Natural Resources Conservation Services (NRCS) Programs	Y	Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time	Used to complete mitigation projects
U.S. Army Corps (USACE) Programs	Only dealing with wetlands	Wildfire mitigation	Can be used for mitigation actions	Wildfire mitigation
Property, Sales, Income, or Special Purpose Taxes	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects	Identify at-risk areas
Stormwater Utility Fee	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time	Used to map and track mitigation efforts
Fees for Water, Sewer, Gas, or Electric Services	Y	Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time	Used to complete mitigation projects
Impact Fees from New Development and Redevelopment	Y-Not adequate	Wildfire mitigation	Can be used for mitigation actions	Wildfire mitigation
General Obligation or Special Purpose Bonds	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects	Identify at-risk areas
Federal-funded Programs (Please describe)	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time	Used to map and track mitigation efforts
Private Sector or Nonprofit Programs	N	Used to complete mitigation projects	Established agreements in place to assist in completing	Used to complete mitigation projects

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
			mitigation actions over time	
Other?		Wildfire mitigation	Can be used for mitigation actions	Wildfire mitigation

Education and Outreach Capabilities

Education and outreach capabilities are programs and methods that could communicate about and encourage risk reduction. These programs may be run by a participant or a community-based partner. Partners, especially those who work with underserved communities, can help identify additional education and outreach capabilities.

Table 16: Assessment of the Education and Outreach Capabilities of the City of Draper

Education and Outreach Capability	In Place? (Y/N)	Does it currently incorporate hazard mitigation?	Could it be used to support mitigation in the future?
Community Newsletter(s)	Y	Wildfire mitigation	Can be used to track mitigation actions
Hazard Awareness Campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, School Programs)	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects
Public Meetings/Events (Please describe.)	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time
Emergency Management Listserv		Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time
Local News	Y	Wildfire mitigation	Can be used to track mitigation actions
Distributing Hard Copies of Notices (e.g., public libraries, door-to-door outreach)	Y	Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects
Insurance Disclosures/ Outreach	Y	Used to map and track mitigation efforts	Can be used to track mitigation projects over time
Organizations that Represent, Advocate for, or Interact with Underserved and Vulnerable Communities (Please describe.)	N	Used to complete mitigation projects	Established agreements in place to assist in completing mitigation actions over time
Social Media (Please describe.)	Y	Wildfire mitigation	Can be used to track mitigation actions
Other? (Please describe.)		Identify at-risk areas	Identify at-risk areas and determine priority of mitigation projects

Opportunities to Expand and/or Improve Capabilities

Actions that can expand and improve existing authorities, plans, policies, and resources for mitigation include budgeting for mitigation actions, passing policies and procedures for mitigation actions, adopting and implementing stricter mitigation regulations, approving mitigation updates, and making additions to existing plans as new needs are recognized. Table 17 lists the opportunities for the city of Draper.

Table 17: Opportunities to Expand or Improve the Capabilities of the City of Draper

Capability	Opportunity to Expand and/or Improve
Planning and Regulation	A comprehensive assessment of existing authorities, policies, programs, and resources is essential. This involves evaluating the effectiveness of current plans, such as the General Plan, Capital Improvement Plan, Community Wildfire Protection Plan, and Economic Development Plan, in addressing hazard mitigation. Identifying gaps and areas for improvement will help ensure that these plans are effectively used to implement mitigation actions. In addition, reviewing and updating regulations and ordinances, such as building codes, floodplain ordinances, subdivision ordinances, and zoning ordinances, will enhance their capacity to reduce hazard impacts. By addressing these unknowns, the community can strengthen its planning and regulatory framework, ensuring better preparedness and effective hazard mitigation. Regular evaluations and updates will maintain the relevance and effectiveness of these capabilities.
Administrative and Technical	A thorough assessment of current staffing levels and their effectiveness in various roles, such as Chief Building Official, Civil Engineer, Community Planner, Emergency Manager, Floodplain Administrator, and GIS Coordinator is essential. In addition, providing ongoing training on hazards and mitigation for all relevant staff members will enhance their expertise and ability to implement effective mitigation strategies. Improving coordination between agencies and staff can be achieved by establishing regular interagency meetings, communication channels, and collaborative projects. Evaluating the use of technical capabilities, such as mitigation grant writing, hazard data and information, GIS, and mutual aid agreements will help identify gaps and optimize these tools for future risk assessment and mitigation efforts. By addressing these unknowns, the community can significantly enhance its administrative and technical capabilities, ensuring better preparedness and effective mitigation actions. Regular reviews and updates will maintain the relevance and effectiveness of these capabilities.
Financial	It is essential to conduct a comprehensive assessment of existing funding resources and their past use. This will provide clarity regarding the resources used for specific activities and their potential to fund future mitigation actions. For instance, evaluating the use of Capital Improvement Project Funding and General Funds will help determine their effectiveness and how they can be leveraged for future efforts. In addition, exploring opportunities to apply for grant programs, such as the Hazard Mitigation Grant Program (HMGP/404), Building Resilient Infrastructure & Communities (BRIC), Flood Mitigation Assistance (FMA), Public Assistance Mitigation (PA Mitigation/406), and Community Development Block Grant (CDBG), can significantly enhance financial capabilities. Engaging with state and federal partners and private sector and nonprofit organizations can open doors to additional funding resources. Evaluating revenue-generating options like property, sales, income, or special purpose taxes, and fees for water, sewer, gas, or electric services is crucial for planning and allocating budgets effectively. By addressing these unknowns, the community can strengthen its financial capabilities and ensure that a wide range of mitigation actions are feasible, ultimately enhancing overall resilience to hazards.

Capability	Opportunity to Expand and/or Improve
Education and Outreach	A thorough assessment of current resources is essential. Evaluating the incorporation of hazard mitigation into existing programs, such as community newsletters, hazard awareness campaigns, public meetings, and emergency management listservs, will help identify gaps and areas for improvement. Collaborating with local news outlets and using various methods for distributing information, such as hard copies and social media platforms like Facebook, Instagram, and X, can enhance outreach efforts. In addition, partnerships with insurance companies and organizations representing underserved communities can ensure that hazard mitigation messages reach a broader audience. By addressing these unknowns, the community can enhance its education and outreach capabilities, effectively communicating risk reduction strategies and improving overall preparedness.

Mitigation Strategy

Mitigation strategies provide proactive measures that are designed to minimize the impacts of hazards on the city of Draper. Table 18 shows mitigation action alternatives, and Table 19 shows the status of previous mitigation activities. Table 20 is the 2025 mitigation action plan for the city of Draper

Table 18: Mitigation Action Alternatives for the City of Draper

Action	Type of Action	Selected for inclusion in the plan?	If not selected, why not?
Improve regulations for development to reduce damage from landslides.	Planning and Regulatory	Yes	

Table 19: Status of Prior Mitigation Actions of the City of Draper³

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update
Conduct seismic retrofitting	Earthquake	Draper EM	Public Works	Ongoing
Design Wildfire Evacuation Plan and Route designations	All hazards	Draper EM	GIS, Fire Department, Police Department	Ongoing
Install Notification System to Alert the Public	All hazards	Draper EM	Draper Communications	Ongoing – Civic Ready alerting/ notification system. (Must sign up or be in a geographical range of tower for cell phones).

³ EM = Emergency Management, IPAWS = Integrated Public Alert and Warning System, PIO = Public Information Officer, SLCo = Salt Lake County, WUI = Wildland–Urban Interface.

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update
				SLCo, IPAWS
Bury powerlines	All hazards	Draper EM	Public Works	Ongoing
Increase Defensible Space and Wildfire Mitigation	Flood (Riverine and Urban/ Flash Flooding)	Draper EM	Fire Department – Wildland Fuels Crew	Ongoing Large project in the WUI areas
Assess critical facilities for hazard exposure, structural weaknesses, power, communications and equipment resources and redundancy, and adequate emergency procedures	All hazards	Draper EM	Engineering Building Planning and Zoning	Ongoing
Compile inventory of mutual-aid agreements and memoranda of understanding (MOU) and identify deficiencies	All hazards	City of Draper	Unknown	In progress
Pursue and implement needed mutual-aid agreements	All hazards	City of Draper	Unknown	In progress
Provide education regarding all natural hazards through live trainings and web-based, print, and broadcast media	All hazards	City of Draper	Fire, Police, Public Works, Draper PIO	Ongoing Completed on as-needed basis and seasonally
Repair, maintain, and improve water distribution infrastructure to prevent loss from leakage, breaks, etc.	Drought	City of Draper	Public Works	Ongoing Scheduled projects
Identify structures at risk of earthquake damage	Earthquake	City of Draper	Engineering/ Building	Ongoing
Complete seismic rehabilitation/ retrofitting projects at public buildings at risk	Earthquake	City of Draper	Engineering/ Building	Ongoing
Provide educational materials to unreinforced masonry home and business owners	Earthquake	City of Draper	Engineering/ Building	Ongoing

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update
Procure engineering consultant to perform the nonstructural design and geotechnical assessment and review.	Earthquake	City of Draper	Engineering/ Building	Ongoing
Determine potential flood impacts and identify areas in need of additional flood control structures	Flooding	City of Draper	Public Works Engineering	Incomplete
Address identified problems through construction of debris basins, flood retention ponds, energy dissipaters, or other flood control structures	Flooding	City of Draper	Public Works Engineering	Ongoing
Establish maintenance and repair programs to remove debris, improve resistance, and otherwise maintain effectiveness of stormwater and flood control systems	Flooding	City of Draper	Public Works	Ongoing
Identify and assess structures for deficiencies	Flooding	City of Draper	Engineering/ Building	Ongoing
Modify structures as needed to address deficiencies	Flooding	City of Draper	Engineering/ Building	Ongoing
Coordinate with the Utah Geological Survey and other agencies to understand current slope failure threats/potential	Landslide/ Slope Failure	City of Draper	Engineering Public Works GIS	Incomplete
Increase public awareness through “Firewise” program	Wildfire	City of Draper	Fire Department	Ongoing Annually
Educate homeowners on the need to create defensible space near structures in wildland–urban interface (WUI)	Wildfire	City of Draper	Fire Department	Ongoing Annually
Work with experts and communities to develop or update evacuation plans	Wildfire	City of Draper	Emergency Management, School Districts, Local Hospitals	Ongoing

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update
Reduce fuels around publicly owned structures	Wildland Fire	City of Draper	Fire Department Parks/Rec	Ongoing as needed
Assess existing water flow capabilities, both public and private, and address deficiencies	Wildland Fire	City of Draper	Public Works/ Draper Water Water Pro	Ongoing
Assist communities in developing Community Wildfire Protection Plans or similar plans	Wildland Fire	Draper EM	Fire Department	Ongoing
Establish Firewise Community Program for SunCrest and the entire East Bench.	Wildland Fire	Draper EM	Draper City Emergency Preparedness, Draper City Public Works, Fire Department	Ongoing
Continue to enforce master drainage plan requirements	Flood	Draper City Engineering and Public Works		Ongoing
Continue Utah Shakeout activities to promote earthquake awareness	Earthquake	Emergency Manager, Police Department, and the City's Emergency Preparedness Committee		Annually
Purchase hazard public notification boards	All hazards	Draper City Public Works and Police Department		2 boards purchased and in use. Additional boards needed.
Educate residents and businesses through the city of Draper website and Twitter	All hazards	Public Relations Officer, Emergency Manager, Draper City Building Inspection Division and Draper City Community Development Department	Draper PIO	Continual updates

Table 20: 2025 Mitigation Action Plan for the City of Draper⁴

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
1	Develop an enhanced emergency notification communications system	Avalanche, Civil Disturbance, Dam Failure, Drought, Wildfire, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather Terrorism, Tornado, Wildfire	Draper PIO	Draper EM, SLCo EM, Draper FD, Draper PD, Civic Plus/ Ready	Early notification of impending disasters to decrease loss of life. Improved relationships with the public and stakeholders. Faster delivery of information with plans ready to go.	Medium	Draper City general fund	1–3 years	Medium	
2	Design wildfire evacuation plan and route designations	Wildfire	Draper FD	Draper EM, Draper PD, GIS, SLCo EM, FFSL	Improve Fire safety in the WUI areas, Cut fire breaks into the mountain side also functioning as trails	Medium	Draper City, CWDG grant, WUIPPM	3–5 years	High	Currently working on and completing a prior 3-year grant commitment
3	Enhance security at critical infrastructure locations to prevent potential for terrorist acts	Terrorism (including cyberattacks)	Draper EM	Draper IT, Draper PD, Draper Public Works, SIAC, SLCo EM	Increased security protocols (both in technology and policy) for staff/first responders, clear expectations/ understanding for the public.	Medium	Draper City, Draper EM, SHSP Grant	1–3 years	Medium	
4	Promote the Firewise initiative and regularly review/ update the Community Wildfire Protection Plans (CWPP) for at-risk communities	Wildfire	Draper FD	Draper EM, Draper Fuels Crew, SLCo EM, FFSL	Increased awareness of plans (for the public and stakeholders), improved eligibility for grants/other funding sources, regular review of CWPP	Medium	Draper City, Draper EM, CWDG grant	1–3 years	Medium	
5	Partner with SLCo EM to develop a city-wide single source of information sharing/ gathering for intelligence	Civil Disturbance, Terrorism	Draper EM	Other Draper City departments, SLCo EM, Draper PD, SLCo Sheriff's Office, SIAC, local jurisdictions	Improve communication and coordination between Draper City agencies and SLCo.	Medium	Draper City, Draper EM, SHSP grant.	1–3 years	Medium	One platform to report and share information
6	Install xeriscaping on government-owned buildings	Drought	Draper Facilities	Draper Water, Water Pro, State of Utah, SLCo EM, local utility companies	Decrease the cost of landscape irrigation, decrease water use	Low	Water districts, Draper Facilities, Draper Parks and Recreation	1–3 years	Low	
7	Conduct seismic retrofitting for critical facilities and other community assets.	Earthquake	Draper City Building and Engineering	Draper City, MSD, Draper EM	Decrease the potential for building collapse and catastrophic injury to occupants	High	Draper City, BRIC grant, HMGP grant	3–5 years	Low	

⁴ BRIC = Building Resilient Infrastructure and Communities, CWDG = Community Wildfire Defense Grant, EM = Emergency Management, EMPG = Emergency Management Performance Grant, FD = Fire Department, FFSL = Division of Forestry, Fire, and State Lands, FMA = Flood Mitigation Assistance, HMGP = Hazard Mitigation Grant Program, IT = Information Technology, LEPC = Local Emergency Planning Committee, MSD = Municipal Services District, NWS = National Weather Service, PD = Police Department, PIO = Public Information Officer, SHSP = State Homeland Security Program, SIAC = Statewide Information and Analysis Center, SLCo EM = Salt Lake County Emergency Management, UDEM = Utah Division of Emergency Management, WUI = Wildland–Urban Interface, WUIPPM = Wildland Urban Interface Prevention, Preparedness, and Mitigation Fund.

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
8	Improve communication to the public and stakeholders on resources available when Code Blue is in effect during severe winter weather.	Severe Winter Weather, Extreme Cold	Draper EM	Draper City PIO, Draper EM, SLCo EM, The Office of Homeless and Criminal Justice Reform	Prevents further damage to critical infrastructure, ensures that homeless individuals have warming resources available, offloads some of the pressure on local homeless resource providers with standard protocols to follow with Code Blue.	Low	Draper City, Draper EM	1–3 years	Low	
9	Determine potential flood impacts and identify areas in need of additional flood control structures.	Flooding and Heavy Rain	Draper Public Works	Draper City, Draper EM, SLCo. Flood Control Engineering, water districts	Improve understanding of where flood mitigation is a priority.	High	Draper City, Draper Public Works, SLCo, FMA, HMGP grant, EMPG grant	5 years	Medium	
	Reinforce or rebuild existing culverts and bridges, add new culverts and bridges in newly identified hazard areas.	Flooding and Heavy Rain	Draper Public Works	Draper City, Draper EM, SLCo. Flood Control Engineering, water districts	Allow for greater handling of heavy rain, and spring melt runoff and decrease potential debris buildup	High	Draper City, Draper Public Works, SLCo, FMA, HMGP grant, EMPG grant	5 years	Medium	
	Establish maintenance and repair programs to remove debris, improve resistance, and otherwise maintain effectiveness of stormwater and flood control systems.	Flooding and Heavy Rain	Draper Public Works	Draper City, Draper EM, SLCo. Flood Control Engineering, water districts	Allow for greater handling of spring melt runoff and decrease potential debris buildup	High	Draper City, Draper Public Works, SLCo, FMA, HMGP grant, EMPG grant	5 years	Medium	
10	Conduct public awareness campaign on Tier 2 reporting software for chemical reporting	Hazardous materials incident	Draper Fire Marshal	Draper FD, Draper EM, Draper PD, SLCo EM, LEPC	Improved understanding of tier 2 reporting and how local agencies/jurisdictions can find and submit information. A common operating platform for hazardous materials reporting.	Low	Draper City LEPC	5 years	Medium	
11	Enact city regulations and codes for development to reduce damage to critical infrastructure and buildings from landslides and slope failure	Landslide and slope failure	SLCo Office of Regional Development	Draper Building and Engineering, MSD, SLCo EM	Reduce the likelihood of landslides and critical infrastructure/building damage. Ensures that future development is up to code and follows policy to avoid repetitive loss properties.	Low	Draper City	5 years	Medium	
12	Develop and implement public education programs on disaster awareness and mitigation	Avalanche, Civil Disturbance, Dam Failure, Drought, Wildfire, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather Terrorism, Tornado, Wildfire	Draper EM	Draper City, Draper FD, Draper PD, Draper Public Works, SLCo EM, NWS, UDEM	Improve understanding of local resources, improve relationships with the public and stakeholders. Outlined plans/SOPs for programs.	Low	Draper City general fund	1–3 years	Medium	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
13	Enhance and promote the implementation of CERT and SAFE Hubs	Avalanche, Civil Disturbance, Dam Failure, Drought, Wildfire, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather Terrorism, Tornado, Wildfire	Draper EM	Draper City, Draper FD, Draper PD, SLCo EM	Improved awareness of local resources	Low	Draper City, Draper EM, SLCo EM	1–3 years	Medium	
14	Provide education regarding all natural hazards through live trainings and web-based, print, and broadcast media	Avalanche, Civil Disturbance, Dam Failure, Drought, Wildfire, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather Terrorism, Tornado, Wildfire	Draper EM	Draper City, Draper FD, Draper PD, Draper Public Works, Draper PIO, SLCo EM, NWS, UDEM	Improved awareness of potential natural hazards affecting the city of Draper	Low	Draper City general fund, BRIC grant, HMGP grant	1–3 years	Low	



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MEMO



To: City Council
From: Travis DeJong, Business License Official
Date: 2025-07-01
Re: Approval of Ordinance #1660

Comments:

The purpose of this text amendment is to add a hospitality amenity alcohol license type into the Draper City Municipal Code, clarify that on-premises beer retailers are eligible to be transferred to a new owner without requesting Local Consent from City Council, remove application requirements to provide flexibility to staff to determine what is needed, and apply various grammatical changes.

These proposed amendments were last heard by City Council on May 6, 2025 and were continued in order to further study the requested changes and to have the ability to ask questions to the applicant of a hospitality amenity alcohol license. The applicant was not present at the May 6, 2025 meeting.

ATTACHMENTS:

[Ordinance #1660.pdf](#)

ATTACHMENTS:

[Hospitality Amenity Text Amendment PowerPoint2.pdf](#)

ORDINANCE NO. 1660

AN ORDINANCE OF THE DRAPER CITY COUNCIL AMENDING TITLE 6-4 OF THE DRAPER CITY MUNICIPAL CODE PERTAINING TO ALCOHOLIC BEVERAGE LICENSES – HOSPITALITY AMENITY LICENSES

WHEREAS, the sale of alcoholic beverages is highly regulated by the state of Utah in the Alcoholic Beverages Control Act, Utah Code Ann 32B-01-101, et seq. (the “Act”); and

WHEREAS, Section 32B-1-204 of the Act grants the City authority to regulate the sale of alcoholic beverages in the areas where the Act does not expressly address an issue, otherwise the City must follow the Act; and

WHEREAS, DCMC Chapter 6-4 does not provide for a Hospitality Amenity License as authorized by state law; and

WHEREAS, the Draper City Council finds good cause to amend DCMC Chapter 6-4; 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 6-4 of the Draper City Municipal Code attached hereto as Exhibit A: 1) a hospitality amenity license is not provided for; 2) the on-premises beer retailer license is not mentioned in Section 6-4-050 (A)(9); 3) the listing of documents to accompany an application in 6-4-040 (A) is unnecessary; 4) the license types, when listed, are not alphabetized for easy reference; and 6) the text contains minor grammatical errors. The proposed amendments serve the best interest of the health, safety, and welfare of the citizens of Draper.

Section 2. Amendment. Chapter 6-4 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 1ST DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Vawdrey
Mayor Walker

YES	NO	ABSENT
—	—	—
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—	—	—
—	—	—
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EXHIBIT A

6-4-010: AUTHORITY:

Draper City may prohibit, except as provided by law, any person from knowingly possessing any intoxicating alcoholic beverages, and the manufacture, sale, keeping or storing for sale, offering or exposing for sale, importing, carrying, transporting, advertising, distributing, giving away, exchanging, dispensing or serving of intoxicating alcoholic beverages. The authority for this chapter is derived from Utah Code Annotated section 10-8-42 and the Utah Alcoholic Beverage Control Act. (Ord. 1317, 3-27-2018)

6-4-020: DEFINITIONS:

All words and phrases as used in this chapter shall have the following meanings, unless a different meaning clearly appears from the context:

ACT: The Utah Alcoholic Beverage Control Act as found in Utah Code Annotated section 32B-1-101, et seq.

ALCOHOLIC BEVERAGE: A beverage consisting of beer or liquor as the terms are defined in this section.

BANQUET: An event that is held at one or more designated locations approved by the City or on the premises of a hotel, resort facility, sports center, or convention center for which there is a contract between a person operating a facility listed above and another person and under which the person operating a facility is required to provide an alcoholic product at the event and at which foods and alcoholic products may be sold, offered for sale or furnished.

BAR ESTABLISHMENT LICENSE: A license issued to an equity organization, fraternal organization, or a bar which allows for the storage, sale, service and consumption of on-premises alcoholic beverages where a variety of on-premises prepared food must be available for the customer the entire time the bar is open; but, there is no required percentage of food sales.

BEER: A product that contains at least 0.5 percent alcohol by volume, but not more than four percent (4%) of alcohol by volume or 3.2 percent by weight, and is obtained by fermentation, infusion, or decoction of any malted grain. Such products may or may not contain hops or other vegetable products. Beer includes products referred to as beer, ale, porter, stout lager or a malt or malted beverage. Beer does not include a flavored malt beverage.

BEER-ONLY RESTAURANT LICENSE: An establishment that is issued a license which allows for the storage, sale, service, and consumption of beer on the premises where the business is engaged in primarily serving meals to the general public, where patrons may only purchase beer in conjunction with an order of food that is prepared, sold and served at the restaurant, and where the restaurant maintains a percentage of the total restaurant business from the sale of food as required by the Act.

BREWER: Any person or facility engaged in manufacturing beer, heavy beer, or flavored malt beverage.

CHURCH: A building set apart for the purpose of worship, in which religious services are held, with which clergy is associated and which is tax exempt under the laws of this State.

CITY: Draper City.

COMMISSION: The Alcoholic Beverage Control Commission as defined in the Act.

COMMUNITY LOCATION: A public or private school, church, public library, public playground, or public park.

CONTAINER: A receptacle that contains an alcoholic product, including a bottle, a vessel, or a similar item.

EMPLOYEE: Any person who is employed by any establishment covered by this chapter during hours such establishment is open to its members or to the public, whether or not pecuniary compensation is provided or offered therefor.

EQUITY LICENSE: A license having the same meaning as defined in the Act.

FLAVORED MALT BEVERAGE: A beverage that contains at least 0.5 percent alcohol by volume, is treated by processing, filtration, or another method of manufacture that is not generally recognized as a traditional process in the production of a beer as described in 27 CFR section 25.55 and to which is added a flavor or other ingredient containing alcohol, except for a hop extract; and for which the producer is required to file a formula for approval with the Federal Alcohol and Tobacco Tax and Trade Bureau pursuant to 27 CFR section 25.55, or that is not exempt under subdivision (f) of 27 CFR section 25.55. A flavored malt beverage is considered liquor.

FRATERNAL LICENSE: A license having the same meaning as defined in the Act.

FULL-SERVICE HOTEL: A hotel that offers full availability of requisite standardized industry amenities which are not limited to, but including the following: on-premises

restaurant, room service, business center, concierge, fitness center, banquet halls, various room type selection such as suites.

FULL-SERVICE RESTAURANT LICENSE: A license that allows for the storage, sale, service, and consumption of alcoholic beverages on the premises of a restaurant that is primarily engaged in serving meals to the general public, where patrons may only purchase alcoholic beverages in conjunction with an order of food that is prepared, sold and served at the restaurant, and where the restaurant maintains a percentage of the total restaurant business from the sale of food as required by the Act.

HEAVY BEER: A product that contains more than four percent (4%) alcohol by volume and is obtained by fermentation, infusion, or decoction of malted grain. Heavy beer is considered liquor for purposes of this chapter.

HOSPITALITY AMENITY LICENSE: A license granted to a hotel that permits the storage, sale, furnishing, and consumption of alcoholic products on the licensed premises for hospitality social events.

HOTEL: Commercial lodging establishment that offers at least 40 rooms as temporary sleeping accommodations for compensation.

LICENSED PREMISES: A building, enclosure or room occupied by any person licensed to sell alcoholic beverages on any premises under this chapter or the Act.

LICENSEE: A person granted a license under this chapter. This term shall also include any employee, management or personnel of the licensee.

LIMITED-SERVICE RESTAURANT: A restaurant that is issued a liquor license which allows for the storage, sale, service, and consumption of wine, beer and heavy beer on the premises where the business is engaged in primarily serving meals to the general public, where patrons may only purchase wine, beer, and heavy beer in conjunction with an order of food that is prepared, sold and served at the restaurant, and where the restaurant maintains a percentage of the total restaurant business from the sale of food as required by the Act.

LIQUOR: Alcohol or an alcoholic, spirituous, vinous, fermented, malt, or other liquid, or combination of liquids, a part of which is spirituous, vinous, or fermented, or all other drink, or drinkable liquid that contains at least 0.5 percent alcohol by volume and is suitable to use for beverage purposes. "Liquor" includes heavy beer, wine and a flavored malt beverage. "Liquor" does not include any beverage defined as beer.

MANUFACTURE: To distill, brew, rectify, mix, compound, process, ferment, or otherwise make an alcoholic product for personal use or for sale or distribution to others.

MANUFACTURER LICENSE: A license granted under the Act, which includes a brewer, winery or distillery.

MEMBER: A person, who after paying regular dues, has full privileges of an equity licensee or fraternal licensee under this chapter.

MINOR: Any person under the age of ~~twenty~~ twenty-one (21) years.

OFF-PREMISES BEER RETAILER: A beer retailer who is licensed and engaged in the retail sale of beer to a patron for consumption off the beer retailer's premises.

ON-PREMISES BANQUET LICENSE: A license which allows the sale, storage, service and consumption of alcoholic beverages on the premises (not open to the general public) in connection with a banquet such as a hotel, resort facility, sports center or convention center as defined in the Act.

ON-PREMISES BEER RETAILER: A beer retailer who is authorized to sell, offer for sale, or furnish beer under a license issued in accordance with the Act and is engaged in the sale of beer to a patron for consumption on the beer retailer's premises and is operated as a tavern.

OUTLET: A location other than a State store or package agency where alcoholic beverages are sold pursuant to a license issued by local authority.

PARK: A piece of public ground that is set apart for the use of the public, whether developed or undeveloped, and that is usually, or may be, planted with trees, lawns, or other shrubbery. The park may include facilities for sport, entertainment, dancing, recreation, or swimming, or a park may be planned for such future use of any and all other facilities. A park may consist solely of a single purpose facility, either actual or proposed, such as an equestrian park, open-air theater, or playground. For purposes of this chapter, a golf course is not a park. A trail is not considered a park for these purposes.

PERSON: An individual, partnership, firm, corporation, limited liability company, association, business trust, or other form of business enterprise, including a receiver or trustee, and the plural as well as the singular number, unless the intent to give a more limited meaning is disclosed by the context.

PLAYGROUND: A public, private or neighborhood area which may or may not include play equipment where children go for physical activity or to play.

PREMISES: Any building, enclosure, designated area, or room used in connection with the sale, storage, furnishing, manufacture, distribution or consumption of alcoholic product, unless otherwise defined in this chapter.

PRIVATE EVENT: A specific social, business, or recreational event for which an entire room, area or hall is leased or rented in advance by an identified group, and that is limited in attendance to people who are specifically designated and their guest. A private event does not include an event to which the general public is invited whether for an admission fee or not.

RECEPTION CENTER: A business that operates facilities that are at least five thousand (5,000) square feet, and has as its primary purpose the leasing of the facilities to a third party for the third party's event.

RECEPTION CENTER LICENSE: A license that allows for the storage, sale, offer for sale, furnishing, and consumption of an alcoholic product on premises operated as a reception center.

RESTAURANT: A business establishment engaged primarily in serving meals at which a variety of foods are prepared and complete meals are served. For the purposes of this chapter, restaurant includes a full-service restaurant licensee, a limited-service restaurant licensee, or a beer-only restaurant licensee.

RETAILER: A person engaged in the sale or distribution of an alcoholic beverage to a consumer.

SCHOOL: A building used primarily for the general education of minors. "School" does not include a nursery school, an infant day care center, or a trade or a technical school.

SELL, SALE, OR TO SELL: A transaction, exchange, or barter whereby, for consideration, an alcoholic beverage is either directly or indirectly transferred, solicited, ordered, delivered for value, or by means or under pretext is promised or obtained, whether done by a person as a principal, proprietor, or as an agent, servant, or employee, unless otherwise defined in this chapter or the rules made by the commission.

SERVE: To place an alcoholic product before an individual.

SINGLE EVENT: A convention, civic, or community enterprise conducted by a bona fide corporation, church, political organization, or association or a recognized subordinate lodge, chapter, or other local unit thereof. A single event permit includes both a one hundred twenty (120) hour single event permit, which authorizes the storage, sale, offering for sale, furnishing and consumption of liquor for a period not to exceed one hundred twenty (120) consecutive hours; or a ~~seventy~~ **seventy-two** (72) hour single event permit, which authorizes the storage, sale, offering for sale,

furnishing, and consumption of liquor for a period not to exceed ~~seventy~~ seventy-two (72) consecutive hours; or a temporary beer event permit.

SPECIAL USE PERMIT: A permit issued by the commission for the purchase, sale, storage, use, consumption, or manufacture of alcoholic products in limited types and quantities, and for limited purposes. Permits may be granted for the following purposes: a religious wine use permit; an industrial or manufacturing use permit; a scientific or educational use permit; or a public service permit.

STAFF: An individual who engages in activity governed by this chapter on behalf of a business, at the request of the business, or under the authority of the business. Staff includes an officer, a director, an employee, personnel management, an agent including a managing agent, an operator or a representative.

STATE STORE: A facility for the sale of package liquor located on premises owned or leased by the State and operated by a State employee. The term "State store" does not apply to a licensee, permittee, or package agency.

TAVERN: A business establishment that is engaged primarily in the retail sale of beer to a public patron for consumption on the establishment's premises. "Tavern" includes beer bar, parlor, lounge, cabaret, and night club if the revenue from the sale of beer exceeds the revenue of the sale of food, although food need not be sold in the establishment.

TRAIL: A linear corridor of property which is planned as part of the Parks and Trails Master Plan or recognized as a City facility by the Parks and Trails Master Plan, although not classified as a park, and maintained by the City for the purpose of recreation and alternate transportation as a part of the transportation system, thus not designed or intended for use by unaccompanied small children. A trail is not a park for purposes of this chapter.

WINE: An alcoholic beverage obtained by the fermentation of the natural sugar content of fruits, plants, honey, or milk, or other like substance, whether or not another ingredient is added. Wine is considered liquor for the purposes of this chapter. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

6-4-030: GENERAL CONSIDERATIONS:

A. All licensees shall comply with this chapter, the Act, and the regulations of the commission.

B. No person or business may serve alcohol without first obtaining ~~the~~ local consent and ~~or appropriate~~ ~~the necessary~~ approvals of the City as well as the required license(s) or permit(s) issued by the commission. A license ~~may will~~ not be issued to a person or business that is not also licensed to ~~do business operate~~ in the City. Licenses issued under the provisions of this chapter ~~shall be classified under~~ ~~are~~ ~~categorized into~~ the following types, ~~which shall carry the~~ each with specific privileges and responsibilities set forth in this chapter and the Act:

1. ~~Off-premises beer retailer.~~ Bar establishment.
2. ~~Full-service restaurant.~~ Beer-only restaurant.
3. ~~Limited-service restaurant.~~ Full-service restaurant.
4. ~~Beer-only restaurant.~~ Hospitality amenity.
5. ~~Bar establishment~~ Limited-service restaurant.
6. ~~On-premises banquet.~~ Manufacturer.
7. ~~Reception center.~~ Off-premises beer retailer.
8. On-premises ~~beer retailer.~~ banquet.
9. ~~Single-event permit.~~ On-premises beer retailer.
10. ~~Special use permit~~ Reception center.
11. ~~Manufacturer.~~ Single-event permit.
12. Special use permit.

C. A separate license shall be required for each place of sale. Each licensee shall display in a prominent place on the premises the license issued by the City and the license issued by the commission.

D. In determining compliance with the numerical requirements of this chapter, any computation resulting in a fractional number, except for proximity requirements, shall be rounded to the nearest whole number.

E. Conflicts between this chapter and the Act shall be resolved according to Utah Code Annotated 32B-1-204. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

6-4-040: LICENSE APPLICATION, LOCAL CONSENT, EXPIRATION AND RENEWAL:

A. License Application Process: A person seeking the issuance of a license under this chapter shall provide a written application on forms provided by the City. ~~The application shall be accompanied by:~~

- ~~1. The license fee as set forth in the City's consolidated fee schedule;~~
- ~~2. An approved site plan or conditional use permit or a copy of the applicant's business license;~~
- ~~3. Evidence of proximity to any community location;~~
- ~~4. A floor plan of the premises, including consumption areas and an area where the applicant proposes to keep, store and sell alcoholic beverages;~~
- ~~5. A signed consent form stating that the premises will permit any authorized representative of the commission, City, or County Health Department unrestricted right to enter the premises;~~
- ~~6. A copy of the dram shop insurance coverage as required by the Act;~~
- ~~7. A copy of a cash, corporate or surety bond in the penal amount established by the Act, payable to the Department of Alcoholic Beverage Control; and~~
- ~~8. Evidence of the applicant's background check, proof of being lawfully present in the United States and any other information the City may require to accurately evaluate the merits of the application.~~

B. Local Consent Procedure: Any application for local consent shall follow the City's application procedures.

1. Business License Official: Each application for a license shall be referred to the business license official. Upon receiving a complete application, the business license official shall submit the request to appropriate City departments for their review and comment.

2. Distance Requirements:

a. ~~An on-premises banquet license, reception center, on-premises beer retailer license, or bar establishment~~ A bar establishment, hospitality amenity, on-premises banquet, on-premises beer retailer, or reception center license shall not be granted to a business located 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.

b. A beer-only restaurant, full-service restaurant, or limited-service service restaurant license shall not be granted to any applicant for any location situated

within three hundred feet (300') of any community location as measured from the nearest patron entrance of the proposed restaurant 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 restaurant measured in a straight line from the nearest patron entrance of the proposed restaurant to the nearest property boundary of the community location.

c. No **manufacturer license**, off-premises beer retail license, ~~manufacturer license~~, or special use permit for a special use permittee operating on a for-profit basis shall be issued wherein the premises would be located within three hundred feet (300') of a community location as measured from the nearest patron entrance of the outlet by following the shortest route of ordinary pedestrian travel to the property boundary of a community location.

3. City Council Approval:

a. The request for local consent shall be reviewed by the City Council at a regularly scheduled meeting not more than ~~forty~~ **forty-five** (45) days after a complete application is received.

b. The Council shall take public comment on the request. After review of the request and accompanying information, the Council shall vote on whether to grant its consent for the issuance of the license.

c. In deciding whether to grant or deny local consent, the City may also consider the proximity of any educational, religious, or recreational facility, or any other relevant factor in reaching a decision on a proposed location.

d. Notwithstanding the foregoing, an application for a single- event permit in conjunction with a regularly-conducted festival or event which, in previous years, received single-event permit approval from the City, may be approved by the Community Development Director upon a showing the applicant has not violated a provision of this chapter or the Act since the issuance of the last license and that the application meets current ordinances, rules and regulations.

C. Issuance Of License: The City shall issue a license upon compliance with the requirements of this chapter and the applicant providing proof of the issuance of the appropriate license by the commission.

D. Expiration: Licenses issued pursuant to the provisions of this chapter shall expire as follows:

1. Commencing July 1, 2018, off-premises beer retail licenses expire on the last day of February.

2. ~~Full-service, on-premises banquet, reception center, and limited-service restaurant~~ Full-service restaurant, hospitality amenity, limited-service restaurant, on-premises banquet, and reception center licenses expire on October 31.
3. Bar establishment licenses expire on June 30.
4. ~~On-premises beer retailer and beer-only restaurant~~ Beer-only restaurant and on-premises beer retailer licenses expire on the last day of February.
5. ~~Special use permits and manufacturer licenses~~ Manufacturer licenses and special use permits expire on December 31.

E. Renewal:

1. Renewal Generally: Licenses shall be issued for one year from the date of expiration shown in subsection D of this section. To implement the expiration date of existing licenses, the initial license renewal for licenses existing on the effective date of this chapter shall be prorated to the next expiration date. In the event renewal fees are not received at the office of the license official within ~~forty~~ forty-five (45) days after the due date each year, the licensee must reapply for the applicable retail license and pay a penalty of twenty five percent (25%) of the regulatory fees due as part of the re-issuance fee, in addition to the applicable regulatory license fees. In the event the renewal fees are not received at the office of the license official within ~~seventy~~ seventy-five (75) days of each year when due, the licensee must reapply for the applicable license and pay a penalty of one hundred percent (100%) of the fee due as part of the re-issuance fee, in addition to the applicable regulatory license fees. Failure to meet the renewal requirements shall result in an automatic forfeiture of the license effective on the date the existing license expires.
2. Sale; Change In Ownership: If any licensee sells the business, the existing license for that business shall be canceled. The purchaser of the business may apply for a license to sell alcoholic beverages in accordance with the procedures and requirements of this chapter. If any licensee does not immediately notify the City of any change in ownership of business, the City shall revoke that license.
3. Renewal Information Required: Applications for renewal of licenses issued under this chapter shall be accompanied by updated information as outlined in subsection A of this section.
4. Fees: Renewal applications for licenses under this chapter shall be accompanied by the City business license fee and the complete regulatory fees established by the City's consolidated fee schedule, as amended. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

6-4-050: ON-PREMISES LICENSES:

A. General Operational Restrictions: Each person granted ~~an on-premises banquet, reception center, beer-only restaurant, full-service restaurant, limited-service restaurant, bar establishment, on-premises beer retailer, or single-event license~~ a bar establishment license, beer-only restaurant license, full-service restaurant license, hospitality amenity license, limited-service restaurant license, on-premises beer retailer license, on-premises banquet license, reception center license, or single-event permit and their employees, management and personnel shall abide by the Act and the following conditions and requirements. Failure to comply may result in suspension or revocation of the license or other disciplinary action taken against the business, individual employees, or management personnel.

1. Restaurants: A beer-only restaurant, full-service restaurant, and limited-service restaurant license shall entitle the licensee to sell alcoholic beverages only with the purchase of food, on the premises described therein, in containers allowed under the Act. Only bona fide restaurants shall be entitled to a full-service restaurant, limited-service restaurant, or beer-only restaurant license.

2. Bar Establishment License, Hospitality Amenity License, On-Premises Banquet License, Reception Center License, or Single-Event Permit: A bar establishment license, hospitality amenity license, on-premises ~~premises~~ banquet license, reception center license, or single-event ~~license~~ permit shall entitle the licensee to sell alcoholic beverages on the premises described therein, for consumption only on the licensed premises.

3. Underage Service: No person under the age of ~~twenty~~ twenty-one (21) years shall sell or serve alcoholic beverages.

4. Removal From Premises: Alcoholic beverages shall not be removed from the licensee's premises except as allowed in accordance with the Act.

5. Bring Onto Premises: Except as otherwise permitted herein, a person shall not bring onto the premises of an on-premises banquet, reception center, beer-only restaurant, full-service restaurant, limited-service restaurant, special-event or bar establishment any liquor or beer, for on-premises consumption. A person may bring bottled wine onto the premises of a full-service restaurant, limited-service restaurant or bar establishment, provided the wine is delivered to a server upon entering the premises. Officers, managers, employees, or agents shall not allow a person to bring onto the licensed premises liquor or beer for on-premises consumption or allow consumption of any such liquor or beverage on its premises. If any licensee or any

of its officers, managers, employees, or agents violates this subsection, the City may immediately suspend or revoke the license.

6. No Consumption While On Duty: An employee of a licensee, while on duty, shall not consume an alcoholic beverage or be under the influence of alcoholic beverages.

7. License Displayed: Each licensee shall display in a prominent place on the premises:

- a. The license issued by the City and the license issued by the commission; and
- b. All applicable signs required by the Act.

8. Transfer From Location: There shall be no transfer of a license from one location to another.

9. Transfer From Entity: There shall be no transfer of a license from one entity to another without approval by the City Council, except that the Community Development Director may grant a request to transfer ~~an on-premises banquet, reception center, beer-only restaurant, full-service restaurant, limited-service restaurant, or bar establishment license~~ a bar establishment, beer-only restaurant, full-service restaurant, hospitality amenity, limited-service restaurant, on-premises banquet, on-premises beer retailer, or reception center license from a current licensee to a proposed licensee who will operate at the same location, so long as the following conditions are met:

- a. The type of alcoholic beverage to be sold is not changed;
- b. The on-site management staff has not changed;
- c. There have been no citations for alcohol-related offenses issued to either the current licensee or the proposed licensee within the last two (2) years; and
- d. The proposed licensee's application complies in all respects with all other provisions of this chapter.

B. Specific On-Premises License Restrictions:

1. Full-Service Restaurant, Limited-Service Restaurant And Beer- Only Restaurant Licenses:

a. Licenses Obtained: Before any full-service restaurant, limited-service restaurant, or beer-only restaurant may sell alcoholic beverages at retail for on-premises consumption, it shall obtain:

(1) A full-service restaurant, a limited-service restaurant or beer-only restaurant license from the City as defined in this chapter; and

(2) A full-service restaurant, a limited-service restaurant or beer-only restaurant license from the commission.

b. Maintain Records: Licensees shall maintain records as per the Act.

c. Restriction On Licenses: There shall be no limitation on the number of full-service or limited-service, or beer-only restaurant licenses granted by the city.

2. Bar Establishment Licenses:

a. Licenses Obtained: Before any bar establishment including an equity license, a fraternal license, or a bar may sell alcoholic beverages for on- premises consumption, it shall obtain:

(1) A bar establishment license from the City; and

(2) A bar establishment license from the commission.

b. Maintain Records: Licensees shall maintain records as per the Act.

c. Restriction On Licenses: The total number of bar establishment licenses in the City shall not exceed eight (8).

3. On-Premises Beer Retailer Licenses:

a. License Types: There are two (2) types of on-premises beer licenses defined by the Act:

(1) On-premises beer retailer which includes restaurants, cafes, and bowling centers or golf course food and beverage facilities; and

(2) Taverns, which include beer bars, parlors, lounges, cabarets, or nightclubs. No tavern licenses shall be issued within Draper City.

b. Licenses Obtained: Before any establishment may sell beer at retail for on-premises consumption, it shall obtain:

(1) An on-premises beer retailer license from the City; and

(2) An on-premises beer retailer license from the commission.

c. Maintain Records: Licensees shall maintain records as per the Act.

d. Restriction On Licenses: The total number of on-premises beer retailer licenses in the City shall not exceed one per each four thousand (4,000) population of the City

based on the latest population estimate provided by the State of Utah Department of Workforce Services.

4. On-Premises Banquet Licenses:

a. An on-premises banquet license may only be issued for a hotel, resort facility, sports center or convention center.

b. Before any on-premises banquet licensee may sell or furnish an alcoholic product at retail for on-premises consumption, it shall obtain:

(1) An on-premises banquet license from the City; and

(2) An on-premises banquet license from the commission.

c. On-premises banquet licensees shall maintain records as per the Act.

d. There shall be no limitation on the number of on-premises banquet licenses granted by the City.

5. Single-Event Permits:

a. Number Of Permits: Qualifying organizations may apply for up to four (4) single event permits per calendar year if one or more of the single event permits is a one hundred twenty (120) hours single event permit; or up to twelve (12) single event permits per calendar year if each of the single event permits is a seventy-two (72) hour single event permit. A single event permit may also include a temporary beer event permit.

b. Permits Obtained: Before any operator, participant or sponsor of a single event may sell beer or alcohol at retail for on-premises consumption at the event, it shall obtain:

(1) A single-event permit from the City; and

(2) A single-event permit from the commission.

c. Maintain Records: Permittees shall maintain records as per the Act.

d. Limited Duration Of Event: A single-event permit shall state whether it is a seventy two (72) hour single event permit or a one hundred twenty (120) hour single event permit.

e. Restrictions On Licenses: There shall be no limitation on the number of single-event permits granted by the City.

6. Reception Center License:

- a. A reception center license may only be issued for a reception center.
- b. Before any reception center licensee may store, sell offer for sale, or furnish an alcoholic product on the licensee's premises as a reception center, it shall obtain:
 - (1) A reception center license from the city; and
 - (2) A reception center license from the commission.
- c. Reception center licensees shall maintain records as per the Act.
- d. There shall be no limitation on the number of reception center licenses granted by the city. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

7. Hospitality Amenity License:

- a. A hospitality amenity license may only be issued for a hotel.
- b. Before any hospitality amenity licensee may store, sell, offer for sale, or furnish an alcoholic product on the licensee's premises it shall obtain:
 - (1) A hospitality amenity license from the city; and
 - (2) A hospitality amenity license from the commission.
- c. Hospitality amenity licensees shall maintain records as per the Act.
- d. There shall be no limitation on the number of hospitality amenity licenses granted by the city. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

6-4-060: OFF-PREMISES LICENSES:

- A. General Operational Restrictions: Licensees shall comply with the following operational restrictions:
 - 1. An off-premises beer retailer shall only purchase, acquire, possess for the purpose of resale, or sell beer that the off- premises beer retailer lawfully purchases from a beer wholesaler licensee or a small brewer that manufactures the beer.
 - 2. An off-premises beer retailer may not possess, sell, offer for sale, or furnish beer in a container larger than two liters (2 L).
 - 3. A minor may not sell beer on the licensed premises unless the sale is done under the supervision of a person ~~twenty~~ twenty-one (21) years of age or older who is on the licensed premises and the minor is at least sixteen (16) years of age.

4. Adhere to all display and signage requirements established by the commission by rule.
5. Staff who directly supervises the sale of beer or who sells beer to a patron for consumption off the premises of the off- premises beer retailer shall wear the required identification badges identified as per the Act.
6. An off-premises licensee may sell beer beginning at the hour of seven o'clock (7:00) A.M. and ending at the hour of one o'clock (1:00) A.M.
7. It shall be unlawful for any off-premises licensee to permit the consumption of beer on any licensed premises or to allow intoxicated persons to remain in or about any licensed premises.
8. Beer may not be sold, delivered, or furnished to any:
 - a. Minor;
 - b. Person actually, apparently, or obviously intoxicated;
 - c. Known interdicted person; or
 - d. Known habitual drunkard.
9. An off-premises licensee shall make every reasonable effort to limit the potential for theft of beer from licensed premises. A clear, unobstructed view of all portions of the interior of storage and display areas shall be available at all times from a point within the licensed premises at or near the main public entrance. A beer inventory shrinkage record shall be kept by the licensee and made available at any time upon request to the Chief of Police or Community Development Director for inspection or audit. Failure of a licensee to properly maintain the alcoholic beverage inventory shrinkage or failure to submit such records for inspection and audit shall be a Class B misdemeanor and shall be cause for suspension or revocation of an off-premises license.
10. There shall be no transfer of an off-premises license from one location to another.
11. There shall be no transfer of an off-premises license from one entity to another without approval by the City Council, except that the Community Development Director may grant a request to transfer an off-premises license from a current licensee to a proposed licensee who will operate at the same location provided:
 - a. The type of alcoholic beverage to be sold is not changed;
 - b. The on-site management staff has not changed;

c. There have been no citations for alcohol related offenses issued to either the current licensee or the proposed licensee within the last two (2) years; and

d. The proposed licensee's application complies in all respects with all other provisions of this chapter.

12. Each off-premises beer licensee shall comply with the provisions of employee training requirements and operational provisions established by the Act.

13. Beginning July 1, 2018, obtain a State issued off-premises beer retailer license.

B. Maintain Records: Licensees shall maintain records as per the Act.

C. Restriction On Licenses: The total number of off-premises licenses in the City shall not exceed one per each one thousand (1,000) population of the City based on the latest population estimate provided by the State of Utah Department of Workforce Services.

D. Enforcement: The City shall comply with the enforcement provisions of Utah Code Annotated 32B-7-303. (Ord. 1317, 3-27-2018)

6-4-070: SPECIAL USE PERMITS:

A. Types Of Special Use Permits: A special use permit shall be classified under the following types:

1. A religious wine permit.
2. An industrial or manufacturing use permit.
3. A scientific or educational use permit.

B. Permit Application Process: A person seeking to purchase, use, store, sell, offer for sale, allow consumption, or manufacture an alcoholic product in a manner that requires a special use permit, shall comply with section [6-4-040](#) of this chapter, except that persons seeking a special use permit located within a community location are exempt from the distance requirements of section [6-4-040](#) of this chapter.

C. General Operational Restrictions:

1. A special use permittee may not use, mix, store, sell, offer for sale, furnish, manufacture, or allow consumption of an alcoholic product in a location other than as designated in a special use permittee's application.
2. A special use permittee may not sell, offer for sale, or furnish an alcoholic product to:

- a. A minor;
 - b. A person actually, apparently, or obviously intoxicated;
 - c. A known interdicted person; or
 - d. A known habitual drunkard.
- 3. A special use permittee may not employ a minor to handle an alcoholic product.
 - 4. The location specified in a special use permit may not be transferred from one location to another location, without prior written approval of the commission.
 - 5. A special use permittee may not sell, transfer, assign, exchange, barter, give or attempt in any way to dispose of the permit to another person whether for monetary gain or not.
 - 6. A special use permittee may not purchase, use, mix, store, sell, offer for sale, furnish, consume or manufacture an alcoholic product for a purpose other than that authorized by the special use permit.
- D. Maintain Records: Permittees shall maintain records as per the Act.
- E. Restriction On Permits: There shall be no limitation on the number of special use permits granted by the City. (Ord. 1317, 3-27-2018)

6-4-080: MANUFACTURER LICENSES:

- A. Manufacturer License: A person may not manufacture for retail sale any alcoholic beverage unless an alcoholic beverage manufacturing license has been issued by the commission.
- B. License Application Process: A person seeking a manufacturer license shall comply with section [6-4-040](#) of this chapter.
- C. General Operational Restrictions:
- 1. A separate license is required for each place of manufacture, storage, and sale of alcoholic beverages.
 - 2. Whether independent or associated with a restaurant, a brewer or other form of manufacturing requires local consent from the City Council.
 - 3. Manufacturer licensees shall comply with all provisions and operational regulations for a manufacturer as established by the Act.
 - 4. Violation of this subsection is a Class B misdemeanor.

D. Maintain Records: Licensees shall maintain records as per the Act.

E. Restrictions: No more than two (2) manufacturer licenses shall be issued within Draper City. (Ord. 1317, 3-27-2018)

6-4-090: PENALTIES FOR VIOLATIONS BY A LICENSED ESTABLISHMENT:

A. Any license issued pursuant to this chapter may be suspended or revoked for the violation by the licensee or the licensee's agent or employee of any provision of this chapter or any other applicable ordinance or law relating to the possession, consumption, storage or sale of alcoholic beverages. If any person to whom a license has been issued under this chapter no longer possesses the qualifications required by this chapter for obtaining that license, the City may revoke or suspend that license.

B. In addition to the suspension or revocation of licenses, the City may bring criminal charges or seek any other civil remedy or enforcement available to the City for the violation of any provision of this chapter. Criminal violations shall be punished as a Class B misdemeanor.

C. Civil enforcement for violations of this chapter by a licensee or agent of a licensee which occur within any 24-month period may be punished as follows:


1. Upon a first violation of this chapter the licensee shall be issued a warning.

2. Upon any violation of this chapter which occurs within ~~twenty~~ twenty-four (24) months of a prior violation, the licensee shall pay a civil fine of two hundred fifty dollars (\$250.00).

3. Upon any violation of this chapter which occurs within ~~twenty~~ twenty-four (24) months of two (2) prior violations, the licensee shall pay a civil fine of five hundred dollars (\$500.00) and the licensee shall have its license suspended for a period of three (3) consecutive days concurrent with any suspension imposed by the State.

4. Upon any violation of this chapter which occurs within ~~twenty~~ twenty-four (24) months of three (3) prior violations, the licensee shall pay a civil fine of five hundred dollars (\$500.00) and the licensee shall have its license suspended for a period of thirty (30) consecutive days concurrent with any suspension imposed by the State. In addition, the licensee shall be placed on probation by the City for a period of one year. Any violation of this chapter by the licensee or any employee of the licensee during the period of probation shall result in the revocation of the licensee's license. The licensee shall not be eligible to reapply for a new license for at least six (6) months from the date of revocation.

D. Failure to pay any fine imposed for a violation of any provision of this chapter within thirty (30) days of the imposition of such fine shall be grounds for revocation of the license. (Ord. 1317, 3-27-2018)



Title 6 Chapter 4 Hospitality Amenity and Bar Establishment Text Amendment

Travis DeJong

City Council Meeting
July 1, 2025

Hospitality Amenity

- Added hospitality amenity license type and defined “Hospitality Amenity” and “Hotel.”

6-4-020: DEFINITIONS

HOSPITALITY AMENITY LICENSE: A license granted to a hotel that permits the storage, sale, furnishing, and consumption of alcoholic products on the licensed premises for hospitality social events.

HOTEL: Commercial lodging establishment that offers at least 40 rooms as temporary sleeping accommodations for compensation.

6-4-030: GENERAL CONSIDERATIONS

B. No person or business may serve alcohol without first obtaining ~~the~~ local consent and ~~or appropriate~~ the necessary approvals of the City as well as the required license(s) or permit(s) issued by the commission. A license ~~may will~~ not be issued to a person or business that is not also licensed to ~~do business operate~~ in the City. Licenses issued under the provisions of this chapter ~~shall be classified under~~ are categorized into the following types, ~~which shall carry the~~ each with specific privileges and responsibilities set forth in this chapter and the Act:

1. ~~Off-premises beer retailer.~~ Bar establishment.
2. ~~Full-service restaurant.~~ Beer-only restaurant.
3. ~~Limited-service restaurant.~~ Full-service restaurant.
4. ~~Beer-only restaurant.~~ Hospitality amenity.
5. ~~Bar establishment.~~ Limited-service restaurant.
6. ~~On-premises banquet.~~ Manufacturer.
7. ~~Reception center.~~ Off-premises beer retailer.
8. On-premises ~~beer retailer.~~ banquet.
9. ~~Single-event permit.~~ On-premises beer retailer.
10. ~~Special use permit.~~ Reception center.
11. ~~Manufacturer.~~ Single-event permit.
12. Special use permit.

Hospitality Amenity, Cont.

6-4-050: ON-PREMISES LICENSES:

(B) 7. Hospitality Amenity License:

- a. A hospitality amenity license may only be issued for a hotel.
- b. Before any hospitality amenity licensee may store, sell, offer for sale, or furnish an alcoholic product on the licensee's premises it shall obtain:
 - (1) A hospitality amenity license from the city; and
 - (2) A hospitality amenity license from the commission.
- c. Hospitality amenity licensees shall maintain records as per the Act.
- d. There shall be no limitation on the number of hospitality amenity licenses granted by the city. (Ord. 1317, 3-27-2018; amd. Ord. 1527, 3-1-2022)

Hospitality Amenity vs Single Event

Hospitality Amenity

- May be used all year.
- Alcohol may only be served to hotel guests.
- May provide two single servings of alcohol free of charge (if not spiritous liquor).

Single Event

- May only last up to five days with limits to the number of licenses that can be granted in a calendar year.
- Alcohol can be purchased by all attendees.
- Alcohol can be provided only for purchase.

Hospitality Amenity Licenses in Utah

Business Name	Address	County
SALT LAKE CITY MARRIOTT-CITY CENTER	220 S STATE ST, SALT LAKE CITY, UT 84111	Salt Lake County
EMBASSY SUITES BY HILTON SALT LAKE/WEST VALLEY	3524 S MARKET ST, WEST VALLEY CITY, UT 84119	Salt Lake County
YOTELPAD PARK CITY	2670 W CANYONS RESORT DR, SUMMIT COUNTY, UT 84098	Summit County
MARRIOTT'S SUMMIT WATCH RESORT (HA)	780 MAIN ST, PARK CITY (SUMMIT CO), UT 84060	Summit County
Marriott's MountainSide Resort	1305 LOWELL AVE, PARK CITY (SUMMIT CO), UT 84060	Summit County
Staybridge Suites	1301 S SUNLAND DR, ST GEORGE CITY, UT 84790	Washington County
BEST WESTERN PLUS ABBEY INN (HA)	1129 S BLUFF ST, ST GEORGE CITY, UT 84770	Washington County

Transfer of Licenses – On-Premises Beer Retailer

- Added “on-premises beer retailer” to the list of on-premise licenses that could be transferred from one owner to another without City Council approval of local consent.
- Code allows other types of alcohol licenses to be transferred subject to conditions like not having any past citations, on-site management staff has not changed, and the type of alcohol being sold has not changed.

6-4-050: ON-PREMISES LICENSES:

(A) (9.) Transfer From Entity: There shall be no transfer of a license from one entity to another without approval by the City Council, except that the Community Development Director may grant a request to transfer ~~an on-premises banquet, reception center, beer-only restaurant, full-service restaurant, limited-service restaurant, or bar establishment license~~ a bar establishment, beer-only restaurant, full-service restaurant, hospitality amenity, limited-service restaurant, on-premises banquet, **on-premises beer retailer**, or reception center license from a current licensee to a proposed licensee who will operate at the same location, so long as the following conditions are met:

Other Changes

- Remove application requirements from code.
- Allows staff to determine and update what is required in application forms without code amendment.

6-4-040: LICENSE APPLICATION, LOCAL CONSENT, EXPIRATION AND RENEWAL

A. License Application Process: A person seeking the issuance of a license under this chapter shall provide a written application on forms provided by the City. ~~The application shall be accompanied by:~~

- ~~1. The license fee as set forth in the City's consolidated fee schedule;~~
- ~~2. An approved site plan or conditional use permit or a copy of the applicant's business license;~~
- ~~3. Evidence of proximity to any community location;~~
- ~~4. A floor plan of the premises, including consumption areas and an area where the applicant proposes to keep, store and sell alcoholic beverages;~~
- ~~5. A signed consent form stating that the premises will permit any authorized representative of the commission, City, or County Health Department unrestricted right to enter the premises;~~
- ~~6. A copy of the dram shop insurance coverage as required by the Act;~~
- ~~7. A copy of a cash, corporate or surety bond in the penal amount established by the Act, payable to the Department of Alcoholic Beverage Control; and~~
- ~~8. Evidence of the applicant's background check, proof of being lawfully present in the United States and any other information the City may require to accurately evaluate the merits of the application.~~

Other Changes, Cont.

- Fixed various grammar issues and alphabetized alcohol license types where they appeared.

Questions or Comments?

DRAPER CITY
COMMUNITY DEVELOPMENT



MEMO



To: City Council

From: Travis DeJong

Date: 2025-07-01

Re: Public Hearing: Providing Local Consent for a Bar Establishment License for LM Restaurant Group LC dba The Break

Comments:

LM Restaurant Group LC dba The Break which will be located at 12258 S 700 E is seeking Local Consent for a Bar Establishment license. They have provided the following:

- Bond payable to the Department of Alcoholic Beverage Services.
- Floor map showing where alcohol is to be served, stored, and consumed.
- A background check conducted by the Bureau of Criminal Identification.
- Proof of being lawfully present in the United States.
- Liquor liability insurance.

LM Restaurant Group LC dba The Break has applied for a business license numbered CBL-4022-2025. It has yet to be issued.

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.

LM Restaurant Group LC dba The Break 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.

LM Restaurant Group LC dba The Break 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 LM Restaurant Group LC dba The Break would bring the total number of bar establishments in Draper City to eight (8). If the current applicant is granted a bar establishment license by the Utah Department of Alcoholic Beverage Services, Draper City would not be able to approve another bar establishment license without a change to code or an existing bar establishment license holder relinquishing such license.

ATTACHMENTS:

[Bonds.pdf](#)

ATTACHMENTS:

[Floor Plan.pdf](#)

ATTACHMENTS:

[Liquor Liability Insurance.pdf](#)

ATTACHMENTS:

[The Break Local Consent PowerPoint.pdf](#)

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

AM3277053

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **PLATTE RIVER INSURANCE COMPANY**, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike

Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 10,000.00

Bond Amount

for AM3277053

Bond Number

on behalf of LM Restaurant Group LC

Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PLATTE RIVER INSURANCE COMPANY** at a meeting duly called and held on the 8th day of January, 2002.

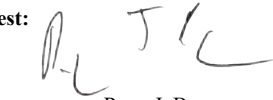
“**RESOLVED**, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **PLATTE RIVER INSURANCE COMPANY** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:



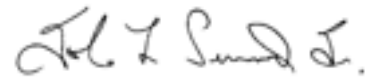
Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer



Suzanne M. Broadbent
Assistant Secretary



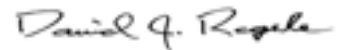
PLATTE RIVER INSURANCE COMPANY



John L. Sennott, Jr.
Chief Executive Officer and President

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is Chief Executive Officer and President of **PLATTE RIVER INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **PLATTE RIVER INSURANCE COMPANY**, a Nebraska Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 7th day of May, 2025.



Andrew B. Diaz-Matos
Senior Vice President, General Counsel and Secretary

UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

1625 S 900 W • PO Box 30408 • Salt Lake City, UT 84130-0408 • Phone (801) 977-6800 • Fax (801) 977-6889

“RESTAURANT LIQUOR BOND”

BOND # AM3277053

KNOW ALL PERSONS BY THESE PRESENTS:

That **Principal**, LM Restaurant Group LC, a restaurant liquor licensee, doing business as The Break Draper, and **Surety**, Platte River Insurance Company, a corporation organized and existing under the laws of the state of NE and authorized to do business in Utah, are held and bound unto the Utah Department of Alcoholic Beverage Control in the sum of **\$10,000**, for which payment will be made, we hereby bind ourselves and our representatives, assigns, and successors firmly by these presents.

Dated this 7th day of May, 2025.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the above principal has made application to the Utah Alcoholic Beverage Control Commission for a restaurant liquor license pursuant to the provisions of 32B-5-204, Utah Code.

NOW, THEREFORE, if said principal, its officers, agents and employees shall faithfully comply with the provisions of Title 32B, Utah Code, and the rules and directives of the Utah Alcoholic Beverage Control Commission and the Utah Department of Alcoholic Beverage Control, 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 commission or department may issue, then this bond shall be in full force and effect and payable to the Utah Department of Alcoholic Beverage Control. This bond shall run for a continuing term effective 05/07/2025 unless canceled by service of written notice upon the Utah Department of Alcoholic Beverage Control, 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 licensee / principal.

Platte River Insurance Company

Surety



Attorney in fact Steve Shike

{ Corporate Seal }



LM Restaurant Group LC

Principal / Licensee

Authorized signature

Name / Title

STATUTORY AFFIDAVIT FOR CORPORATE SURETY

STATE OF: _____

COUNTY OF: _____

On the _____ day of _____, _____, personally appeared before me, _____, who, being by me duly sworn, did say that he / she is the attorney in fact of _____, **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

Note: *Corporate surety's own affidavit also acceptable*



Arthur J. Gallagher Risk Management Services, LLC
 Surety Solutions, a Gallagher Company
 PO Box 74715
 Chicago, IL 60694

LM Restaurant Group LC
 2927 W Hayden Ridge Way 2927 W Hayden Ridge Way
 Riverton, UT 84065

Invoice # 137628		Page 1 of 1
ACCOUNT NUMBER	DATE	
	05/07/2025	
BALANCE DUE ON	TOTAL AMOUNT DUE	
Upon Receipt	\$0.00	

Questions: billing@suretysolutions.com

Billing #	Description	Credit	Amount Due
	AM3277053 - \$10,000.00 Utah Restaurant Liquor License Bond Term: 5/7/2025 - 5/7/2026 Eff Date: 5/7/2025 Principal: LM Restaurant Group LC Writing Company: Platte River Insurance Company		
185574	NEWB - Premium		\$100.00
185574	PMT - Credit Card payment of \$100.00 on 05/07/25 09:14:05 PM	\$100.00	

Please visit <http://www.suretysolutions.com/payment> to remit payment via ACH or Credit Card online using your Account Number and your Zip Code 84065 for the balance due.

Pay Online at: <http://www.suretysolutions.com/payment>

Please Note: All premium, commission, and/or fees are considered fully earned upon issuance of a bond even if the bond is canceled mid-term.

Total
\$0.00

Thank You

To pay by mail, please make your check payable to "Surety Solutions" and send your checks to the address below with a copy of the Invoice. Please note your cleared check will be your receipt if mailing payment.

Surety Solutions, a Gallagher Company
 PO Box 74715
 Chicago, IL 60694



Thank you for your bond purchase and for choosing
Surety Solutions, a Gallagher Company.

Bond Number: AM3277053

Writing Company: Platte River Insurance Company

Effective Date: 05/07/2025

Expiration Date: 05/07/2026

The enclosed packet contains all the documents required for your bond.

To ensure your bond is properly submitted and accepted by the entity requiring the bond, please follow these steps:

1. Verify the accuracy of the documents.

To address any corrections, please contact us at (866) 722-9239.

2. Sign the bond.

Certain bonds will require notary or witness signatures on the bond form itself, or in an attached document (included in the packet).

3. Send the bond to the address listed below (Obligee).

Be sure to include all required documents, including the bond form, any additional pages or worksheets, notary acknowledgement and power of attorney (POA).

Utah Department of Alcoholic Beverage Control
1625 S 900 W PO Box 30408
Salt Lake City UT 84130

The included invoice is for your records only and should not be sent to the Obligee.

NOTICE OF DISCLOSURES

Principal Name & Address

LM Restaurant Group LC
2927 W Hayden Ridge Way 2927 W Hayden Ridge Way
Riverton UT 84065
Ph: Fax:

Surety Bond Description: Utah Restaurant Liquor License Bond
Surety Name: Platte River Insurance Company
Bond Number: AM3277053
Coverage Term: 05/07/2025 - 05/07/2026
Bond Premium: \$100.00
Commission: \$40.00

Type of Bond

\$10,000.00 Utah Restaurant Liquor License Bond

Obligee Name & Address

Utah Department of Alcoholic Beverage Control
1625 S 900 W PO Box 30408
Salt Lake City UT 84130

Cancellation Provision: Varies – see bond form.

Carrier Ratings and Admitted Status

Proposed Insurance Companies	A.M. Best's Rating
Platte River Insurance Company	A IX

* Best's Credit Ratings™ reproduced herein appear under license from A.M. Best and do not constitute, either expressly or impliedly, an endorsement of Gallagher's service or its recommendations. A.M. Best is not responsible for transcription errors made in presenting Best's Credit Ratings™. Best's Credit Ratings™ are proprietary and may not be reproduced or distributed without the express written permission of A.M. Best.

* A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the A.M. Best website at <http://www.ambest.com/ratings>.

** If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Additional Fees: The following non-refundable fees may be charged during the term of the bond

\$30 Rider Fee – Physical Riders

\$15 Rider Fee – Electronic Riders

\$30 Duplicate Originals Request

\$30 Additional Physical Document Issuance

\$30 Reinstatement Fee

\$30 Overnight Shipping Fee

\$50 ERISA Bond Administration Fee

\$100 RIA Fidelity Policy Administration Fee

Cancellations: Bond forms vary widely with respect to cancellation provisions. Please refer to your particular form for specific provisions and contact us with any questions or concerns.

Notwithstanding anything else contained in this Proposal, Gallagher is not required to provide Services to you if Gallagher reasonably considers that to do so would put Gallagher in breach of, or would expose Gallagher or its affiliates to fines, penalties or sanctions under any laws, regulations, professional rules or, in Gallagher's sole opinion, you have breached a term/the terms of the Policies. In such circumstances, Gallagher will be entitled to terminate its Services with immediate effect. In the event that Gallagher exercises its right to terminate its Services with immediate effect, Gallagher will not be responsible or liable to you for any direct or indirect loss which you or any other party may suffer as a result.

Please be aware that Gallagher is generally restricted from providing broking, claims handling or other services that relate to Cuba and Iran, including due to significant difficulties in processing payments and other commercial and reputational considerations.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

In the event you wish to register a formal complaint regarding compensation Gallagher receives from insurers or third-parties, please contact Gallagher via e-mail at Compensation_Complaints@ajg.com or by regular mail at:

Chief Compliance Officer
Gallagher Global Brokerage
Arthur J. Gallagher & Co.
2850 Golf Rd.
Rolling Meadows, IL 60008

Bond Information:

Type of Bond: Utah Restaurant Liquor License Bond	Amount of Bond: \$10,000.00	Effective Date: 05/07/2025
Obligee (Organization Requiring the Bond): Utah Department of Alcoholic Beverage Control		

Business Information:

Company Name (Name as it appears on the bond): LM Restaurant Group LC			Phone Number: (801) 641-3312
Physical Address: 2927 W Hayden Ridge Way 2927 W Hayden Ridge Way	City: Riverton	State: UT	Zip Code: 84065
Email Address: lyndsey.chacon@gmail.com	Fax Number:	# of Owners/Partners: 2	
FEIN/Tax ID #: 33-3565690	Date Formed: 06/23/2023	Type of Business: LLC	

Personal Information:

Owner/Applicant's Name: Lyndsey Marie Chacon		SSN: 528-87-8638	Date of Birth: 01/12/1983
Spouse's Name:		Spouse SSN:	Spouse DOB:
Physical Address: 2927 W Hayden Ridge Way 2927 W Hayden Ridge Way	City: Riverton	State: UT	Zip: 84065
Email Address: lyndsey.chacon@gmail.com	Phone Number:	Residence Type:	

Additional Underwriting Questions:

--

ONLINE APPLICATION DIGITALLY COMPLETED AND SIGNED:

Submitted through eProducer at 05/07/2025 from 107.154.186.16

Bond Information:

Type of Bond: Utah Restaurant Liquor License Bond	Amount of Bond: \$10,000.00	Effective Date: 05/07/2025
Obligee (Organization Requiring the Bond): Utah Department of Alcoholic Beverage Control		

Business Information:

Company Name (Name as it appears on the bond): LM Restaurant Group LC			Phone Number: (801) 641-3312
Physical Address: 2927 W Hayden Ridge Way 2927 W Hayden Ridge Way	City: Riverton	State: UT	Zip Code: 84065
Email Address: lyndsey.chacon@gmail.com	Fax Number:	# of Owners/Partners: 2	
FEIN/Tax ID #: 33-3565690	Date Formed: 06/23/2023	Type of Business: LLC	

Personal Information:

Owner/Applicant's Name: Kathryn Michele Anderson		SSN: 633-14-6450	Date of Birth: 12/03/1987
Spouse's Name:		Spouse SSN:	Spouse DOB:
Physical Address: 151 Bridge St,	City: Salem	State: MA	Zip: 01970
Email Address: michele.anderson0087@gmail.com	Phone Number:	Residence Type:	

Additional Underwriting Questions:

--

ONLINE APPLICATION DIGITALLY COMPLETED AND SIGNED:

Submitted through eProducer at 05/07/2025 from 107.154.186.16

No.	Date	Description
1	3/12/2025	City Comments 1

GENERAL NOTES - PLAN

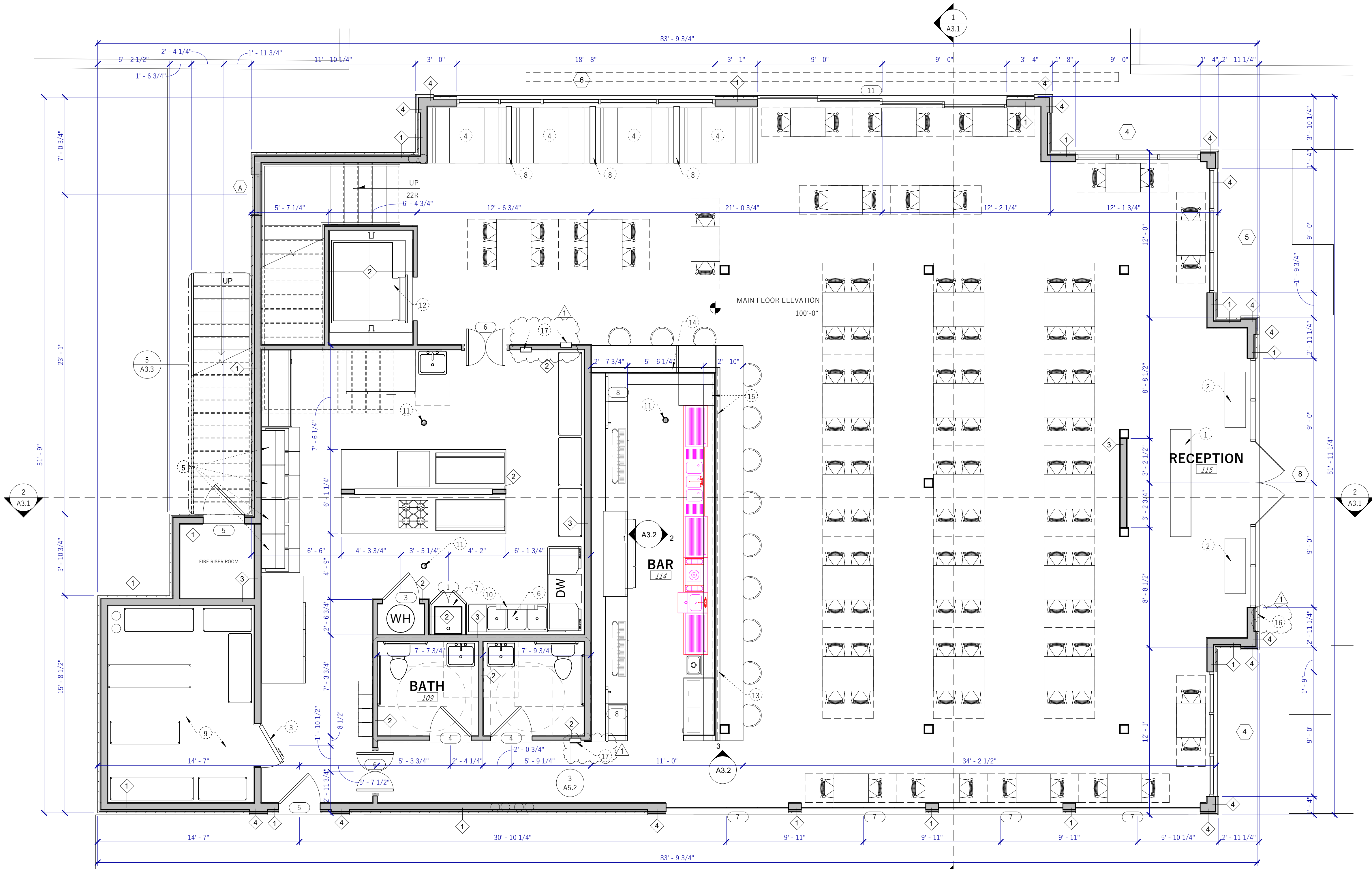
- A SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES

- 1 RECEPTION DESK
- 2 BENCH
- 3 COOLER DOOR TO BE INSTALLED AS PER MANUFACTURER
- 4 SEATING BOOTH
- 5 INSTALL NEW KITCHEN EXHAUST HOOD AS PER MANUFACTURER
- 6 3 COMPARTMENT SINK. COORDINATE WITH PLUMBING DRAWINGS.
- 7 MOP SINK CABINET - REFER TO PLUMBING PLANS.
- 8 42" HIGH WALL
- 9 WALK-IN COOLER
- 10 FLOOR DRAIN - REFER TO PLUMBING PLANS.
- 11 5" DIAMETER FLOOR DRAIN - REFER TO PLUMBING PLANS
- 12 ENDURA ELEVATOR, ONE SPEED - LEFT HAND. 2100 LBS CAPACITY.
- 13 BAR PONY WALL TO BE 3'-4 1/2"
- 14 BAR PONY WALL TO BE 2'-8 1/2"
- 15 DASHED LINES REPRESENT WALL BELOW BAR
- 16 FIRE DEPARTMENT KNOX BOX TO BE MOUNTED NEAR MAIN ENTRANCE AT A HEIGHT OF 5 FEET TO THE TOP OF THE BOX
- 17 PROVIDE FIRE EXTINGUISHER AND CABINET AS PER I.F.C.

MAIN FLOOR PLAN

1/4" = 1'-0"



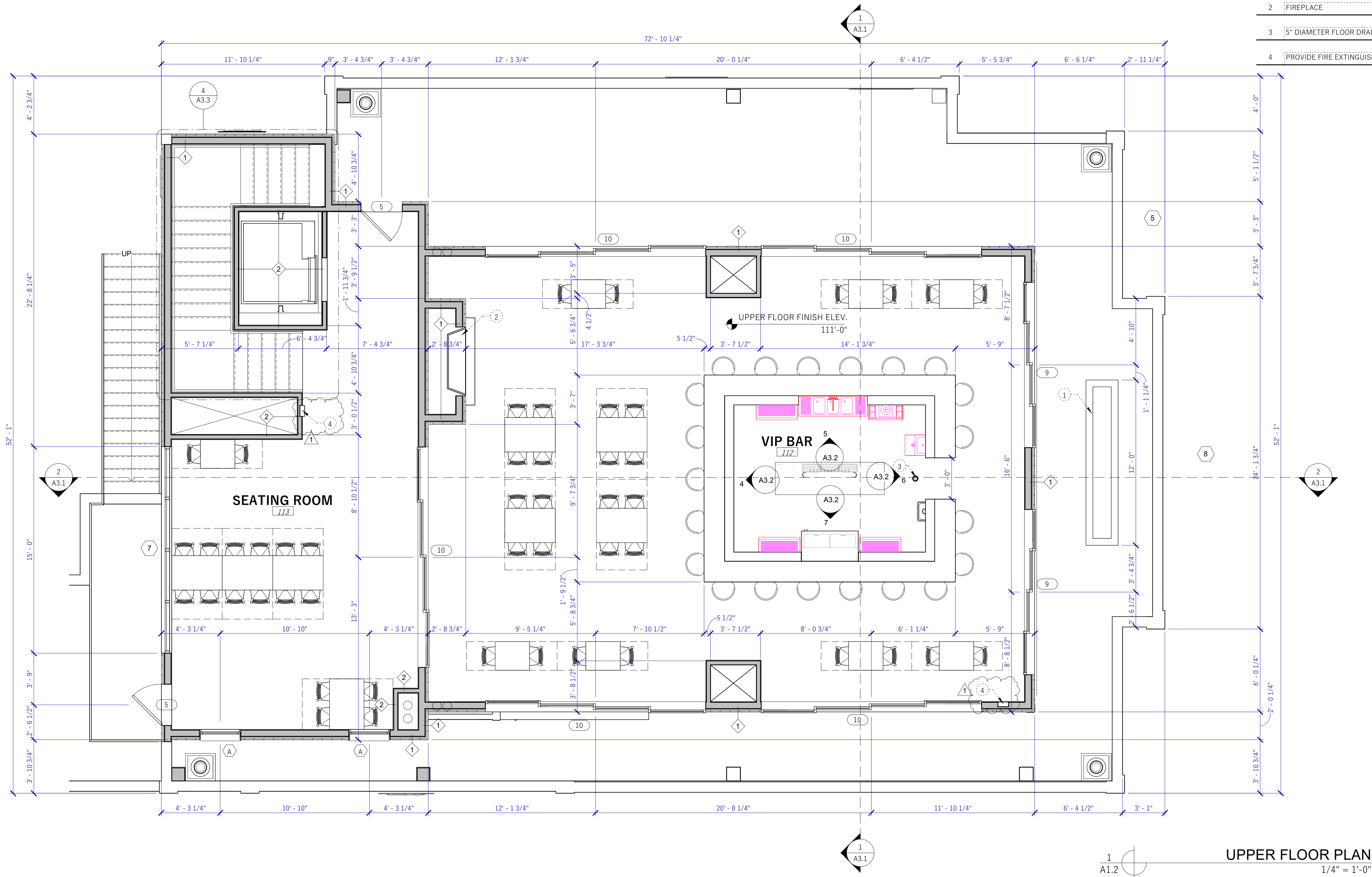
No.	Date	Description
1	3/12/2025	City Comments 1

GENERAL NOTES - PLAN

- A SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES

- 1 FIREPIT
- 2 FIREPLACE
- 3 5" DIAMETER FLOOR DRAIN - REFER TO PLUMBING PLANS
- 4 PROVIDE FIRE EXTINGUISHER AND CABINET AS PER I.F.C.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/30/2025

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 Arthur J. Gallagher Risk Management Services, LLC 6967 South River Gate Dr. Suite 200 Salt Lake City UT 84047	CONTACT NAME: Brittney Paul, CISR PHONE (A/C, No, Ext): 801-924-1400 E-MAIL ADDRESS: brittney_paul@ajg.com FAX (A/C, No): 801-924-1441
INSURED LM Restaurant Group LLC dba The Break Draper 12256 S. 700 E Draper, UT 84020	INSURER(S) AFFORDING COVERAGE INSURER A: WCF National Insurance Company INSURER B: Employers Compensation Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
License#: BR-724491 THEBREA-01	NAIC # 40517 11512

COVERAGES**CERTIFICATE NUMBER:** 1359226781**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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			4073016	11/8/2024	11/8/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4073016	11/8/2024	11/8/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	EIG275751606	12/28/2024	12/28/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Liquor Liability			4073016	11/8/2024	11/8/2025	Limit Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Subject to policy verification, terms, and conditions.

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance

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

© 1988-2015 ACORD CORPORATION. All rights reserved.



Draper City Business Licensing Bar Establishment License

LM Restaurant Group LC dba The Break

12258 S 700 E
Draper, UT 84020

Travis DeJong



Overview



12258 S 700 E
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



Draper City Code Distance Requirements Bar Establishment

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

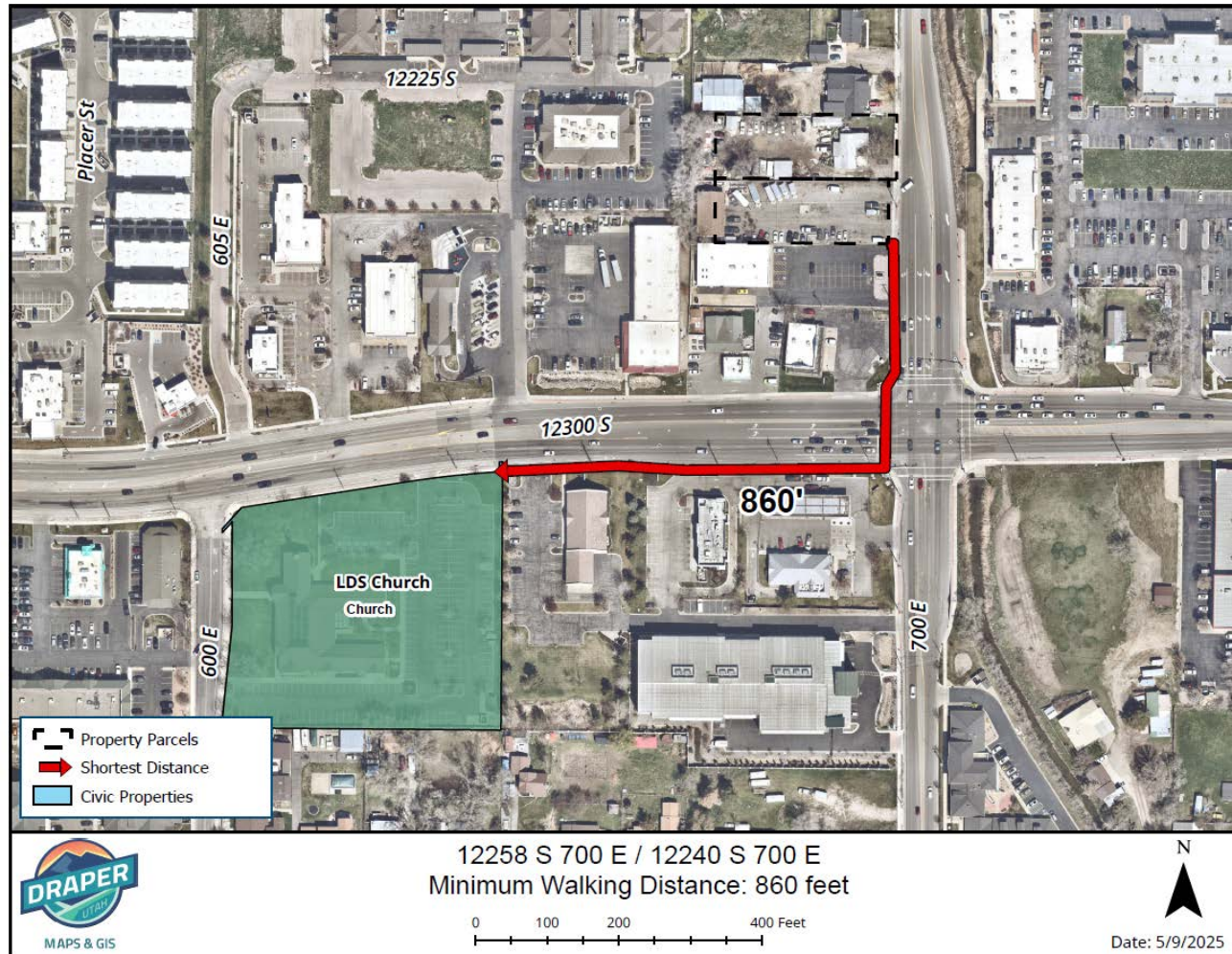
six hundred feet (600') of any community location as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location

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

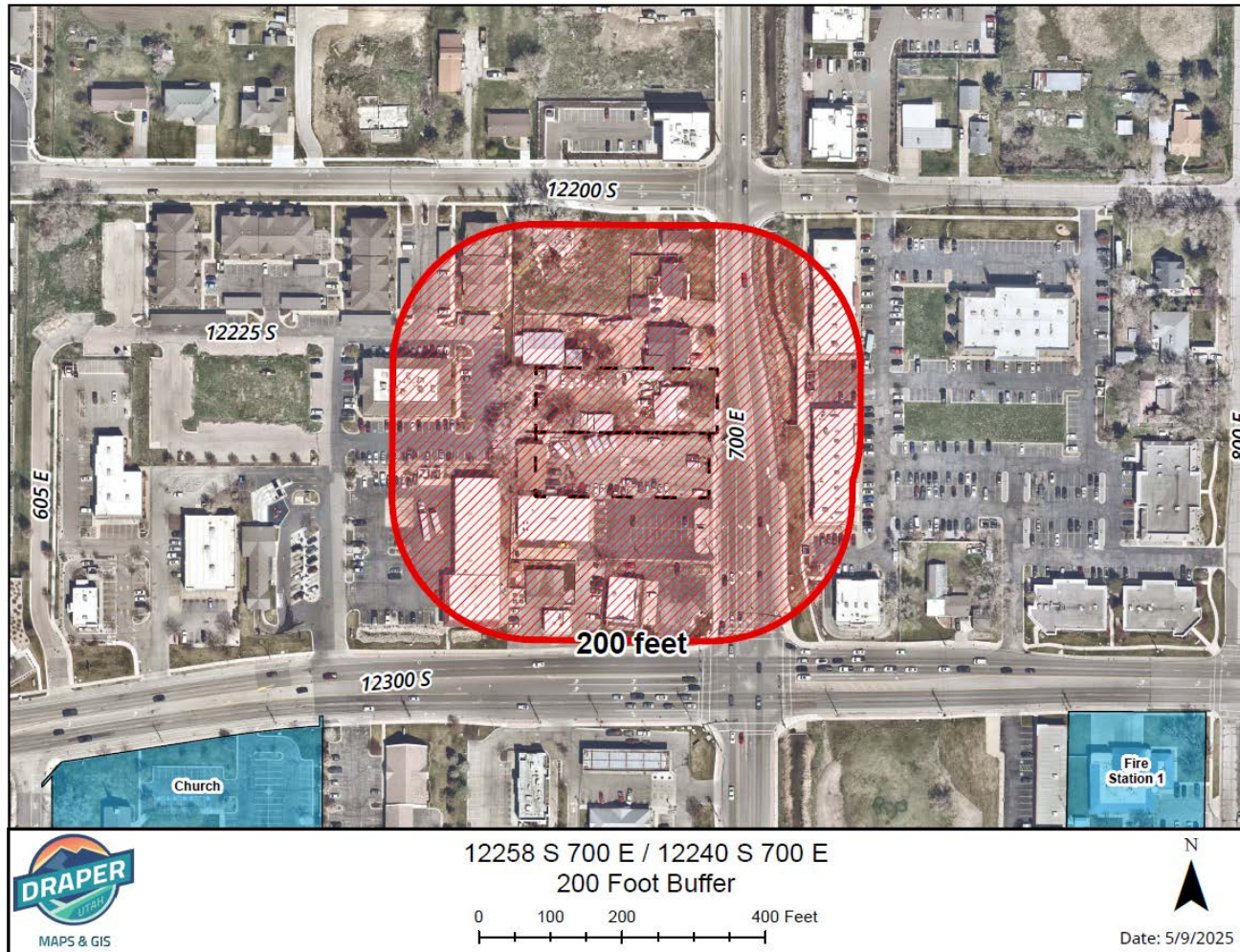
600 ft. Distance Requirement (Ordinary Pedestrian Travel)



Entrance must be at least 600 ft. following the shortest pedestrian route from a community location.



200 ft. Distance Requirement (Straight Line)



Entrance must be at least 200 ft., drawn in a straight line, from a community location.





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 would bring the total number of bar establishments in Draper City to eight (8).



Action:
Provide Local Consent
or
Deny Local Consent

MEMO



To: City Council

From: Travis DeJong.

Date: 2025-07-01

Re: Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Basta Pasteria 1 LLC dba Basta Pasteria

Comments:

Basta Pasteria 1 LLC dba Basta Pasteria located at 278 E 12300 S Suite 106 is seeking Local Consent for a Full-Service Restaurant license. They have provided the following:

- 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.

Basta Pasteria 1 LLC dba Basta Pasteria has applied for a commercial business license numbered CBL-4248-2025. It is set to expire on 6-30-2026.

The findings for Local Consent approval are as follows:

DCMC 6-4-040 requires that a full-service restaurant be at least three hundred feet (300') 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 restaurant to the property boundary of the community location.

Basta Pasteria 1 LLC dba Basta Pasteria has met this requirement.

DCMC 6-4-040 requires that a full-service restaurant 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 restaurant to the property boundary of the community location.

Basta Pasteria 1 LLC dba Basta Pasteria has met this requirement.

DCMC 6-4-050 places no restrictions on the number of full-service restaurant licenses that can be granted by the City.

ATTACHMENTS:

[Liquor Liability Form.pdf](#)

ATTACHMENTS:

[Floor Plan.pdf](#)

ATTACHMENTS:

[Bond.pdf](#)

ATTACHMENTS:

[Utah Sales Tax License.pdf](#)

ATTACHMENTS:

[Local Consent PowerPoint.pdf](#)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/24/2025

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 UBAN INSURANCE AGENCY 253 E 3300 S SALT LAKE CITY UT 84115-3903	CONTACT NAME: Antonio Uban PHONE (A/C, NO, EXT): 801-466-4002 FAX (A/C, NO): 801-466-4031 E-MAIL ADDRESS: antonioub@ubaninsurance.com
	INSURER(S) AFFORDING COVERAGE INSURER A: St. Paul Fire and Marine Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED BASTA PASTERIA 1 LLC DBA PASTA PASTERIA 278 E 12300 S UNIT 106 DRAPER, UT 84020	NAIC # 24767

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

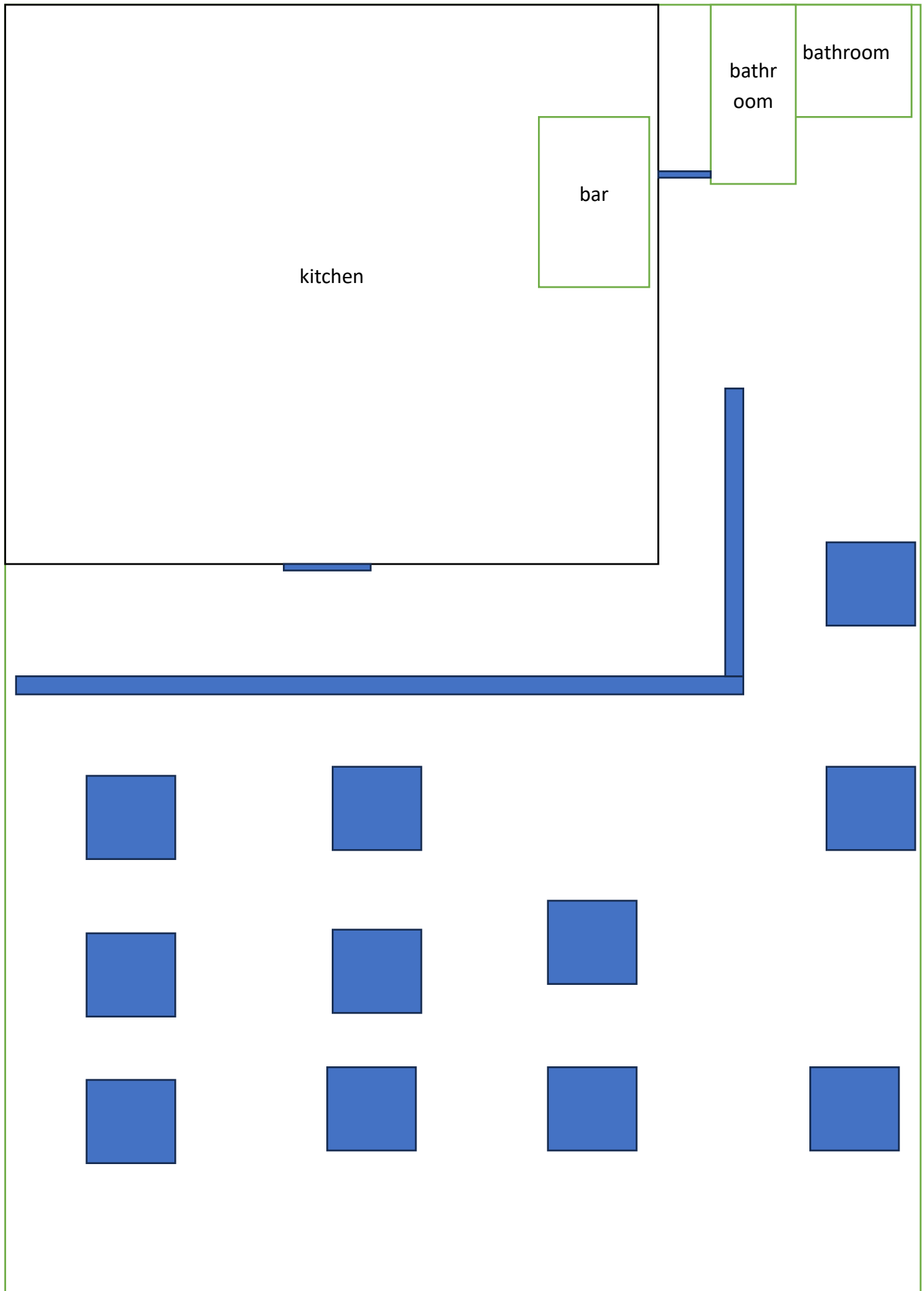
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BIP-00B4004423-25-42	05/14/2025	05/14/2026	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 300,000
	<input checked="" type="checkbox"/> Liquor Liability						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 4,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 4,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTHER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input type="checkbox"/>	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Liquor Liability: Limits of Insurance: 2,000,000 / 4,000,000.
Location: 278 E 12300 S UNIT 106, Draper UT 84020

CERTIFICATE HOLDER DABS P.O. Box 30408 Salt Lake City, UT 84130	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 ANTONIO UBAN
---	---



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 # 67489768

KNOW ALL PERSONS BY THESE PRESENTS:

That Principal, BASTA PASTERIA 1 LLC, a Restaurant - Full Service licensee/permittee, doing business as BASTA PASTERIA, and Surety, WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the state of South Dakota and authorized to do business in Utah, are held and bound unto the Utah Department of Alcoholic Beverage Services in the sum of \$ 10,000.00, 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 14th, 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 Restaurant - Full Service 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 the Department of Alcoholic Beverage Services, This bond shall run for a continuing term effective May 14th, 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.

WESTERN SURETY COMPANY

Surety

Attorney in Fact

Larry Kasten,
Vice President

BASTA PASTERIA 1 LLC DBA BASTA
PASTERIA

Principal

Authorized Signature

owner

Name/Title



{ Corporate Seal }

STATUTORY AFFIDAVIT FOR CORPORATE SURETY

STATE OF: SOUTH DAKOTA

COUNTY OF: MINNEHAHA

On the 14th day of May, 2025, personally appeared before me,
Larry Kasten, Vice President, who, being by me duly sworn, did say that he/she is the attorney in
fact of WESTERN SURETY COMPANY, 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.

J. Gordon
Notary Public Signature & Seal



My Commission Expires May 27, 2029

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Restaurant Liquor

bond with bond number 67489768

for BASTA PASTERIA 1 LLC DBA BASTA PASTERIA

as Principal in the penalty amount not to exceed: \$ 10,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 14th day of May,
2025.

ATTEST

L. Bauder

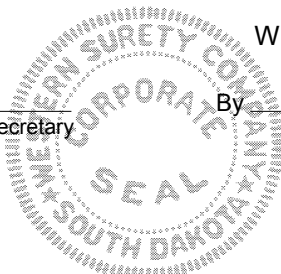
L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

Larry Kasten

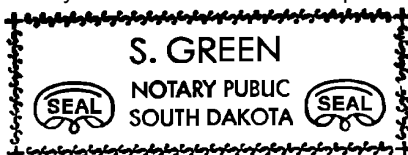
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 14th day of May, 2025, before me, a Notary Public, personally appeared
Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the
voluntary act and deed of said Corporation.



My Commission Expires February 12, 2027

S. Green

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.





CNA Surety
PO Box 957289
St Louis, MO 63195-7289

Transaction Report & Invoice

Principal Information: ID:

BASTA PASTERIA 1 LLC DBA BASTA PASTERIA
278 E 12300 S
Unit 106
DRAPER, UT 84020

Agency Code: 43-17375

Antonio R. Uban
253 East 3300 S.
South Salt Lake, UT 84115

YOU CAN PAY ONLINE BY VISITING ONLINEPAY.CNASURETY.COM

Transaction Description:

Transaction Effective Date: 05/14/2025

Bond/Policy #: 67489768

Written By: Western Surety Company

Description: Restaurant Liquor

Obligee: State of Utah

Effective Date: 05/14/2025
Expiration Date: 05/14/2026
Current Penalty: \$10,000.00
Renewal Method:

Gross Premium Charge: \$120.00
Commission Amount: \$36.00
Net Amount Due: \$84.00

Change Detail:

Agent: You may remove stub below to use as a billing/credit invoice

CNA Surety

INVOICE

CO. #	BOND/POLICY #	EFFECTIVE DATE	ANNIVERSARY DATE	PROCESS DATE	PENALTY
0601	67489768	05/14/2025	05/14/2026	05/14/2025	\$10,000.00
PRINCIPAL	BASTA PASTERIA 1 LLC DBA BASTA PASTERIA 278 E 12300 S Unit 106, DRAPER, UT 84020				
RISK STATE	UT	WRITTEN BY Western Surety Company			
DESCRIPTION	Restaurant Liquor				
OBLIGEE	State of Utah				
AGENCY CODE 43-17375		\$120.00			

Your agent is: Antonio R. Uban
253 East 3300 S.
South Salt Lake, UT 84115

Western Surety Company



SURETY BOND TRANSMITTAL

Agent: Please deliver this Transmittal to the bond principal and its owners. You may keep a copy for your records.

BOND INFORMATION

Bond Number: 67489768

Principal/Bondholder: BASTA PASTERIA 1 LLC DBA BASTA PASTERIA

Address: (Address line 1) 278 E 12300 S

(address line 2) Unit 106

(City, State, Zip) DRAPER, UT 84020

Effective Date: May 14th, 2025

Anniversary Date: May 14th, 2026

Description: Restaurant Liquor

Bond Amount: \$10,000.00

Writing Company: Western Surety Company

Agent: (name) Antonio R. Uban

(Address line 1) 253 East 3300 S.

(address line 2) _____

(City, State, Zip) South Salt Lake, UT 84115

Premium: \$120.00

PROVISIONS

The submission of the application for this Bond, along with subsequent execution of the surety bond by the Bond Principal and its owners, authorizes the Company to obtain a credit report on the Bond Principal and its owners. The Company reserves all rights, legal remedies and duties associated with this and any other bonds issued as a result including, but not limited to, the right to handle or settle any claim or suit in good faith, and the Company's decisions shall be binding on the Bond Principal and its owners. These provisions shall be in addition to, and not in lieu of any other rights the Company may have.

NOTE TO BOND PRINCIPAL AND ITS OWNERS: A surety bond is not insurance. You remain responsible for performing or fulfilling the underlying obligations covered by your surety bond. Please keep a copy of this transmittal page, but do not attach it to the original bond or file the Transmittal page with the Obligee.

CNA Surety

By: _____

Larry Kasten, Vice President



BASTA PASTERIA 1 LLC
278 E 12300 S STE 106
DRAPER UT 84020-8365

**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

BASTA PASTERIA 1 LLC
BASTA PASTERIA 1 LLC
278 E 12300 S STE 106
DRAPER UT 84020-8365

Account Number: **16421097-003-STC**

This business is registered to make
taxable sales from the
incorporated city of:

Draper**Outlet: 0001 Issued: July 1, 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: **16421097-003-STC**<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.Jurisdiction: **Draper**Issued: **July 1, 2025****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.

Draper City Business Licensing Full-Service Restaurant License

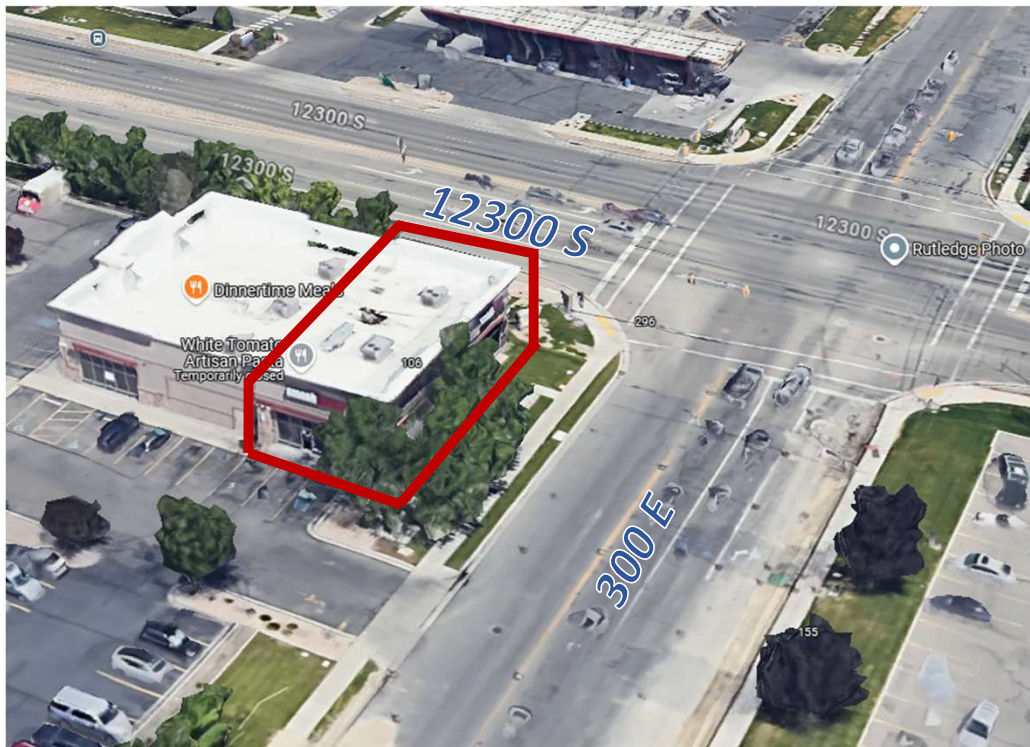
Basta Pasteria 1 LLC dba Basta Pasteria

278 E 12300 S Suite 106
Draper, UT 84020

Travis DeJong



Overview



278 E 12300 S Suite 106
Draper, UT 84020

Full-Service Restaurant License:

Allows restaurants to store, sell, and serve all kinds of alcoholic beverages alongside a food purchase.



Draper City Code Distance Requirements Full-Service Restaurant

DCMC 6-4-040: LICENSE APPLICATION LOCAL CONSENT EXPIRATION AND RENEWAL:
(B) (2) (b) A ... full-service restaurant ... license shall not be granted to any applicant for any location situated within...

three hundred feet (300') of any community location as measured from the nearest patron entrance of the proposed restaurant 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 restaurant measured in a straight line from the nearest patron entrance of the proposed restaurant to the nearest property boundary of the community location.

Community locations include:

- Schools
- Churches
- Public libraries
- Public playgrounds and parks



300 ft. Distance Requirement (Ordinary Pedestrian Travel)

Entrance must be at least 300 ft., following the shortest pedestrian route, from a community location.



200 ft. Distance Requirement (Straight Line)

Entrance must be at least 200 ft., drawn in a straight line, from a community location.





Action: Provide Local Consent or Deny Local Consent

DCMC 6-4-050: ON PREMISE LICENSE

c. Restriction on Licenses: There shall be no limitation on the number of full-service or limited-service, or beer-only restaurant license granted by Draper City.



MEMO



To: City Council
From: Todd Taylor
Date: 2025-07-01
Re: Public Hearing: Ordinance #1661

Comments:

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Titles 6 and 9 to add seasonal farm stand as a new accessory use with its associated standards.

The Planning Commission reviewed this item at their June 12, 2025 meeting and forwarded a positive recommendation on a vote of 5-0.

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

[Ordinance No. 1661.pdf](#)

ATTACHMENTS:

[City Initiated Seasonal Farm Stand TA Staff Report_Finalized.pdf](#)

ORDINANCE NO. 1661

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF TITLES 6 AND 9 OF THE DRAPER CITY MUNICIPAL CODE RELATED TO SEASONAL FARM STANDS.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by enacting land use regulations, among other methods; and

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, Title 6, Chapter 6-16 of the Draper City Municipal Code has been established to provide requirements for temporary uses; and

WHEREAS, Title 9, 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 City Council of Draper City finds good cause to amend the terms and provisions of the Draper City Municipal Code regarding temporary uses and seasonal farm stands; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the proposed changes to the Draper City Municipal Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the proposed changes to the Draper City Municipal Code.

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 that the proposed text amendments regarding Title 6 and Title 9 of the Draper City Municipal Code: 1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan. 2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the Development Codes. 3. The proposed amendment will not create a conflict with any other section or part of the development codes or the general plan. 4. The potential effects of the proposed amendment have been evaluated and determined to be beneficial to public health, safety, and welfare

and represent an overall community benefit. 5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Section 2. Amendment. Sections 6-16-030 and 6-16-050 of the Draper City Municipal Code and Sections 9-3-040, 9-9-030, 9-10-030, 9-10-040, 9-11-110, 9-14-050 and 9-25-100 of the Land Use and Development Code are hereby revised to read as set forth in Exhibit A.

Section 3. Enactment. Section 9-27-250 of the Land Use and Development Code of the Draper City Municipal Code is hereby enacted to read as set forth in Exhibit A.

Section 4. 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 5. 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 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 1st DAY OF JULY, 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	_____	_____	_____

EXHIBIT A

6-16-030: TEMPORARY USES ALLOWED:

...

B. Uses Listed: The temporary uses listed in this section shall be allowed up to the time limits specified for each use. Uses not specifically identified by this section shall not be allowed as temporary uses. Unless otherwise specified in this section, occurrences for temporary uses shall be determined by the business or individual operating the use.

...

2. Christmas tree sales may be conducted for up to sixty (60) days per year and shall not occupy an area greater than six thousand (6,000) square feet.

~~3. Farmers' markets may be conducted for up to one hundred eighty (180) days per year.~~

~~43.~~ Fireworks stands, subject to the provisions of chapter 6 of this title, Utah Code Annotated section 53-7-225, as amended, and any necessary additional approvals from appropriate fire agencies. Firework stands and associated areas shall not occupy an area greater than six thousand (6,000) square feet.

~~54.~~ Produce stands may be conducted for up to one hundred eighty (180) days per year.

~~65.~~ Temporary retail sales, in the form of tent or sidewalk sales events, may be conducted for up to up to three (3) consecutive months or thirty (30) days per occurrence, with no more than three (3) occurrences per year, subject to the following:

...

~~76.~~ Temporary retail sales not directly associated with a permanent business on the site may be conducted for up to one hundred eighty (180) days per year, subject to the following:

...

c. The sales operation is contained within ~~one hundred (100) square feet or less of the parking area~~ lot and shall not occupy an area greater than one thousand (1,000) square feet;

d. The sales operation, including all stock and supplies, is completely contained within an ~~n temporary,~~ enclosed ~~and,~~ portable structure that is temporarily placed on the site for the time period the business is in operation, and is thereafter removed from the property;

...

6-16-050: STANDARDS FOR TEMPORARY USES:

...

F. Trash Removal: All trash must be [collected in trash bins and be](#) removed [daily](#), and the area used for the temporary use restored to its prior condition within three (3) days of the temporary use being concluded.

...

[6-16-100: Zoning Administrator Interpretation](#)

[The Zoning Administrator shall have the authority to interpret this chapter and provide written interpretations as outlined in 9-4-070 of the code.](#)

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning:

...

~~FARMERS' MARKET: An area, open or partially enclosed, at which vendors gather for limited periods of time to sell agricultural products from booths, stands, or similar locations designated for individual vendors.~~

...

ROOFLINE: The highest point on any building where an exterior wall encloses usable floor space, including roof areas for housing mechanical equipment and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

[SEASONAL FARM STAND: A booth, stall or other area where seasonal produce, cut flowers, bedding plants, or similar items produced or grown on the premise are sold to the general public.](#)

SECONDARY ACCESS ENTRANCE: See definition of Access Point.

...

9-9-030: USES ALLOWED:

...

B. Accessory Uses: The permitted and conditional uses set forth in section 9-9-080, table 9-9-1 of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

...

3. Accessory uses in agricultural zones shall include, but not be limited to, the following:

...

~~Produce~~ [Seasonal farm stands subject to applicable standards of chapter 27, "Supplementary Development Standards", of this title.](#)

...

9-10-030: USES ALLOWED:

...

B. Accessory Uses: The permitted and conditional uses set forth in section 9-10-090, table 9-10-1 of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

...

3. Accessory uses in residential zones shall include, but not be limited to, the following:

...

Playhouses, patios, porches, gazebos, and incidental storage buildings.

[Seasonal farm stands in RA1 and RA2 only, subject to applicable standards of chapter 27, "Supplementary Development Standards", of this title.](#)

Solar energy systems.

...

9-10-040: DEVELOPMENT STANDARDS:

Development standards within residential zones shall be as set forth in section 9-10-090, table 9-10-3 of this chapter, and in this section.

...

[B. Temporary Accessory Structures: The standards for temporary accessory structures related to a seasonal farm stand shall be as set forth in Section 9-27-250.](#)

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

(Except CSD Zones)

<i>Uses</i>	<i>Zones</i>													
	<i>CN</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CI</i>	<i>CBP</i>	<i>CO1</i>	<i>CO2</i>	<i>O-R</i>	<i>TC</i>	<i>DC</i>	<i>CS</i>	<i>MARF</i>	<i>CBU</i>
...														
Farmers' market	P	P	P	P	NP	NP	P	P	P	P	NP	NP	NP	P
...														

...

9-14-050: USE REGULATIONS:

...

C. Temporary Uses: Any person may sponsor or conduct for profit or nonprofit purposes the temporary uses set forth in this section, subject to the issuance of a temporary use permit in accordance with the standards found within title 6, chapter 16 of this Code, unless under express provision of this chapter no such permit is required:

...

~~Farmers' market;~~

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses

Parking Calculation Standards

...

~~Farmers' market, produce stand~~
[Temporary uses](#)

Per title 6, chapter 16 of this Code

...

Restaurant:

Fast food

10 spaces per 1,000 square feet gross building floor area

General

8 spaces per 1,000 square feet gross building floor area

Retail

2.5 spaces per 1,000 square feet gross building floor area

[Seasonal farm stand](#)

[2 spaces](#)

Secondhand or thrift store:

Large, no outside storage or drop off

2.5 spaces per 1,000 square feet gross building floor area

Large, with outside storage or drop off

2.5 spaces per 1,000 square feet gross building floor area

Small

2.5 spaces per 1,000 square feet gross building floor area

...

9-27-250: SEASONAL FARM STAND:

A. Seasonal farm stands may be conducted for up to one hundred eighty (180) days per year.

B. Seasonal farm stand sales are limited to produce and products produced or grown on the premises.

C. Two (2) hard surfaced parking stalls shall be provided on-site for the use of customers in accordance with chapter 9-25. The parking stalls provided for the use of the customers of the seasonal farm stand may be located on an existing driveway and in tandem with parking stalls designed to serve the single-family dwelling.

D. Temporary accessory structures related to the seasonal farm stand may be erected subject to the following regulations:

1. Shall be located on the host property;
2. Shall not be located in a right-of way or vehicular access easement;
3. May be located in the front yard; however, the temporary accessory structure must be removed from the front yard if the seasonal farm stand ceases all operations for a period of nine (9) months or longer;
2. Shall be set back a minimum of five feet (5') from all property lines;
3. Shall be located at least six feet (6') away from any building;
4. Shall not exceed one hundred (100) square feet in size;
5. Shall not exceed twelve feet (12') in height to highest point of the roof; and
7. Shall not create a visual obstruction within the triangular areas described in 9-27-080 of this chapter, pertaining to street intersections and driveways.

E. Temporary Signage: Signage outlined in this section are allowed for seasonal farm stands and do not require a sign permit or fee:

1. Wall Signs:
 - a. A maximum of one (1) sign shall be allowed on the accessory structure.
 - b. The sign shall not exceed twenty four (24) square feet.
 - d. No part of the sign shall extend above a roofline.
 - e. The sign shall not project from the building wall a distance greater than twelve inches (12").
 - c. The sign shall not be illuminated.
2. One (1) A-frame signs when:

- a. Not taller than three feet (3') high;
- b. Not wider three feet (3');
- c. Displayed only during hours of operation of the seasonal farm stand;
- d. Not be placed within any right-of-way;
- e. Not be located on or over any sidewalk or pedestrian walkway or to obstruct the view of vehicular traffic approaching, at, or leaving any intersection or driveway; and
- f. Not be illuminated.



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

May 27, 2025

To: Draper City Planning Commission
Business Date: June 12, 2025

From: Development Review Committee

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

Re: City Initiated Seasonal Farm Stand – Text Amendment Request

Application No.: 2025-0116-TA

Applicant: Draper City

Project Location: City Wide

Current Zoning: City Wide

Acreage: City Wide

Request: Request for approval of Text Amendments to Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to add seasonal farm stand as a new accessory use with associated standards.

BACKGROUND AND SUMMARY

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Titles 6 and 9 to add seasonal farm stand as a new accessory use with its associated standards.

This proposal is in response to a request of the City Council to City Staff that an amendment to the text of the DCMC be brought forward to allow for seasonal farms stands. These seasonal farm stands allow a property owner to sell seasonal produce, cut flowers, bedding plants, or similar items produced or grown on their property to the public. Additional minor modifications to other temporary uses for consistency are also included in the proposal.



ANALYSIS

Currently, the DCMC allows produce stands with a temporary use permit in agricultural and non-residential zones, and farmers' markets are permitted in certain commercial zones as well as through a special event permit. The proposed text amendment would add seasonal farm stands as an allowed accessory use in agricultural and residential-agricultural zones, keep produce stands as a temporary use in non-residential zones, and remove farmers' markets since they are already allowed with a special event permit in DCMC Title 15.

The modifications being proposed to the DCMC are listed and reviewed by section in the report below. The legislative copy of the changes can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

Text Amendments.

DCMC Section 6-16-030: Temporary Uses Allowed: This section outlines uses that are allowed with a Temporary Use Permit. The proposed text removes farmers' markets from the list of temporary uses since they do not go through the temporary use permit process and are allowed with a special event permit. This section has also been modified to add missing requirements for some temporary uses including: size limitations to Christmas tree sales and fireworks stands, and size and temporary structure limitations for temporary retail sales.

DCMC Section 6-16-050: Standards for Temporary Uses: This section outlines the standards for temporary uses. The proposed text adds language to clarify that the Zoning Administrator has the authority to provide written interpretations for this chapter.

DCMC Section 9-3-040: Definitions: This section provides definitions, including the definition of uses. The proposed text deletes the definition for farmers' market and adds a definition for seasonal farm stand.

DCMC Section 9-9-030: Uses Allowed: This section describes the uses allowed in agricultural zones. The proposed text removes produce stands as a permitted accessory use and adds seasonal farm stand, subject to meeting the applicable development standards.

DCMC Section 9-10-030: Uses Allowed: This section describes the uses allowed in residential zones. The proposed text adds seasonal farm stand as a permitted accessory use in the RA1 and RA2 zones only, subject to meeting the applicable development standards.

DCMC Section 9-10-040: Development Standards: This section describes the development standards for residential zones, including accessory structures. The proposed text adds language referencing the location of the development standards for temporary accessory structures related to seasonal farm stands.

DCMC Section 9-11-110: Use and Development Standards Tables: This table lists the uses allowed in commercial zones. The proposed text removes farmers' markets from the table of uses since they are already allowed with a special event permit.

DCMC Section 9-14-050: Use Regulations: This section describes the uses allowed in the Transit Station District (TSD) zone. The proposed text removes farmers' markets from the list of uses since they are already allowed with a special event permit.

DCMC Section 9-25-100: Tables and Figures: This table lists the parking standards for different land uses. The proposed text removes the reference to farmers' market and produce stands and replaces them with the text "temporary uses", which would be consistent with the adjacent text referenced for this use. This table has also been modified to add a parking standard requiring two (2) spaces for a seasonal farm stand.

DCMC Section 9-27-250: Seasonal Farm Stand: This section has been added to provide development standards for seasonal farm stands. The proposed text will limit the amount of time the seasonal farm stand sales could be conducted on the site, restrict sales to products produced or grown on-site, require two (2) hard-surfaced parking stalls, allow for small temporary accessory structures, and allow for temporary signage.

Criteria For Approval.

A Text Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in DCMC Section 9-5-060(E)(2):

2. Text Amendments:

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

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Seasonal Farm Stand Text Amendment, as requested by Draper City, Application No. 2025-0116-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated May 27, 2025.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;

4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Seasonal Farm Stand Text Amendment, as requested by Draper City, Application No. 2025-0116-TA, based on the findings and criteria for approval listed in the Staff Report dated May 27, 2025, and as modified by the following additional recommended modifications or findings:

1. (List any additional modifications or findings...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the City Initiated Seasonal Farm Stand Text Amendment, as requested by Draper City, Application No. 2025-0116-TA, based on the following findings and the criteria for denial as listed in the Staff Report dated May 27, 2025.

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2025.06.03 12:59:45-06'00'

Draper City Public Works Department

Todd A. Draper

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Draper
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O=Draper City Planning,
CN=Todd A. Draper
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13:40:54-06'00'

Draper City Planning Division

Don Buckley

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City Fire Department, OU=Fire Marshal,
CN=Don Buckley
Date: 2025.06.02 08:13:38-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.05.30 12:45:23-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B LEGISLATIVE DRAFT

6-16-030: TEMPORARY USES ALLOWED:

...

B. Uses Listed: The temporary uses listed in this section shall be allowed up to the time limits specified for each use. Uses not specifically identified by this section shall not be allowed as temporary uses. Unless otherwise specified in this section, occurrences for temporary uses shall be determined by the business or individual operating the use.

1. Auctions with no outside storage may be conducted for up to three (3) days per occurrence with no more than four (4) occurrences per year per site. Up to two (2) occurrences may run consecutively but shall be counted as separate occurrences. Auctions that require outdoor storage will be permitted according to the terms and following the issuance of a special event permit.

2. Christmas tree sales may be conducted for up to sixty (60) days per year and shall not occupy an area greater than six thousand (6,000) square feet.

~~3. Farmers' markets may be conducted for up to one hundred eighty (180) days per year.~~

~~4~~3. Fireworks stands, subject to the provisions of chapter 6 of this title, Utah Code Annotated section 53-7-225, as amended, and any necessary additional approvals from appropriate fire agencies. Firework stands and associated areas shall not occupy an area greater than six thousand (6,000) square feet.

~~5~~4. Produce stands may be conducted for up to one hundred eighty (180) days per year.

~~6~~5. Temporary retail sales, in the form of tent or sidewalk sales events, may be conducted for up to up to three (3) consecutive months or thirty (30) days per occurrence, with no more than three (3) occurrences per year, subject to the following:

- a. The sale is contained within parking areas associated with and/or the sidewalk, exclusive of public rights of way, adjacent to the permanent business conducting the sale;
- b. The sale provides adequate pedestrian mobility through all sidewalks and pedestrian walkways; and
- c. The sale does not create hazards such as limited visibility or other nuisances that could potentially result in accidents or complaints.

~~76.~~ Temporary retail sales not directly associated with a permanent business on the site may be conducted for up to one hundred eighty (180) days per year, subject to the following:

- a. The sales operation is contained within the parking area of an operating, permanent business;
- b. The sales operation is conducted with the property owner's permission, including the availability of restroom use by the permanent business for employees and customers of the operation;
- c. The sales operation is contained within ~~one hundred (100) square feet or less of~~ the parking ~~area~~ lot and shall not occupy an area greater than one thousand (1,000) square feet;
- d. The sales operation, including all stock and supplies, is completely contained within an ~~temporary~~, enclosed ~~and~~, portable structure that is temporarily placed on the site for the time period the business is in operation, and is thereafter removed from the property;
- e. The sales operation does not prevent or inhibit pedestrian mobility through all sidewalks and pedestrian walkways; and
- f. The sales operation does not create hazards such as limited visibility or other nuisances that could potentially result in accidents or complaints.

...

6-16-050: STANDARDS FOR TEMPORARY USES:

...

F. Trash Removal: All trash must be collected in trash bins and be removed daily, and the area used for the temporary use restored to its prior condition within three (3) days of the temporary use being concluded.

...

6-16-100: Zoning Administrator Interpretation

The Zoning Administrator shall have the authority to interpret this chapter and provide written interpretations as outlined in 9-4-070 of the code.

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning:

...

~~FARMERS' MARKET: An area, open or partially enclosed, at which vendors gather for limited periods of time to sell agricultural products from booths, stands, or similar locations designated for individual vendors.~~

...

ROOFLINE: The highest point on any building where an exterior wall encloses usable floor space, including roof areas for housing mechanical equipment and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

SEASONAL FARM STAND: A booth, stall or other area where seasonal produce, cut flowers, bedding plants, or similar items produced or grown on the premise are sold to the general public.

SECONDARY ACCESS ENTRANCE: See definition of Access Point.

...

9-9-030: USES ALLOWED:

...

B. Accessory Uses: The permitted and conditional uses set forth in section 9-9-080, table 9-9-1 of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

...

3. Accessory uses in agricultural zones shall include, but not be limited to, the following:

...

~~Produce~~ Seasonal farm stands subject to applicable standards of chapter 27, "Supplementary Development Standards", of this title.

...

9-10-030: USES ALLOWED:

...

B. Accessory Uses: The permitted and conditional uses set forth in section 9-10-090, table 9-10-1 of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

...

3. Accessory uses in residential zones shall include, but not be limited to, the following:

...

Playhouses, patios, porches, gazebos, and incidental storage buildings.

[Seasonal farm stands in RA1 and RA2 only, subject to applicable standards of chapter 27, "Supplementary Development Standards", of this title.](#)

Solar energy systems.

...

9-10-040: DEVELOPMENT STANDARDS:

Development standards within residential zones shall be as set forth in section 9-10-090, table 9-10-3 of this chapter, and in this section.

...

[B. Temporary Accessory Structures: The standards for temporary accessory structures related to a seasonal farm stand shall be as set forth in Section 9-27-250.](#)

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

(Except CSD Zones)

<i>Uses</i>	<i>Zones</i>													
	<i>CN</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CI</i>	<i>CBP</i>	<i>CO1</i>	<i>CO2</i>	<i>O-R</i>	<i>TC</i>	<i>DC</i>	<i>CS</i>	<i>MARF</i>	<i>CBU</i>
...														
Farmers'- market	P	P	P	P	NP	NP	P	P	P	P	NP	NP	NP	P
...														

...

9-14-050: USE REGULATIONS:

...

C. Temporary Uses: Any person may sponsor or conduct for profit or nonprofit purposes the temporary uses set forth in this section, subject to the issuance of a temporary use permit in accordance with the standards found within title 6, chapter 16 of this Code, unless under express provision of this chapter no such permit is required:

...

~~Farmers' market;~~

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses

Parking Calculation Standards

...

~~Farmers' market, produce stand~~
[Temporary uses](#)

Per title 6, chapter 16 of this Code

...

Restaurant:

Fast food

10 spaces per 1,000 square feet gross building floor area

General

8 spaces per 1,000 square feet gross building floor area

Retail

2.5 spaces per 1,000 square feet gross building floor area

[Seasonal farm stand](#)

[2 spaces](#)

Secondhand or thrift store:

Large, no outside storage or drop off

2.5 spaces per 1,000 square feet gross building floor area

Large, with outside storage or drop off

2.5 spaces per 1,000 square feet gross building floor area

Small

2.5 spaces per 1,000 square feet gross building floor area

...

9-27-250: SEASONAL FARM STAND:

A. Seasonal farm stands may be conducted for up to one hundred eighty (180) days per year.

B. Seasonal farm stand sales are limited to produce and products produced or grown on the premises.

C. Two (2) hard surfaced parking stalls shall be provided on-site for the use of customers in accordance with chapter 9-25. The parking stalls provided for the use of the customers of the seasonal farm stand may be located on an existing driveway and in tandem with parking stalls designed to serve the single-family dwelling.

D. Temporary accessory structures related to the seasonal farm stand may be erected subject to the following regulations:

1. Shall be located on the host property;
2. Shall not be located in a right-of way or vehicular access easement;
3. May be located in the front yard; however, the temporary accessory structure must be removed from the front yard if the seasonal farm stand ceases all operations for a period of nine (9) months or longer;
2. Shall be set back a minimum of five feet (5') from all property lines;
3. Shall be located at least six feet (6') away from any building;
4. Shall not exceed one hundred (100) square feet in size;
5. Shall not exceed twelve feet (12') in height to highest point of the roof; and
7. Shall not create a visual obstruction within the triangular areas described in 9-27-080 of this chapter, pertaining to street intersections and driveways.

E. Temporary Signage: Signage outlined in this section are allowed for seasonal farm stands and do not require a sign permit or fee:

1. Wall Signs:
 - a. A maximum of one (1) sign shall be allowed on the accessory structure.
 - b. The sign shall not exceed twenty four (24) square feet.
 - d. No part of the sign shall extend above a roofline.
 - e. The sign shall not project from the building wall a distance greater than twelve inches (12").
 - c. The sign shall not be illuminated.
2. One (1) A-frame signs when:

- a. Not taller than three feet (3') high;
- b. Not wider three feet (3');
- c. Displayed only during hours of operation of the seasonal farm stand;
- d. Not be placed within any right-of-way;
- e. Not be located on or over any sidewalk or pedestrian walkway or to obstruct the view of vehicular traffic approaching, at, or leaving any intersection or driveway; and
- f. Not be illuminated.

MEMO



To: City Council
From: Todd Taylor
Date: 2025-07-01
Re: Public Hearing: Ordinance #1662

Comments:

This application is a request for approval of a Zoning Text Amendment for the purpose of amending Sections 9-3-040, 9-3-060 and 9-8-050 of the DCMC, Title 9, to address recent changes to Utah State Code.

The Planning Commission reviewed this item at their June 12, 2025 meeting and forwarded a positive recommendation on a vote of 5-0.

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

[Ordinance No. 1662.pdf](#)

ATTACHMENTS:

[City Initiated New and Unlisted Land Uses TA Staff Report_Finalized.pdf](#)

ORDINANCE NO. 1662

AN ORDINANCE OF DRAPER CITY AMENDING SECTIONS 9-3-040, 9-3-060 AND 9-8-050 OF THE DRAPER CITY MUNICIPAL CODE RELATED TO NEW AND UNLISTED LAND USES.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by enacting land use regulations, among other methods; and

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City Municipal Code to comply with statutes enacted by the Utah State Legislature; and

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

WHEREAS, the City Council of Draper City adopted the Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, the City Council of Draper City finds good cause to revise the terms and provisions of the Land Use and Development Code in response to changes in Utah State Code; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

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 that the proposed text amendments regarding the Land Use and Development Code: 1) The proposed amendment is consistent with goals, objectives and policies of the City's General Plan; 2) The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes; 3) The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan; 4) The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and 5) The proposed text amendment

implements best current, professional practices of urban planning, design, and engineering practices.

Section 2. Amendment. Sections 9-3-040, 9-3-060, and 9-8-050 of the Land Use and Development Code are hereby revised to read as set forth in Exhibit A.

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. 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 THE 1st DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Vawdrey
Mayor Walker

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT A

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise ~~a contrary meaning~~:

...

CLUB OR SERVICE ORGANIZATION: ~~An~~ nonprofit or private establishment ~~or organization~~ providing meeting, recreational, or social facilities ~~for a private or nonprofit association, except~~ excluding a private club, as defined herein. Typical uses include lodges, meeting halls, recreation centers, and facilities ~~areas~~ operated by social clubs, and fraternal or ~~and~~ service organizations.

COLD STORAGE PLANTS: A facility for freezing or refrigerated storage of goods.

COLONY: A beehive and its equipment ~~and appurtenances~~, including one queen, bees, comb, honey, pollen, and brood.

...

HARDSCAPE: Patios, decks, walls, paths and similar man-made features ~~that are part of an~~ integrated into a landscape design, excluding. ~~This definition does not include~~ driveways, sidewalks, parking areas, or other paved walkways required for pedestrian access.

HAZARDOUS MATERIALS STORAGE/TREATMENT: A facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste as defined by applicable state or federal law.

HEIGHT, BUILDING OR STRUCTURE: See definition of building or structure height.

...

9-3-060: PROHIBITED AND PRESCRIBED USES:

A. Prohibited Uses: The uses defined in section 9-3-040 of this chapter and listed as permitted or allowed by conditional use permit in this title for the various zones of the City shall constitute the entirety of uses allowable in those zones. Uses not listed or determined to be ~~and which cannot be considered~~ substantially similar or accessory to a ~~another~~ permitted or conditional use are prohibited unless approved as a new or unlisted business use under section 9-8-050(B) by the Zoning Administrator shall be prohibited. The uses listed in Table 9-3-1 shall be prohibited in all zones unless approved as a new or unlisted business use under section 9-8-050(B).

B. Prescribed Uses: Uses prescribed under Utah Code Annotated section 10-9a-305, or its successor, are allowed ~~shall be considered an allowable use~~ in any zone specified

~~prescribed~~ by that section, even if not listed as a permitted or conditional use [in this title for a zone](#).

[Table 9-3-1](#)

[PROHIBITED USES IN ALL ZONES](#)

Automobile wrecking yard
Cold storage plants
Hazardous materials storage/treatment
Junk or salvage yard
Pet sales
Secondhand or thrift store, large, with outdoor storage or drop-off of items during hours the business is closed

...

9-8-050: CLARIFICATION OF ZONING:

A. Ambiguous Zone Classification: Any property ~~which, for any reason, is~~ not clearly zoned on the city's official zone maps or ~~is~~ determined ~~not~~ to be subject to ~~the requirements of~~ a zone classification ~~under as provided by~~ this title is ~~hereby declared to be~~ [classified](#) in the agricultural zone, A5, and shall be subject to ~~the requirements of the~~ A5 zone [requirements](#).

B. Ambiguous Use Classification: If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, ~~or with respect to matters of height, yard requirements, area requirements, or other property development standards,~~ the [following process applies](#):

[1. Application: An applicant may submit a classification request to the Zoning Administrator to determine if a proposed business use aligns with an existing permitted or conditional use in this title. The application shall include information specified by the Zoning Administrator, such as use description, operational details, and site plans.](#)

[2. Zoning Administrator Review: The zZoning aAdministrator shall determine the proper use or development standard, subject to if the proposed use is substantially](#)

similar to an existing permitted or conditional use based on the following criteria:

- a. Type of goods and services provided;
- b. Number of customers and employees;
- c. Amount and type of on-site storage; and
- d. Noise, odor, or vibration generated.

3. Determination of Existing Use: If the Zoning Administrator determines the proposed use is substantially similar to an existing use, the applicant may proceed under the regulations applicable to that use.

4. New or Unlisted Business Use: If the Zoning Administrator determines the proposed use is a new or unlisted business use not substantially similar to an existing use, the applicant may submit the application to the City Council for review. The City Council shall review the application at a public meeting within 60 days of submission, provided the applicant responds to requests for additional information within 10 business days and attends required meetings. The City Council shall approve or deny the new or unlisted business use based on consistency with the Draper City General Plan, public health and safety, and zoning compatibility. If approved, the City Council shall designate one or more appropriate zones for the use and direct staff to amend this title to incorporate the use as a permitted or conditional use in those zones. For site-specific or temporary uses, the City Council may designate zones via resolution, provided staff proposes a code amendment within 180 days for uses intended for broader application. If denied, the City Council shall provide written reasons for the denial, and staff shall amend this title to add the use to the prohibited uses list in Section 9-3-060(A).

5. Appeals: The Zoning Administrator's determination under Subsection (B)(2) or (3) may be appealed to the authority designated under section 9-5-180 of this title, within the timeframe specified therein. The City Council's decision under Subsection (B)(4) may be appealed as provided in Section 9-5-060(F).

C. Ambiguous Development Standards Classification: If ambiguity arises concerning height, yard, area, or other property development standards, the Zoning Administrator shall determine the appropriate development standard, subject to appeal as provided in section 9-5-180 of this title.

...



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

May 29, 2025

To: Draper City Planning Commission
Business Date: June 12, 2025

From: Development Review Committee

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

Re: City Initiated New and Unlisted Land Uses – Zoning Text Amendment Request

Application No.: 2025-0115-TA

Applicant: Draper City

Project Location: City Wide

Current Zoning: City Wide

Acreage: City Wide

Request: Request for approval of a Zoning Text Amendment to Sections 9-3-040, 9-3-060, and 9-8-050 of the Draper City Municipal Code (DCMC) in order to address recent changes to Utah State Code related to the classification and approval of new and unlisted land uses.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Text Amendment for the purpose of amending Sections 9-3-040, 9-3-060 and 9-8-050 of the DCMC, Title 9, to address recent changes to Utah State Code.

The 2025 Utah State Legislative Session included Senate Bill (SB) 179 that established a new process that municipalities must enact related to the classification and approval of new and unlisted land uses. Draper City needs to amend the DCMC in order to conform with the new State regulations.



ANALYSIS

Text Amendments.

This report will review the modifications being proposed. The legislative copy of the changes can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black. (Please note that the modifications, below, are discussed in reverse document order for clarity purposes.)

DCMC Section 9-8-050: Clarification of Zoning: Text has been added to the existing section for ambiguous use classifications in order to outline the new process the City will follow for new and unlisted uses. The new process will require an applicant to submit an application for a classification request. The Zoning Administrator will review the request to determine if the proposed use aligns with an existing use in the DCMC based on certain criteria. If the new use is determined to be substantially similar to an existing use, the applicant may proceed under the regulations in the DCMC applicable to that use. If the Zoning Administrator determines that the use is a new or unlisted use, the application will go to the City Council for review. The City Council will then approve or deny the new or unlisted use. If approved, the City Council will designate the appropriate zones for the use. Upon determination of the City Council, staff will initiate a zoning text amendment to either incorporate the new use into the DCMC (if approved) or add it to the list of prohibited uses (if denied). The proposed text also provides an appeal process for the decisions made by the Zoning Administrator and City Council.

DCMC Section 9-3-060: Prohibited and Prescribed Uses: Text has been added to the existing section for prohibited uses to reference the new process for new and unlisted uses in Section 9-8-050(B). A new table has been added to specifically identify uses that are prohibited in all zones. These uses were previously included in the DCMC until they were removed in 2020 as part of a code cleanup. Additional uses will be added to the table when new or unlisted uses are denied (prohibited) by the City Council.

DCMC Section 9-3-040: Definitions: Text has been added to create definitions for two of the prohibited uses, which were previously not defined.

Criteria For Approval.

A Zoning 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 DCMC Section 9-5-060(E)(2):

2. Text Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*

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

REVIEWS

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

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated New and Unlisted Land Uses Zoning Text Amendment, as requested by Draper City, Application No. 2025-0115-TA, based on the following findings and the criteria for approval listed in the Staff Report dated May 29, 2025.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated New and Unlisted Land Uses Zoning Text Amendment, as requested by Draper City, Application No. 2025-0115-TA, based on the findings and criteria for approval listed in the Staff Report dated May 29, 2025, and as modified by the following additional recommended modifications or findings:

1. (List any additional modifications or findings...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the City Initiated New and Unlisted Land Uses Zoning Text Amendment, as requested by Draper City, Application No. 2025-0115-TA, based on the following findings and the criteria for denial listed in the Staff Report dated May 29, 2025.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2025.06.03 12:59:45-06'00'

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: 2025.05.30
13:40:54-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draper.ut.us, O=Draper
City Fire Department, OU=Fire Marshal,
CN=Don Buckley
Date: 2025.06.02 08:13:38-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.05.30 12:45:23-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B LEGISLATIVE DRAFT

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise ~~a contrary meaning~~:

...

CLUB OR SERVICE ORGANIZATION: ~~A~~ nonprofit or private establishment ~~or organization~~ providing meeting, recreational, or social facilities ~~for a private or nonprofit association, except~~ excluding a private club, as defined herein. Typical uses include lodges, meeting halls, recreation centers, and facilities ~~areas~~ operated by social clubs, and fraternal ~~or~~ and service organizations.

COLD STORAGE PLANTS: A facility for freezing or refrigerated storage of goods.

COLONY: A beehive and its equipment ~~and appurtenances~~, including one queen, bees, comb, honey, pollen, and brood.

...

HARDSCAPE: Patios, decks, walls, paths and similar man-made features ~~that are part of an~~ integrated into a landscape design, excluding ~~This definition does not include~~ driveways, sidewalks, parking areas, or other paved walkways required for pedestrian access.

HAZARDOUS MATERIALS STORAGE/TREATMENT: A facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste as defined by applicable state or federal law.

HEIGHT, BUILDING OR STRUCTURE: See definition of building or structure height.

...

9-3-060: PROHIBITED AND PRESCRIBED USES:

A. Prohibited Uses: The uses defined in section 9-3-040 of this chapter and listed as permitted or allowed by conditional use permit in this title for the various zones of the City shall constitute the entirety of uses allowable in those zones. Uses not listed or determined to be ~~and which cannot be considered~~ substantially similar or accessory to a ~~another~~ permitted or conditional use are prohibited unless approved as a new or unlisted business use under section 9-8-050(B) ~~by the Zoning Administrator shall be prohibited~~. The uses listed in Table 9-3-1 shall be prohibited in all zones unless approved as a new or unlisted business use under section 9-8-050(B).

B. Prescribed Uses: Uses prescribed under Utah Code Annotated section 10-9a-305, or its successor, are allowed ~~shall be considered an allowable use~~ in any zone specified ~~prescribed~~ by that section, even if not listed as a permitted or conditional use in this title ~~for a zone~~.

Table 9-3-1

PROHIBITED USES IN ALL ZONES

<u>Automobile wrecking yard</u>
<u>Cold storage plants</u>
<u>Hazardous materials storage/treatment</u>
<u>Junk or salvage yard</u>
<u>Pet sales</u>
<u>Secondhand or thrift store, large, with outdoor storage or drop-off of items during hours the business is closed</u>

...

9-8-050: CLARIFICATION OF ZONING:

A. Ambiguous Zone Classification: Any property ~~which, for any reason, is~~ not clearly zoned on the city's official zone maps or ~~is~~ determined ~~not~~ to be subject to ~~the requirements of~~ a zone classification under ~~as provided by~~ this title is ~~hereby declared to be~~ classified in the agricultural zone, A5, and shall be subject to ~~the requirements of the~~ A5 zone requirements.

B. Ambiguous Use Classification: If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, ~~or with respect to matters of height, yard requirements, area requirements, or other property development standards,~~ the following process applies:

1. Application: An applicant may submit a classification request to the Zoning Administrator to determine if a proposed business use aligns with an existing permitted or conditional use in this title. The application shall include information specified by the Zoning Administrator, such as use description, operational details, and site plans.

2. Zoning Administrator Review: The Zoning Administrator shall determine the proper use or development standard, subject to if the proposed use is substantially similar to an existing permitted or conditional use based on the following criteria:

- a. Type of goods and services provided;
- b. Number of customers and employees;
- c. Amount and type of on-site storage; and
- d. Noise, odor, or vibration generated.

3. Determination of Existing Use: If the Zoning Administrator determines the proposed use is substantially similar to an existing use, the applicant may proceed under the regulations applicable to that use.

4. New or Unlisted Business Use: If the Zoning Administrator determines the proposed use is a new or unlisted business use not substantially similar to an existing use, the applicant may submit the application to the City Council for review. The City Council shall review the application at a public meeting within 60 days of submission, provided the applicant responds to requests for additional information within 10 business days and attends required meetings. The City Council shall approve or deny the new or unlisted business use based on consistency with the Draper City General Plan, public health and safety, and zoning compatibility. If approved, the City Council shall designate one or more appropriate zones for the use and direct staff to amend this title to incorporate the use as a permitted or conditional use in those zones. For site-specific or temporary uses, the City Council may designate zones via resolution, provided staff proposes a code amendment within 180 days for uses intended for broader application. If denied, the City Council shall provide written reasons for the denial, and staff shall amend this title to add the use to the prohibited uses list in Section 9-3-060(A).

5. Appeals: The Zoning Administrator's determination under Subsection (B)(2) or (3) may be appealed to the authority designated under section 9-5-180 of this title, within the timeframe specified therein. The City Council's decision under Subsection (B)(4) may be appealed as provided in Section 9-5-060(F).

C. Ambiguous Development Standards Classification: If ambiguity arises concerning height, yard, area, or other property development standards, the Zoning Administrator shall determine the appropriate development standard, subject to appeal as provided in section 9-5-180 of this title.

...

MEMO



To: City Council
From: Paul Geilman
Date: 2025-07-01
Re: Public Hearing: Ordinance #1663

Comments:

This application is a request for approval of a Zoning Map Amendment for approximately 0.93 acres located on the west side of 300 East, at approximately 13232 S. 300 E. The property is currently zoned RA1. The applicant is requesting that the application be approved to allow for a future property line adjustment with a neighbor.

The Planning Commission reviewed this item at their June 12, 2025 meeting and forwarded a positive recommendation for the application with a vote of 5-0.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities,

police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

[Whittington Zoning Map Amendment Ordinance #1663.pdf](#)

ATTACHMENTS:

[Whittington ZMA Staff Report Final.pdf](#)

ORDINANCE NO. 1663

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.93 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) TO RA2 RESIDENTIAL AGRICULTURAL, LOCATED AT APPROXIMATELY 13232 S 300 E WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE WHITTINGTON ZONING MAP AMENDMENT.

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

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City; and

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

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

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 13232 S 300 E within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to RA2:

Beginning at a point 921 feet North from an old fence line an extension of which intersected the old original sandstone marker known as the southwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base & Meridian, which said fence line is approximately six feet North of presently relocated marker set by Salt Lake County Survey, and running thence East 2250.76 feet; thence North 135 feet to point of beginning, to the tract to be described the exterior boundaries being described as follows: Thence North 118 feet to an old established fence line; thence East 342 feet, more or less, to West line of 300 East Street; thence South 118 feet, more or less, to a point due East of Point of beginning; thence West 342 feet to point of beginning.

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

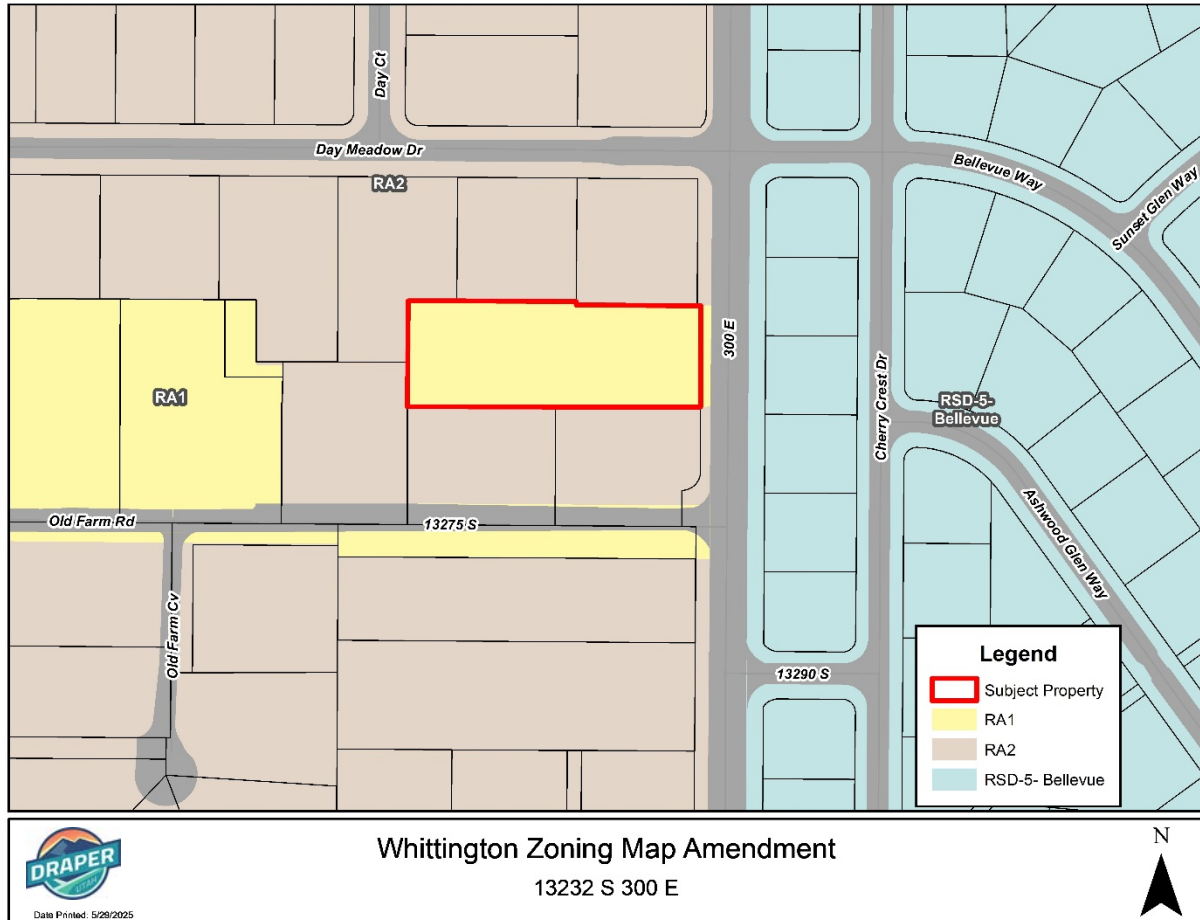
ATTEST:

Nicole Smedley, City Recorder

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

EXHIBIT A

WHITTINGTON ZONING MAP AMENDMENT





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

May 29, 2025

To: Draper City Planning Commission
Business Date: June 12, 2025

From: Development Review Committee

Prepared By: Paul Geilman, Planning Coordinator
Planning Division
Community Development Department
801-576-6551, paul.geilman@draperutah.gov

Re: Whittington – Zoning Map Amendment

Application No.: 2025-0071-MA

Applicant: Daniel Whittington

Project Location: 13232 S 300 E

Current Zoning: RA1 (Residential Agricultural, 40,000 square foot lot minimum)

Acreage: 0.93 Acres (Approximately 40,410 ft²)

Request: Request for approval of a Zoning Map Amendment from the RA1 to RA2 (Residential Agricultural, 20,000 square foot lot minimum) zone for the purpose of allowing for a future property line adjustment.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 0.93 acres located on the west side of 300 East, at approximately 13232 S 300 E (Exhibit C & D). The property is currently zoned RA1. The applicant is requesting that the application be approved to allow for a future property line adjustment with a neighbor.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F



Proposed Zoning	RA2	
Adjacent Zoning		
East	RSD-5-Bellevue (Residential Special District)	
West	RA2	
North	RA2	
South	RA2	

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

Residential Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 and RA2 zones are *"to foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

The proposed RA2 zoning is compatible with the existing Residential Medium Density Land use designation. The main difference between the existing and proposed zoning

designations is the minimum lot size. The RA1 zone has a minimum lot size just under one (1) acre at 40,000 square feet. The RA2 zone has a minimum lot size 20,000 square feet, which is just under one-half (1/2) of an acre. Both of the zoning designations do allow for animals. The zones typically are for single-family dwellings on larger lots.

Criteria For Approval.

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

1. Map Amendments:

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

REVIEWS

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

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

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

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and makes decisions based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Daniel Whittington, application 2025-0071-MA, based on the following findings and the criteria for approval listed in the Staff Report dated May 29, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Daniel Whittington, for application 2025-0071-MA, based on the findings and criteria for approval listed in the Staff Report dated May 29, 2025 and as modified by the following additional findings:

1. (List any additional 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 Daniel Whittington, application 2025-0071-MA, based on the findings and criteria for denial listed in the Staff Report dated May 29, 2025.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.06.04 13:53:54 -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: 2025.06.03
12:43:42 -06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.06.02 15:20:24 -06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.06.04 12:46:08 -06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. The 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 / agricultural half acre (RA2) zone represents an increase of approximately one residential dwelling, for a total of two. Each residential unit would have approximately nine daily trips and two peak hour trips with the proposed zone. This does not represent a significant increase in traffic based on the potential of the proposed zone. The fronting street is 300 East, a major collector street, is designed to handle significant traffic. The size of the subject parcel and the potential number of trips generated from the subject area would not require any mitigation to traffic impacts, where mitigation is typically contemplated around 100 peak hour trips. There are public frontage improvements existing on the subject site.
 - b. Connectivity with the subject parcel to a public right-of-way is existing and is subject to the city's access management requirements. Access to and from the subject site is from 300 East, a major residential collector. Accesses are 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.
 - c. There are minimal existing storm drainage facilities fronting the subject parcels that are feasible to connect to from the subject parcel. 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.

Building Division Review.

- 1. No additional comments

Fire Division Review.

- 1. No additional comments

Legal Division Review.

- 1. No additional comments

EXHIBIT B
LEGAL DESCRIPTION

Beginning at a point 921 feet North from an old fence line an extension of which intersected the old original sandstone marker known as the southwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base & Meridian, which said fence line is approximately six feet North of presently relocated marker set by Salt Lake County Survey, and running thence East 2250.76 feet; thence North 135 feet to point of beginning, to the tract to be described the exterior boundaries being described as follows: Thence North 118 feet to an old established fence line; thence East 342 feet, more or less, to West line of 300 East Street; thence South 118 feet, more or less, to a point due East of Point of beginning; thence West 342 feet to point of beginning.

EXHIBIT C
VICINITY MAP

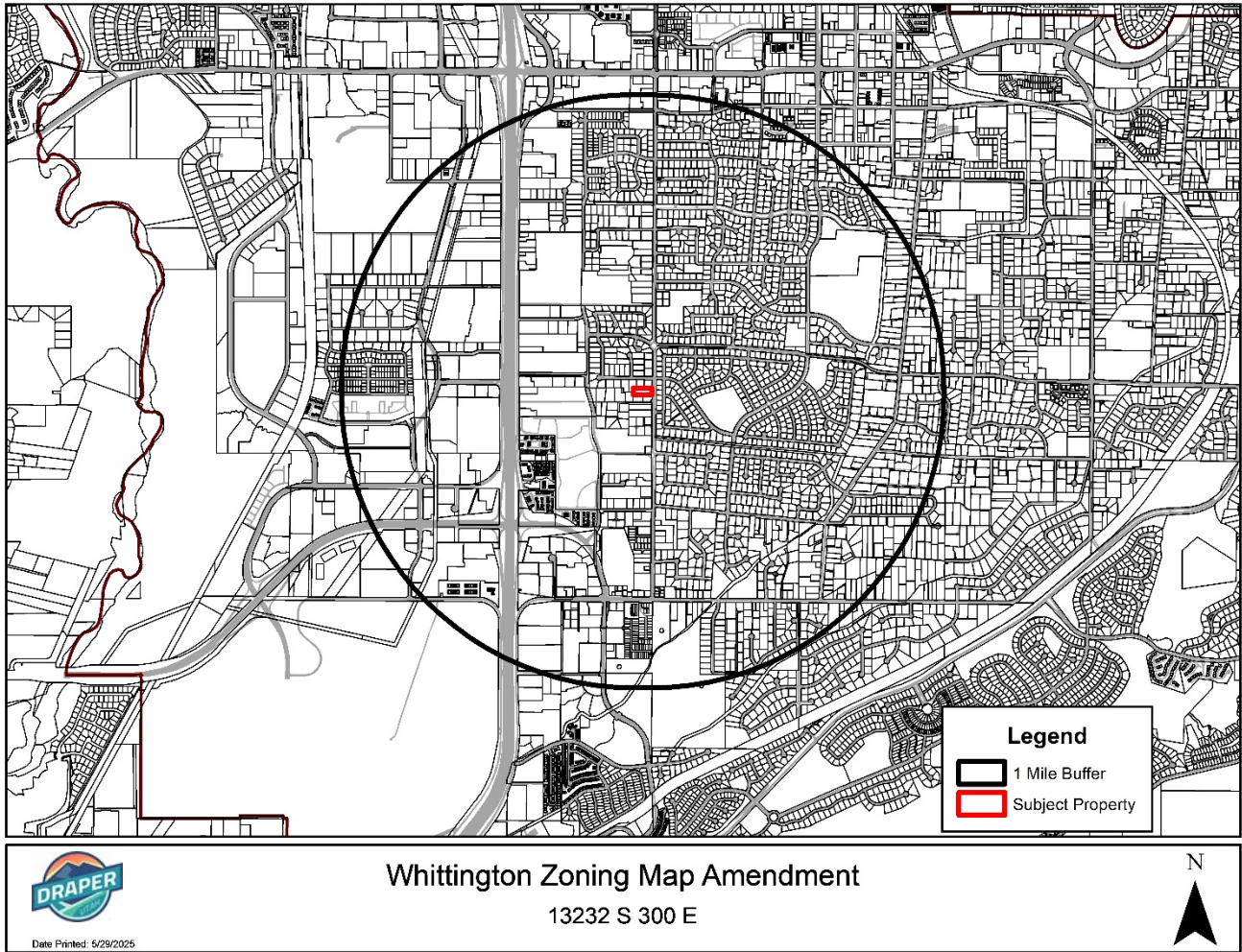


EXHIBIT D
AERIAL MAP

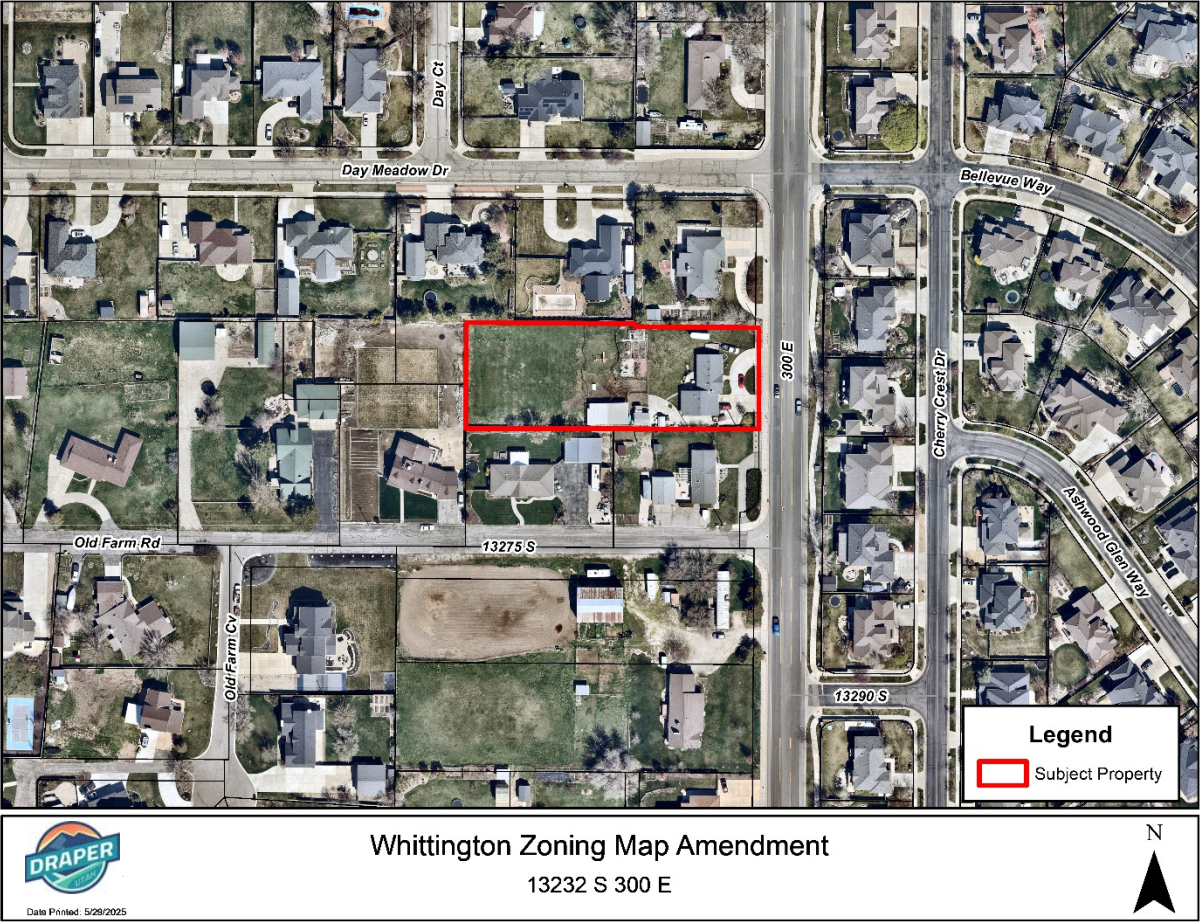


EXHIBIT E LAND USE MAP

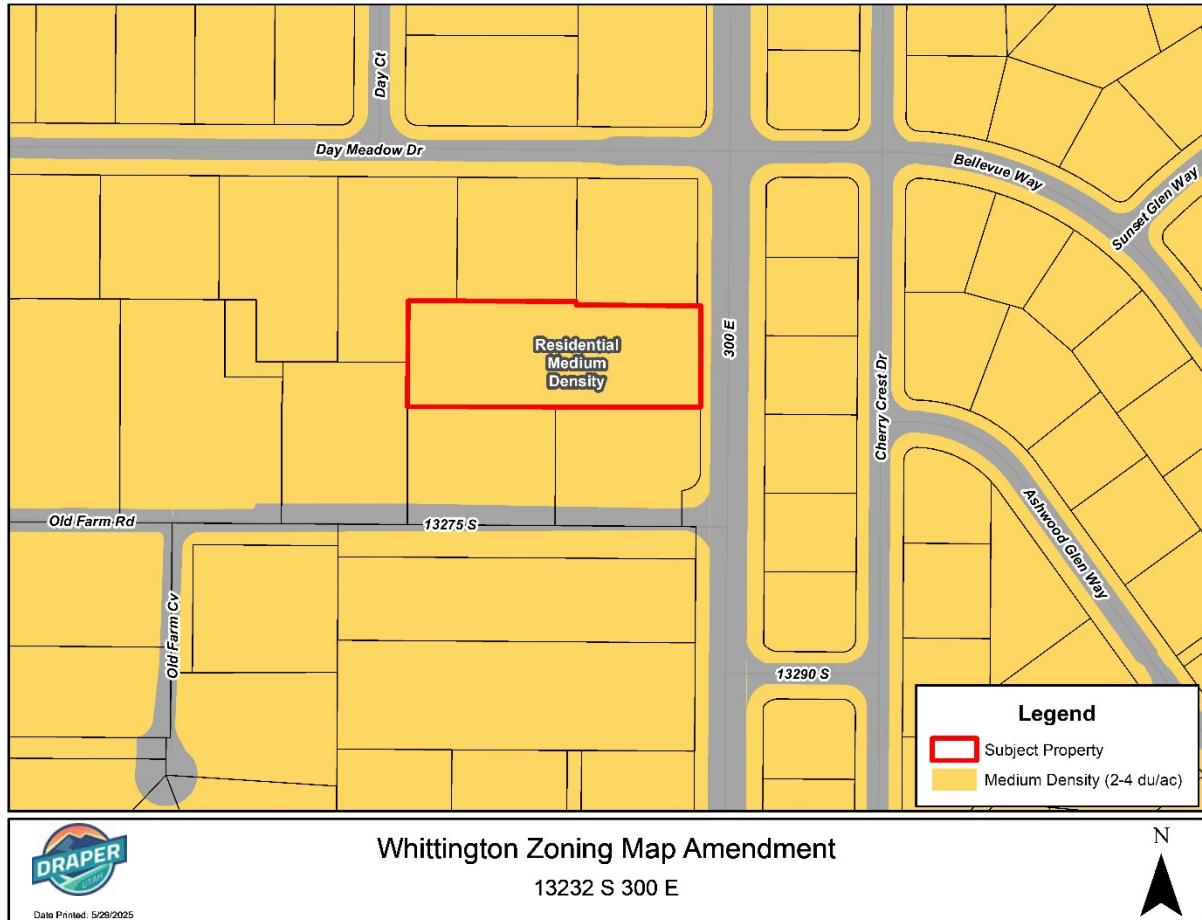


EXHIBIT F ZONING MAP

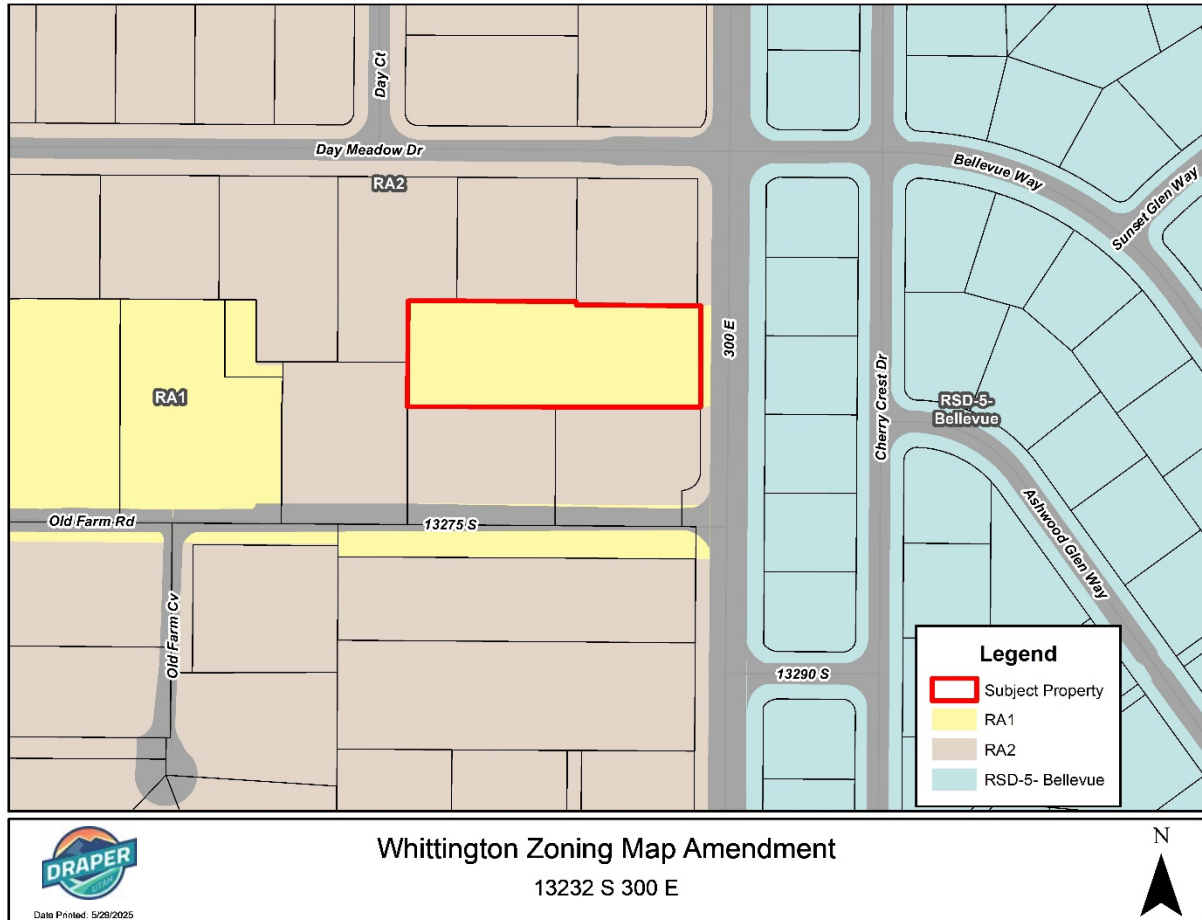


EXHIBIT G
APPLICANT'S RESPONSES

Dan Whittington

132323 South 300 East

Draper, Utah 84020

4-23-2025

Zoning Map Amendment

1. What is the requested zoning designation?

R2A Zoning for Residential Use

2. Please explain the reason for the request and the justification for approval.

Selling a portion to a neighbor who would like to keep control of the land for a potential sale, thus preventing a larger, taller residential to be built overlooking his property. In addition, it will preserve open space in a densely populated area on 3rd East.

3. How is the requested land use designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain?

The properties surrounding my property are all half acres, more or less. I am not reducing my property to less than a half-acre to stay in concert with the surrounding properties and zoning.

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

There will be no change to the roadways and utilities and the property is not being developed. No right of way is being proposed and will exist in its current state.

4. Is the proposed land use designation consistent with the goals, objectives, and policies of the City's General Plan?

Explain.

I have read through the goals and objectives for Draper city. It does not impact any of the goals, objectives or policies of Draper's General Plan.

Kindest Regards

Dan Whittington

MEMO



To: City Council
From: Maryann Pickering, AICP
Date: 2025-07-01
Re: Public Hearing: Ordinance #1664

Comments:

This application is a request for approval of a 2nd Development Agreement Amendment for approximately 3.9 acres located on the west side of Lone Peak Parkway, at approximately 285 W. River Chapel Road. The property is currently zoned RM2. The request is to amend the Development Agreement to reduce the side yard PUE to five feet to match approved setbacks.

This item is currently scheduled for the June 26, 2025 Planning Commission meeting.

For Approval:

1. The proposed development agreement complies DCMC Section 9-5-200(C) and (D).

For Denial:

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

ATTACHMENTS:

[Ordinance_1664__Urbana_DA_.pdf](#)

ATTACHMENTS:

[Urbana 2nd DA Amend PC Staff Report.pdf](#)

ORDINANCE NO. 1664

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT AMENDMENT FOR THE PROPERTY LOCATED AT APPROXIMATELY 285 W. RIVER CHAPEL ROAD WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE URBANA 2ND DEVELOPMENT AGREEMENT AMENDMENT.

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 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 Amendment will allow a reduced public utility easement than would otherwise be allowed in Section 17-5-040 of the Draper City Municipal Code; and

WHEREAS, the Development Agreement Amendment will allow for a single-family subdivision to be built with the same setbacks as the underlying zoning; and

WHEREAS, the proposed Development Agreement Amendment 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 Amendment, and the City Council has found the proposed Development Agreement Amendment 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 Amendment provided in Exhibit A, otherwise known as the Urbana 2nd Development Agreement Amendment .

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 minimum 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 1ST DAY OF JULY, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Vawdrey
Mayor Walker

YES NO ABSENT

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT A
URBANA 2ND DEVELOPMENT AGREEMENT AMENDMENT

**SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT
FOR
URBANA**

THIS SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR URBANA is entered into as of this ____ day of _____, 2025, by and between Draper City, a Utah municipality (the “City”) and Urbana Draper Investments, LC, a Limited Liability Company, incorporated in the state of Utah (the “Master Developer”). City and Master Developer are, from time to time, hereinafter referred to individually as the "Parties."

RECITALS

A. The City and Master Developer previously entered into that certain Master Development Agreement for Urbana (the “MDA”) project on June 4, 2024. The MDA was recorded in the office of the Salt Lake County Recorder’s Office on July 1, 2024 as Entry No. 14258948 in Book 11501 beginning at Page 6422.

B. Subsequent to the recording the MDA, the Developer entered into a First Amended Master Development Agreement for Urbana (the “FMDA”) project on March 4, 2025. The FMDA was recorder in the office the Salt Lake County Recorder’s Office on March 21, 2025 as Entry No. 143612316 in Book 11558 beginning at Page 1655.

C. Subsequent to the recording of the FMDA, the City has found a need to modify the requirement for a Public Utility Easement (“PUD”) for the site to be developed.

D. The Parties now desire to amend the minimum size of the PUE with an additional amendment to the MDA and FMDA.

NOW, THEREFORE, in consideration of the mutual covenants, and agreements set forth herein, and for other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the Parties agree to amend the MDA as follows:

AGREEMENT

Section 1. Miscellaneous

The following provisions shall apply with respect to this Second Amendment:

- a. All side yard PUE’s may be reduced to five feet (5’) from the minimum of seven feet (7’) required by Section 17-5-050(G) of the Draper City Municipal Code (“DCMC”).

- IN WITNESS WHEREOF**, the parties hereto have executed this Amendment by and through their respective, duly authorized representatives as of the day and year first herein above written.

City Recorder

231

MASTER DEVELOPER ACKNOWLEDGMENT

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

On the ____ day of _____, 2025, personally appeared before me Bryson C. Garbett, who being by me duly sworn, did say that he is the Manager of Urbana Draper Investments, LC 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

TABLE OF EXHIBITS

Exhibit “A”
Exhibit “B”

Legal Description of Property
Concept Plan

Exhibit "A"
Legal Description of Property

Beginning at a point on the north line of Sunrise Station Phase 2 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000P at Page 140 of Official Records, said point being North 00°07'23" East 539.23 feet along the quarter section line and South 89°52'37" East 195.28 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 26°39'42" East 412.09 feet to south right-of-way line of River Chapel Road; thence along said south right-of-way line the following three courses: 287.59 feet along the arc of a 530.00 foot radius curve to the left through a central angle of 31°05'25" (long chord bears South 83°42'55" East 284.08 feet); thence North 80°44'25" East 71.51 feet to a point of curvature; thence 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'14" (long chord bears South 54°15'30" East 35.36 feet); thence South 09°15'23" East 330.76 feet to the north line of Sunrise Station Phase 1 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000p at Page 139 of Official Records; thence South 89°31'08" West 376.44 feet along said north line; thence North 89°37'40" West 243.35 feet to and along the north line of said Sunrise Station Phase 2 Subdivision to the point of beginning.

Less and excepting therefrom that portion conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, by that certain Special Warranty Deed recorded December 30, 2010 as Entry No. 11107795 in Book 9893 at Page 9083 of Official Records, being more particularly described as follows:

Beginning at the Northwest Corner of Sunrise Station Phase 2 Subdivision, said point being North 00°07'23" East 540.53 feet along the quarter section line and West 167.82 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 27°32'59" East 210.80 feet; thence North 26°39'42" East 355.49 feet; thence South 89°54'32" West

8.77 feet; thence North 26°49'36" East 9.28 feet; thence South 63°20'18" East 285.17 feet to a point of curvature; thence 59.77 feet along the 530.00 foot radius curve to the left with a central angle of 06°27'40" (chord bears South 66°34'08" East 59.74 feet); thence South 26°39'42" West 406.17 feet to the north line of said Sunrise Station Phase 2 Subdivision; thence North 89°37'40" West 263.91 feet along said subdivision; thence North 89°56'31" West 115.93 feet along said subdivision to the point of beginning.

Exhibit “B”
Concept Plan



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

June 17, 2025

To: Draper City Planning Commission

Business Date: June 26, 2025

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III

Planning Division

Community Development Department

(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Urbana – 2nd Development Agreement Amendment Request**

Application Nos.: 2025-0130-DA

Applicant: Draper City

Project Location: 285 W. River Chapel Road

Current Zoning: RM2 (Multiple Residential)

Acreage: Approximately 3.9 acres (approximately 169,884 sq. ft.)

Request: Request for approval of a 2nd Development Agreement Amendment to reduce the side yard public utility easment (PUE) to five feet to match approved setbacks.

SUMMARY AND BACKGROUND

This application is a request for approval of a 2nd Development Agreement Amendment for approximately 3.9 acres located on the west side of Lone Peak Parkway, at approximately 285 W. River Chapel Road (Exhibits B and C). The property is currently zoned RM2. The request is to amend the Development Agreement to reduce the side yard PUE to five feet to match approved setbacks.

The property has historically been used for agricultural, but has been vacant since the mid-2000's. In June 2024, the City Council approved the original Development Agreement request from the developer of the project to construct a 30-lot single family subdivision in the RM2 zone. After the original Development Agreement was approved, the applicant



acquired additional land for the subdivision from the property owner to the west. The developer submitted for the 1st Development Agreement Amendment for the property and it was approved this past February. The request added a 16-foot strip of land along the entire western boundary of the project.

A Preliminary Plat application was approved by the Planning Commission on June 12, 2025. A condition of approval was included that required the applicant to resolve the PUE issue prior the Final Subdivision Plat Application being approved. This 2nd Development Agreement Amendment would allow for the reduction of the required seven-foot PUE to be reduced to five feet to match the required setback. If this 2nd Development Agreement Amendment is not approved, the applicant will need to adjust the setbacks on the Final Plat design to meet the minimum PUE.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential High Density	Exhibit D
Current Zoning	RM2	Exhibit E
Proposed Land Use	Single-family residential	
Adjacent Zoning		
East	CBP (Commercial Business Park)	
West	A2	
North	CR (Regional Commercial)	
South	R3 (Single Family)	

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

Residential High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Patio homes • Townhouses • Multifamily housing 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
DENSITY	<ul style="list-style-type: none"> • Density range: 8-12 dwelling units per acre 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Institutional care (IC) • Multiple-family Residential (RM1) • Multiple-family Residential (RM2) • Master Planned Community (MPC) 	
LOCATION	<ul style="list-style-type: none"> • Near retail centers, offices, or other compatible uses • Near major transit investment corridors 	
OTHER CRITERIA	<ul style="list-style-type: none"> • 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 RM2 zoning designation for the property (Exhibit H). According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the RM2 zone is to *“permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”*

Development Agreement. The 2nd Development Agreement Amendment (Exhibit F) allows for the required public utility easement (PUE) to be reduced to meet the minimum setbacks required for this project for five feet. Subsection 17-5-050(G) of the DCMC requires a minimum PUE easement of seven feet for all new residential subdivisions. In some instances the minimum residential setback for development is less than seven feet and there is no means to reduce the PUE administratively. Staff is processing this 2nd Development Amendment Agreement due to the conflict in the code. A Zoning Text Amendment will be processed in the near future to correct the issue and allow for PUE's to match the minimum setback.

Criteria for Approval:

Development Agreement

The 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 2nd Development Agreement Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the 2nd Development Agreement Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed her completed their review of the 2nd Development Agreement Amendment submission. Comments from this division, if any, can be found in Exhibit A

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and makes decisions based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS AND FINDINGS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the 2nd Development Agreement Amendment, as requested by Draper City for the Urbana Development, application 2025-0130-DA, based on the findings for approval listed in the Staff Report dated June 17, 2025.

Findings for Approval:

1. The proposed development agreement complies DCMC Section 9-5-200(C) and (D).

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the 2nd Development Agreement Amendment, as requested by Draper City for the Urbana Development, application 2025-0130-DA, based on the findings for approval listed in the Staff Report dated June 17, 2025 and as modified by the additional findings and specific recommendations as follows:

1. (List additional findings for approval...)
2. (List any specific recommendations...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the 2nd Development Agreement Amendment, as requested by Draper City for the Urbana Development, application 2025-0130-DA, based on the findings for denial listed in the Staff Report dated June 17, 2025.

Findings for Denial:

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

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: 2025.06.17 11:19:50-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
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E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.06.17
09:07:46-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper
City Fire Department, OU=Fire Marshal, CN=Don
Buckley
Date: 2025.06.18 07:54:58-06'00'

Draper City Fire Department

Draper City Legal Counsel

Reid Gerritsen

Digitally signed by Reid Gerritsen
DN: C=US, E=reid.gerritsen@draperutah.gov,
OU=Draper City Building, CN=Reid Gerritsen
Reason: I attest to the accuracy and integrity of
this document
Contact Info: 801.576.6534
Date: 2025.06.18 06:54:58-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

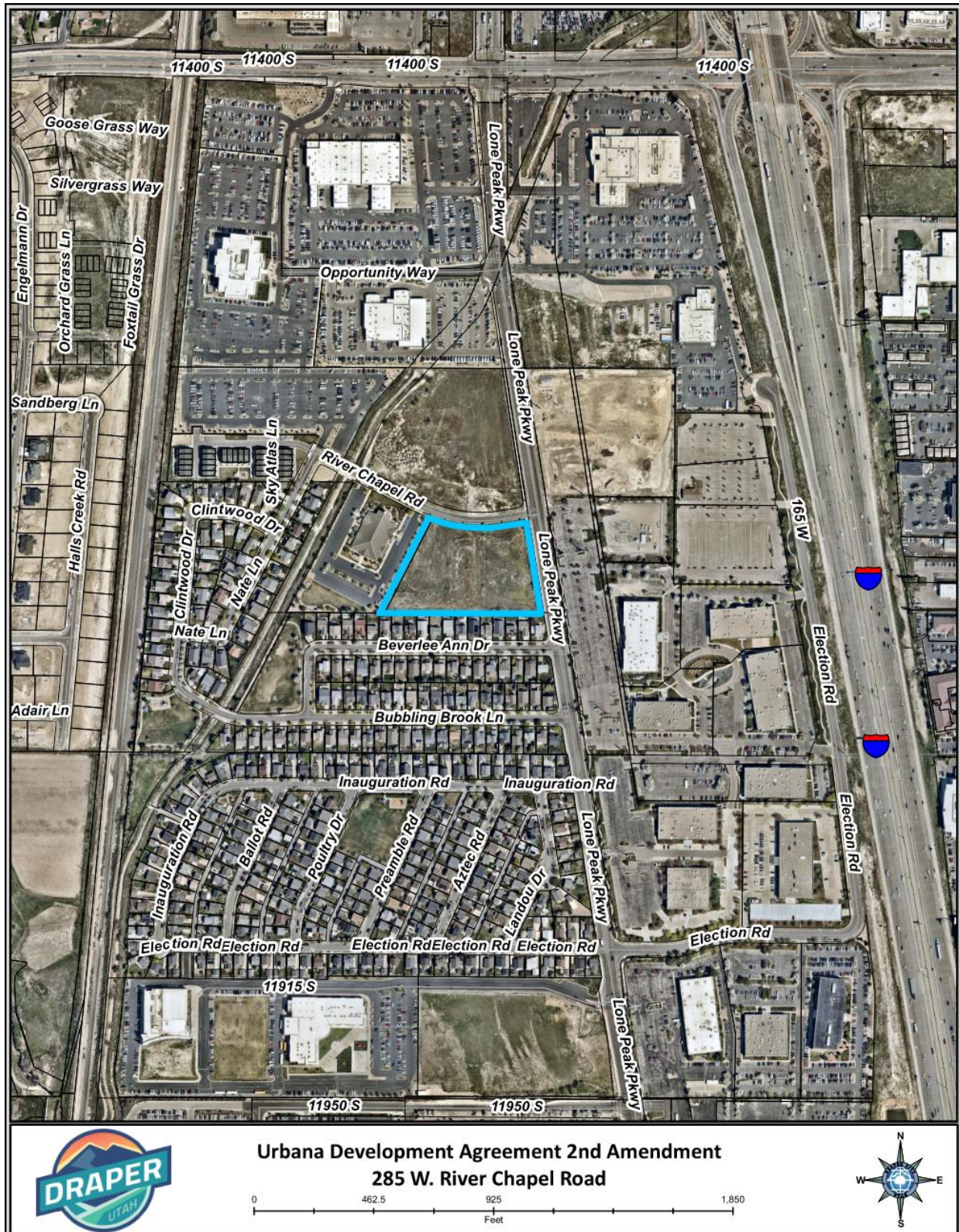


EXHIBIT C
AERIAL MAP

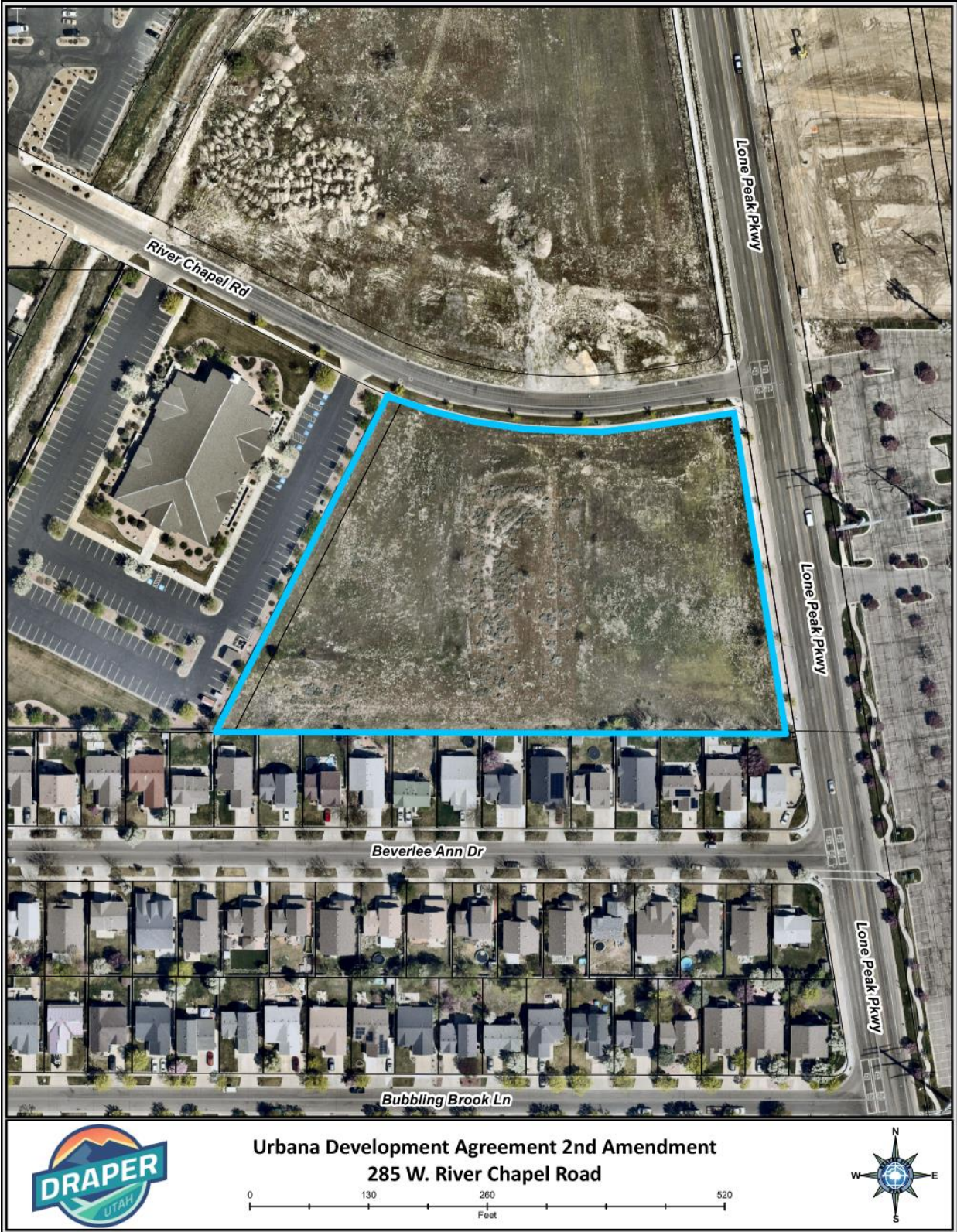


EXHIBIT D
LAND USE MAP

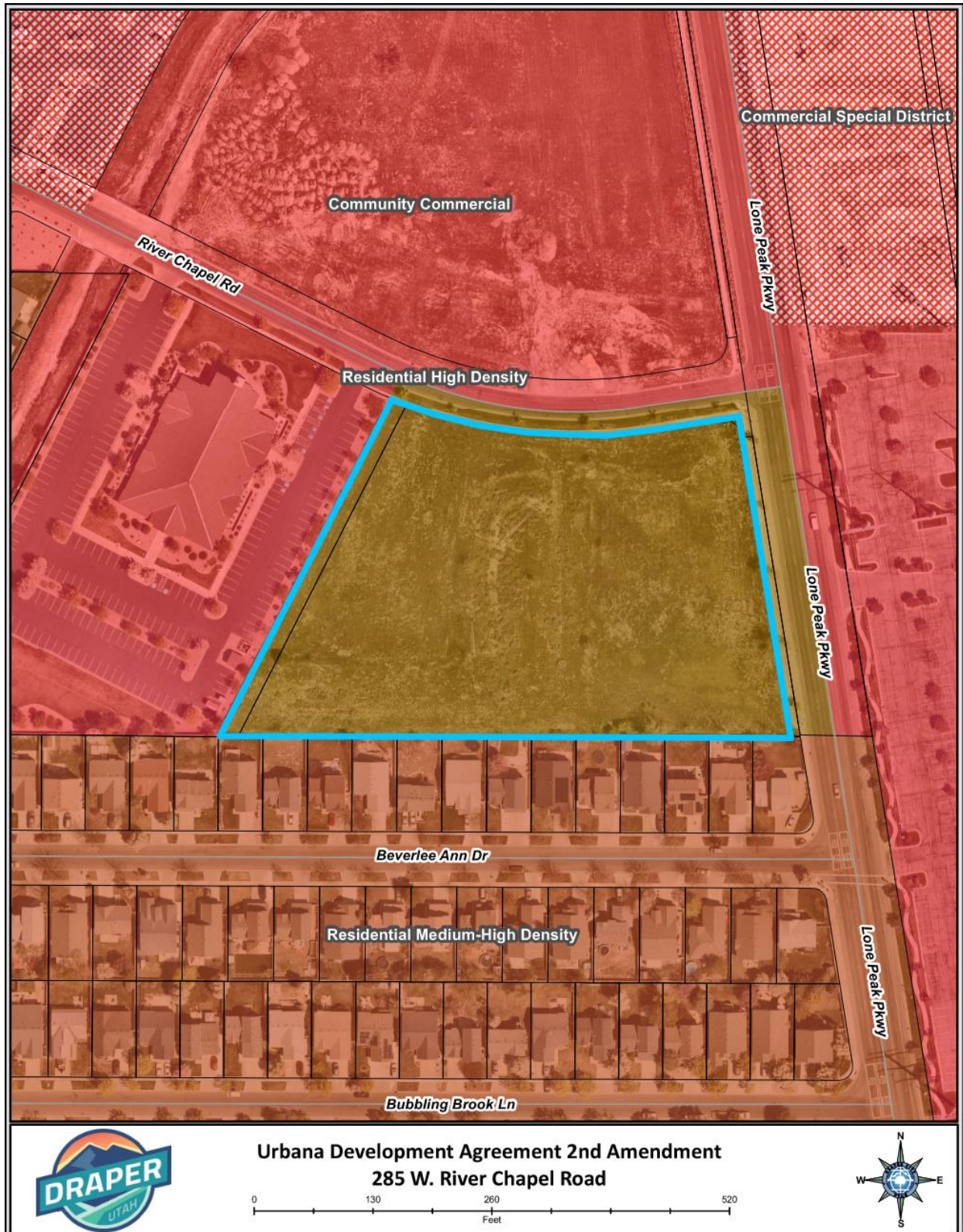


EXHIBIT E
ZONING MAP

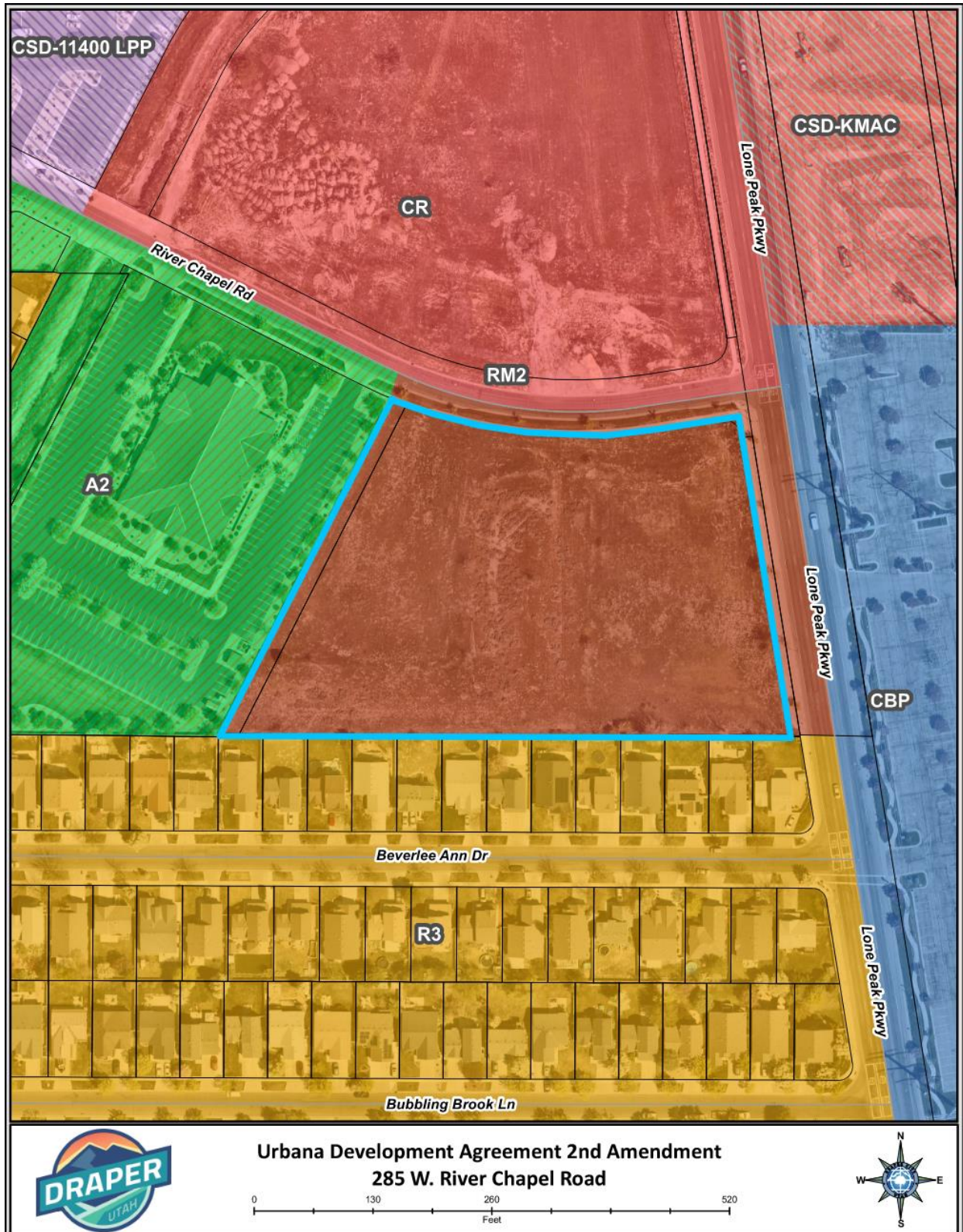


EXHIBIT F
PROPOSED 2ND DEVELOPMENT AGREEMENT AMENDMENT

**SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT
FOR
URBANA**

THIS FIRST AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR URBANA is entered into as of this ____ day of _____, 2025, by and between Draper City, a Utah municipality (the “City”) and Urbana Draper Investments, LC, a Limited Liability Company, incorporated in the state of Utah (the “Master Developer”). City and Master Developer are, from time to time, hereinafter referred to individually as the "Parties."

RECITALS

A. The City and Master Developer previously entered into that certain Master Development Agreement for Urbana (the “MDA”) project on June 4, 2024. The MDA was recorded in the office of the Salt Lake County Recorder’s Office on July 1, 2024 as Entry No. 14258948 in Book 11501 beginning at Page 6422.

B. Subsequent to the recording the MDA, the Developer entered into a First Amended Master Development Agreement for Urbana (the “FMDA”) project on March 4, 2025. The FMDA was recorder in the office the Salt Lake County Recorder’s Office on March 21, 2025 as Entry No. 143612316 in Book 11558 beginning at Page 1655.

C. Subsequent to the recording of the FMDA, the City has found a need to modify the requirement for a Public Utility Easement (“PUD”) for the site to be developed.

D. The Parties now desire to amend the minimum size of the PUE with an additional amendment to the MDA and FMDA.

NOW, THEREFORE, in consideration of the mutual covenants, and agreements set forth herein, and for other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the Parties agree to amend the MDA as follows:

AGREEMENT

Section 1. Miscellaneous

The following provisions shall apply with respect to this First Amendment:

- a. All side yard PUE’s may be reduced to five feet (5’) from the minimum of seven feet (7’) required by Section 17-5-050(G) of the Draper City Municipal Code (“DCMC”).

MASTER DEVELOPER ACKNOWLEDGMENT

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

On the ____ day of _____, 2025, personally appeared before me Bryson C. Garbett, who being by me duly sworn, did say that he is the Manager of Urbana Draper Investments, LC 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

TABLE OF EXHIBITS

Exhibit “A”
Exhibit “B”

Legal Description of Property
Concept Plan

Exhibit "A"
Legal Description of Property

Beginning at a point on the north line of Sunrise Station Phase 2 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000P at Page 140 of Official Records, said point being North 00°07'23" East 539.23 feet along the quarter section line and South 89°52'37" East 195.28 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 26°39'42" East 412.09 feet to south right-of-way line of River Chapel Road; thence along said south right-of-way line the following three courses: 287.59 feet along the arc of a 530.00 foot radius curve to the left through a central angle of 31°05'25" (long chord bears South 83°42'55" East 284.08 feet); thence North 80°44'25" East 71.51 feet to a point of curvature; thence 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'14" (long chord bears South 54°15'30" East 35.36 feet); thence South 09°15'23" East 330.76 feet to the north line of Sunrise Station Phase 1 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000p at Page 139 of Official Records; thence South 89°31'08" West 376.44 feet along said north line; thence North 89°37'40" West 243.35 feet to and along the north line of said Sunrise Station Phase 2 Subdivision to the point of beginning.

Less and excepting therefrom that portion conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, by that certain Special Warranty Deed recorded December 30, 2010 as Entry No. 11107795 in Book 9893 at Page 9083 of Official Records, being more particularly described as follows:

Beginning at the Northwest Corner of Sunrise Station Phase 2 Subdivision, said point being North 00°07'23" East 540.53 feet along the quarter section line and West 167.82 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 27°32'59" East 210.80 feet; thence North 26°39'42" East 355.49 feet; thence South 89°54'32" West

8.77 feet; thence North 26°49'36" East 9.28 feet; thence South 63°20'18" East 285.17 feet to a point of curvature; thence 59.77 feet along the 530.00 foot radius curve to the left with a central angle of 06°27'40" (chord bears South 66°34'08" East 59.74 feet); thence South 26°39'42" West 406.17 feet to the north line of said Sunrise Station Phase 2 Subdivision; thence North 89°37'40" West 263.91 feet along said subdivision; thence North 89°56'31" West 115.93 feet along said subdivision to the point of beginning.

Exhibit “B”
Concept Plan



Project Summary

Area:	3.97 AC
Lots:	30 DU
Density:	7.6 DU / AC

Lot Mix

Sargent 50'-0" x 79'-0" min.	11
Matisse 47'-0" x 77'-4" min.	7
Gomez 42'-0" x 81'-8" min.	6
Dexter 42'-0" x 77'-4" min.	6
TOTAL	30

Setbacks

Front / Living	15'
Front / Garage	20'
Rear	20'
Side	5'

Parking Provided

Garage	60
Driveway	60
Open / Guest	15
Total	135 spaces (4.5 / du)