



PLANNING COMMISSION AGENDA

Thursday, July 31, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Public Hearing: Indigo Tech Center Zoning Map Amendment Request (Administrative Action)

On the request of Jeremy Piston representing Mashies Golf Lounge, LLC a Zoning Map Amendment from the CO2 (Professional Office) zone to the CR (Regional Commercial) zone for approximately 2.84 acres. Located at approximately 14198 S. Minuteman Dr., Known as application 2025-0131-MA, Staff Contact: Paul Geilman, (801)-576-6551, paul.geilman@draperutah.gov.

1.b Public Hearing: Jiffy Lube Conditional Use Permit Request (Administrative Action)

On the request of Robert Poirier of McNeil Engineering, representing Don Ballard and Lube Management Corp., a request for approval of a Conditional Use Permit for a limited vehicle repair business on approximately 0.32 acres located at 681 East 12300 South, known as Application No.: 2025-0138-USE. Staff contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.c Public Hearing: Follis Transport, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

On the request of George Follis representing Follis Transport, LLC. A Home Occupation Conditional Use Permit regarding the operation of a home office that provides trucking services for approximately 0.74 acres, located at 11747 S. 300 E. Known as application 2024-0349-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.d Public Hearing: Jiffy Lube Site Plan Request (Administrative Action)

On the request of Robert Poirier of McNeil Engineering, representing Don Ballard and Lube Management Corp., a request for approval of a Site Plan for a limited vehicle repair business on approximately 0.32 acres located at 681 East 12300 South, known as Application No.: 2025-0139-SP. Staff contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

(Application continued to a date uncertain.)

2. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **July 31, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

MEMO



To: Planning Commission

From: Paul Geilman

Date: 2025-07-31

Re: Public Hearing: Indigo Tech Center Zoning Map Amendment Request (Administrative Action)

Comments:

This application is a request for approval of a Zoning Map Amendment for approximately 2.84 acres located on the east side of Minuteman Dr. at approximately 14193 S. Minuteman Dr. The property is currently zoned CO2. The applicant is requesting that a Zoning Map Amendment be approved to allow for a future Recreation and Entertainment, Indoor business. Golf Simulator Business to operate under the Use Classification of *"Recreation and Entertainment, Indoor."*

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:

[Indigo Tech Center ZMA Staff Report - Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

July 17, 2025

To: Draper City Planning Commission
Business Date: July 31, 2025

From: Development Review Committee

Prepared By: Paul J. Geilman, Planning Coordinator
Planning Division
Community Development Department
801-576-6551, paul.geilman@draperutah.gov

Re: Indigo Tech Center- Zoning Map Amendment Request

Application No.: 2025-0131-MA

Applicant: Jeremy Pixton, representing Mashies Golf Lounge, LLC

Project Location: 14198 S Minuteman Dr.

Current Zoning: CO2 (Professional Office Zone)

Acreage: 2.84 Acres (Approximately 123,710 ft²)

Request: Request for approval of a Zoning Map Amendment from the CO2 zone to CR zone (Regional Commercial) for the purpose of allowing future businesses to operate under the *Recreation and Entertainment Indoor* use classification.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 2.84 acres located on the east side of Minuteman Dr. at approximately 14193 S Minuteman Dr. (Exhibit C & D). The property is currently zoned CO2. The applicant is requesting that a Zoning Map Amendment be approved to allow for a future Recreation and Entertainment, Indoor business. Golf Simulator Business to operate under the Use Classification of "*Recreation and Entertainment, Indoor.*"

ANALYSIS

General Plan and Zoning.

Table 1

General Plan and Zoning Designations

Exhibit



Existing Land Use	Regional Commercial	Exhibit E
Current Zoning	CO2	Exhibit F
Proposed Use	<i>Recreation and Entertainment, Indoor</i>	
Adjacent Zoning		
East	CR	
West	M1 (Light Manufacturing)	
North	CR	
South	CR	

The Regional Commercial land use designation is characterized as follows:

Regional Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that combine destination oriented businesses, retail commercial, entertainment and related uses • Include uses that serve both residents and nonresidents of the City • Uniform design standards and aesthetics • Well landscaped street frontages • Limited traffic access points for the site
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Upscale office buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Regional Commercial (CR)
LOCATION	<ul style="list-style-type: none"> • Excellent transportation access to major highways • Strategically placed along high-traffic corridors

According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the CR zone is *“to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, and offices.”*

The primary differences between the CR and CO2 zones, is that in the CR zone typically allows for a greater variety of uses than the CO2 zone which has a narrower focus on office and laboratory uses.

The following uses are not permitted in the CO2 zone but are conditional uses in the CR zone:

Auto truck RV and equipment storage,

Car wash,
Commercial vehicle and equipment repair,
Construction sales and services,
Recreation and entertainment outdoor,
Vehicle repair limited

The following are not permitted in the CO2 zone but are permitted uses in the CR zone:

Commercial vehicle and equipment rental or sale,
Gas and fuel storage and sales,
Gasoline service station,
Grooming service,
Laundry service,
Nursery,
Parking commercial,
Precious metals and gems dealer,
Recreation and entertainment indoor,
Recycling collection station,
Repair service,
Restaurant,
Retail general,
Secondhand or thrift store,
Tattoo establishment,
Vehicle rental,
Vehicle sale,
Veterinary service,

Medical or dental laboratory is the only use that is permitted in the CO2 zone and not permitted in the CR zone. The applicant has not indicated any intent to operate any other use besides recreation and entertainment indoor at this time.

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 Jeremy Pixton representing Mashers Golf Lounge, LLC, application 2025-0131-MA, based on the following findings and the criteria for approval listed in the Staff Report dated July 17, 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 Jeremy Pixton representing Mashers Golf Lounge, LLC, application 2025-0131-MA, based on the findings and criteria for approval listed in the Staff Report dated July 17, 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 Jeremy Pixton Representing Mashers Golf Lounge, LLC, application 2025-0131-MA, based on the findings and criteria for denial listed in the Staff Report dated July 17, 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: 2025.07.23 16:43:34-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draperutah.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.07.28
10:19:59-06'00'

Draper City Planning Division

Don Buckley

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DN: C=US,
E=don.buckley@draperutah.gov,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2025.07.24 18:09:30-06'00'

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: 2025.07.23 16:49:13-06'00'

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 Commercial Office (CO2) to Regional Commercial (CR) is proposing to change from one commercial zone to another commercial zone. This change in zoning does not necessarily represent a change in demand on the streets and utilities. The proposed zone has a wide range of permitted and conditional uses. The site has access to Minuteman Drive, a minor commercial collector street. Based on the capacity of the fronting public street, the change in zone modifies to the potential uses within the existing site. Any change in use would still be subject to review, but it is not anticipated to represent a significant increase in traffic to the level where mitigation measures would be anticipated. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not automatically trigger a TIS. There are public frontage improvements on the fronting public streets.
 - b. Connectivity with the subject parcel to public right-of-way is to Minuteman Drive, a minor commercial collector. Access onto the fronting street is existing with the site, as it is currently developed. Accesses are required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any change in the development will need to be evaluated for access location to comply

with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.

- c. There are existing storm drainage facilities fronting the subject parcel. It is not anticipated that any change in storm drainage would be needed with the change in zoning. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities will be provided by 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 point that is North 207.00' and East 230.71' from the Southwest Corner of Section 6, Township 4 South Range 1 East, Said Point being on the East Right of Way line of the 1-15 East Frontage Road, known as Minuteman Drive, said point also being the true point of beginning North 206.95' and East 50.70' from the County Witness Corner Monument located on Section Line and in the Centerline of Said Minuteman drive; thence

South 89 degrees 51 minutes 21 seconds East (S 89°51'21" E), a distance of 429.29 feet; thence

South 00 degrees 00 minutes 00 seconds West (S 00°00'00" W), a distance of 152.45 feet;

thence

South 60 degrees 45 minutes 04 seconds West (S 60°45'04" W), a distance of 234.37 feet; thence

Along a curve to the Left having a radius of 1060.00 feet, arc length of 62.74 feet, delta angle of 03 degrees 23 minutes 28 seconds (03°23'28"), a chord bearing of South 59 degrees 03

minutes 20 seconds West (S 59°03'20" W), and a chord length of 62.73 feet; thence

South 57 degrees 21 minutes 36 seconds West (S 57°21'36" W), a distance of 189.54 feet; thence

Along a curve to the Right having a radius of 124.00 feet, arc length of 51.53 feet, delta angle of 23 degrees 48 minutes 32 seconds (23°48'32"), a chord bearing of South 69 degrees 15

minutes 52 seconds West (S 69°15'52" W), and a chord length of 51.16 feet; thence

Along a curve to the Left having a radius of 2904.79 feet, arc length of 422.59 feet, delta angle of 08 degrees 20 minutes 07 seconds (08°20'07"), a chord bearing of North 04 degrees 57

minutes 09 seconds East (N 04°57'09" E), and a chord length of 422.22 feet to the true point of beginning;

Containing 2.85 Acres, or 124182 square feet.

EXHIBIT C VICINITY MAP

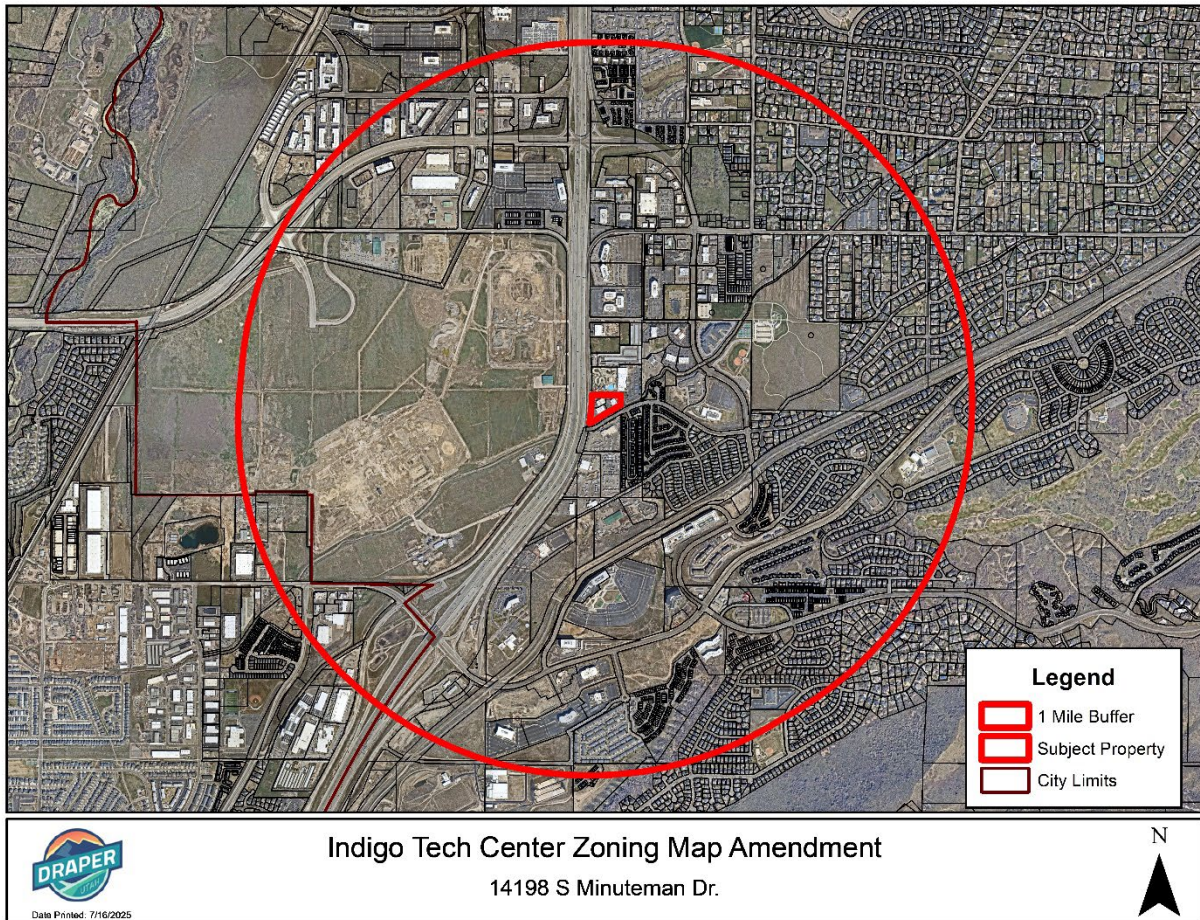


EXHIBIT D AERIAL MAP



EXHIBIT E LAND USE MAP

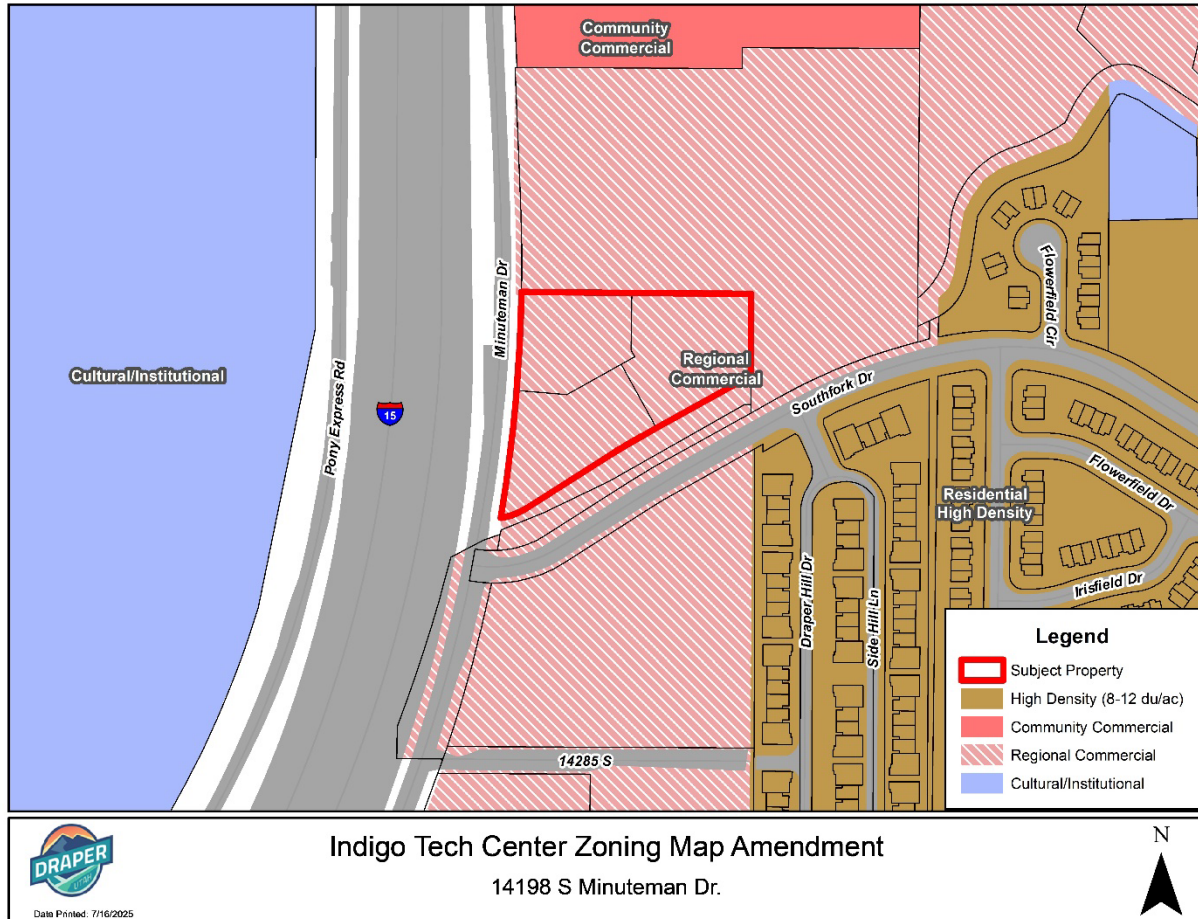


EXHIBIT F
ZONING MAP

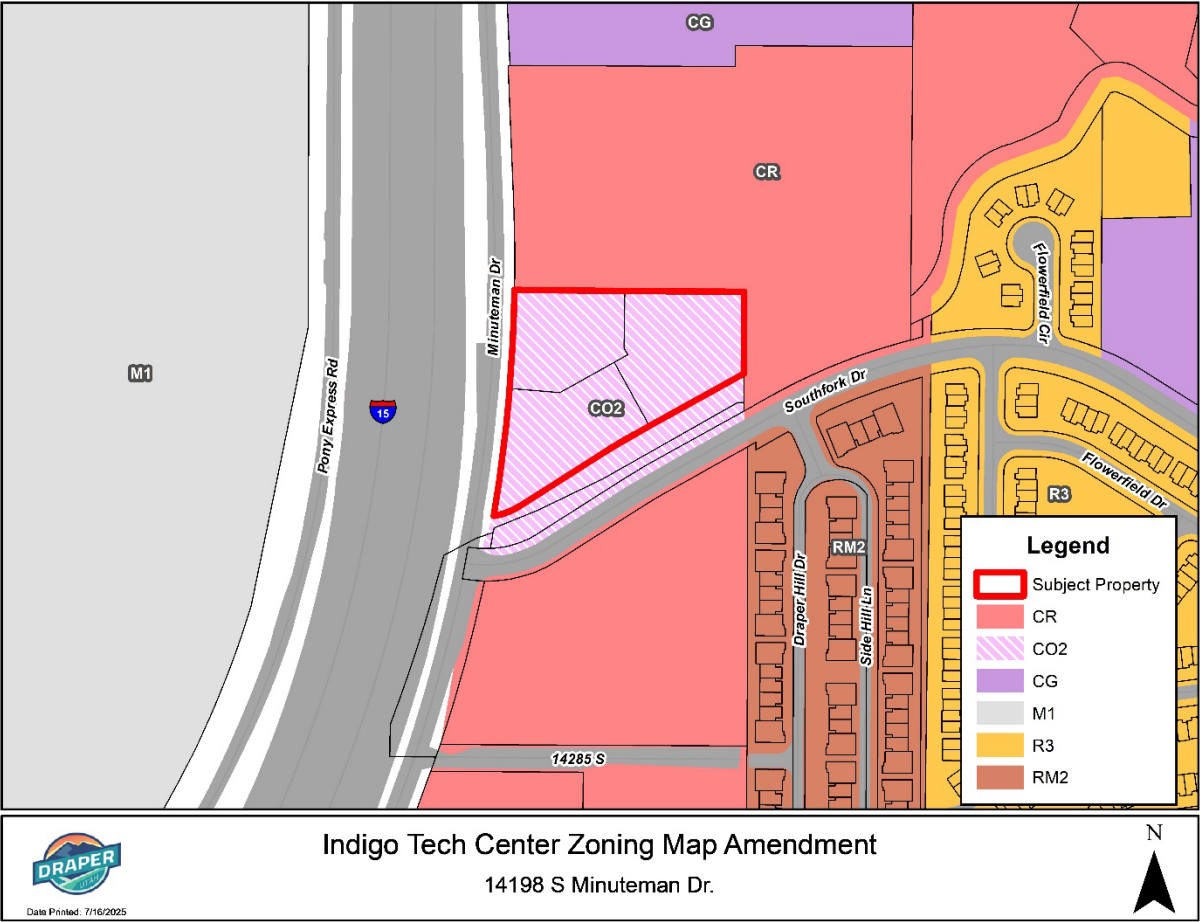
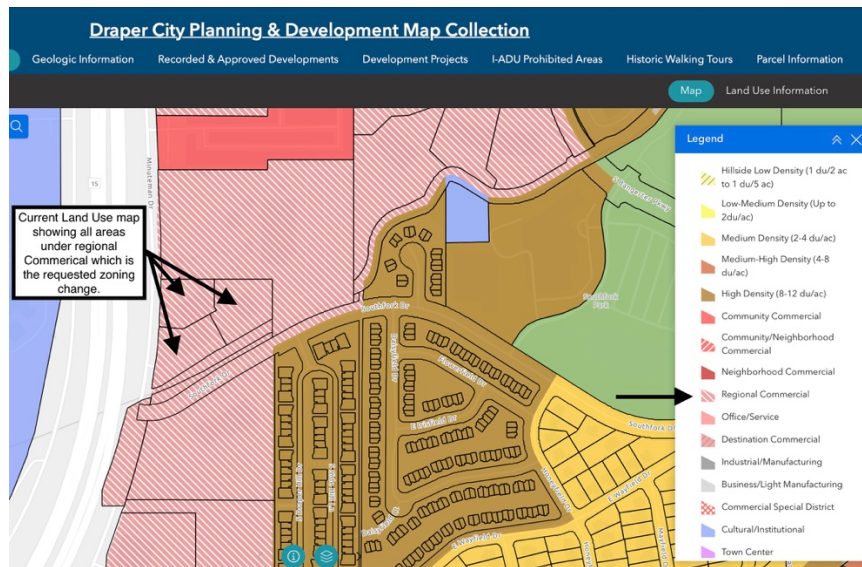


EXHIBIT G
APPLICANT QUESTIONNAIRE

Exhibit G Applicant Questionnaire

Zoning Map Amendment Request

1. I am requesting a zoning change from CO2 to CR
2. The reason for the request is to allow for a golf simulator business to be in one of the office spaces. It will be used by mostly tenants of the three office buildings in the complex but would also like to allow other businesses and individuals to sign up for memberships. The business will also have a conference room but because of the golf simulators being considered recreational usage the zoning would need to be changed from CO2 to CR to accommodate this type of business.
3. The current zoning is CO2 but is surrounded by CR land. The original land usage was set for CR use based on the current land use map. My understanding is that the building was built originally to be complaint with all CR requirements. There is plenty of parking and it will not interfere with any business surrounding the area it was built to be complaint with CR usage and has sufficient parking 5 per 1000 square feet of useable office space vs 4 per 1000 office space for CO2. The complex has two entrances that come from Minuteman Dr. This means there will be no problems with any of the surrounding neighborhoods and traffic to the office complex will not change based on this usage change.
4. Roadways and Utilities will not change under the proposed zoning as the buildings were built to be complaint to CR usage.
5. The proposed Zoning designation is consistent with the goals objectives and policies of the city's general plan as the land was originally set for CR zoning, and the surrounding properties are all zoned CR. The golf simulator business will also mainly be for meetings and as an amenity to the tenants of these 3 office buildings.



MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-07-31

Re: Public Hearing: Jiffy Lube Conditional Use Permit Request (Administrative Action)

Comments:

This application is a request for approval of Conditional Use Permit for approximately 0.32 acres located on the north side of 12300 South, at 681 East 12300 South. The property is currently zoned CC (Community Commercial). The applicant is requesting that a Conditional Use Permit be approved to allow for the development of the property as a limited vehicle repair business.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[Jiffy Lube CUP SP Staff Report_Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

July 17, 2025

To: Draper City Planning Commission
Business Date: July 31, 2025

From: Development Review Committee

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

Re: Jiffy Lube – Conditional Use Permit Request

Application No.: 2025-0138-USE

Applicant: Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp.

Project Location: 681 East 12300 South

Current Zoning: CC (Community Commercial) Zone

Acreage: 0.32 Acres (Approximately 13,939 ft²)

Request: Request for approval of a Conditional Use Permit for a limited vehicle repair business.

BACKGROUND AND SUMMARY

This application is a request for approval of Conditional Use Permit for approximately 0.32 acres located on the north side of 12300 South, at 681 East 12300 South (Exhibits B & C). The property is currently zoned CC. The applicant is requesting that the Conditional Use Permit be approved to allow for the development of the property as a limited vehicle repair business.

The subject property contains the Ballard's Iceberg restaurant and a home located behind the restaurant. According to the Salt Lake County Assessor's Office, the home was built in 1947 and the restaurant building was built in 1977. However, according to the Draper Journal, Allen and Alice Mae Ballard opened the Ballard's Iceberg restaurant on the property in 1960, when they built the restaurant in front of the family home.



This application was noticed along with a Site Plan application; however, the Site Plan is being continued to a date uncertain to give the applicant additional time to address issues identified in that application.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC	Exhibit E
Proposed Use	Vehicle Repair, Limited	
Adjacent Zoning		
East	CC	
West	CC	
North	CC	
South	CC	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	<ul style="list-style-type: none"> • Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	<ul style="list-style-type: none"> • Adjacent to neighborhood • Along local roads

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

Conditional Use Permit. The use of Vehicle Repair, Limited requires a Conditional Use Permit in the CC Zone. Vehicle Repair, Limited is defined in DCMC Section 9-3-040 as:

An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, including paint and body shops or other general vehicle repair services which have no storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory outside of the building.

The applicant's responses to the Conditional Use Permit application questions are provided in Exhibit F. The subject property is surrounded on all sides by commercial and other service uses, including a Les Schwab limited vehicle repair business to the west. No residential uses or zoning abuts the property. The subject property also fronts onto 12300 South which is a Utah Department of Transportation (UDOT) maintained arterial.

As noted above, the Conditional Use Permit application was submitted along with a Site Plan application. During the review, staff discovered issues with the proposed plans including a property boundary issue that need to be resolved. As a result, the Site Plan application is being continued to a date uncertain. However, this does not substantially impact the use being requested through the Conditional Use Permit. Once issues with the draft Site Plan are fixed, the Site Plan application will be brought before the Planning Commission for review. A draft of the proposed Site Plan is included with this application (Exhibit G).

Site Plan Layout. The draft Site Plan shows a new proposed 2,425 ft² Jiffy Lube with three (3) bays located on the property where the current Ballard's Iceberg currently exists. The building will be setback approximately 4-ft from the front, 42-ft from the rear, 28-ft from the east, and 51-ft from the west property lines. Primary access will be located to the west of the building, and parking will be primarily provided along the western property line. As of the latest review, the draft Site Plan will meet the setback requirements of DCMC Section 9-11-110 for the CC zone. However, during review of the Site Plan, staff discovered that the width of the property in the deed did not match the width of the property in the draft Site Plan. This should not be an issue if the property boundary issue is resolved as anticipated by the applicant. However, additional changes to the site plan overall may be required if the property boundary line issues are not resolved as anticipated.

Circulation. The draft Site Plan shows that the two (2) driveways that currently exist on 12300 South will be consolidated into one on the western side of the proposed building. The applicant will be required to work with UDOT on approval for these access modifications. Customers will enter the subject property from 12300 South on the western side of the

proposed building and drive around the building to enter the three (3) bays from the east. Additionally, the existing cross access between the subject property and the parcel to the north will remain and the applicant will be required to record a reciprocal cross-access easement as a condition of approval for the Site Plan.

Landscaping and Lot Coverage. A Landscaping and Irrigation Plan was submitted as part of the Site Plan application; however, as of the last review, revisions are still needed to the type and amount of plant materials being provided in order to comply with the requirements of DCMC Chapter 9-23. The applicant will be required to provide 20% of the site as landscaping, with a plant coverage of 75% at maturity. Based on the street frontage, three (3) street trees will be required. Perimeter landscaping are typically required to be 10 ft in width, but can be reduced where a building is setback less than 10 ft or can be reduced to 5 ft along rear and side property lines adjacent to parking areas. Notably, parking lot screening and trash enclosure screening are required. The screening must be evergreen shrubs that are a minimum height of 18 inches at the time of planting; however, the parking lot screening could also consist of 3 ft tall decorative wall or fence in lieu of the evergreen shrubs. Staff has included a condition of approval that the applicant shall submit a revised Landscaping and Irrigation Plan which complies with DCMC Chapter 9-23 prior to Site Plan approval.

Parking. As noted above, the draft Site Plan shows that parking will be primarily provided along the western property line, with one parallel space provided in the northeast corner of the subject property. A concrete crossing will be provided across the drive aisle between the building's west entrance and the accessible parking space. Per DCMC Section 9-25-100, "auto, truck, RV and equipment repair" requires 4 parking spaces per service bay. The building has three (3) bays, requiring 12 parking spaces. However, a natural adjustment range of 10% is allowed, which would require 11-14 vehicle parking spaces. A total of 11 vehicle parking spaces will be provided based on the proposed site plan. The proposed draft site plan will comply with the design requirements of DCMC Chapter 9-25 and the parking and circulation requirements of DCMC Section 9-22-050 if the property boundary issues are resolved as anticipated by the applicant. Additional changes to the site plan to maintain compliance with the parking requirements may be required if the property boundary line issues are not resolved as anticipated.

Architecture. Draft building elevations (Exhibit H) were submitted with the Site Plan application. The elevations show that the building will have entries facing the street, and on both sides. The three (3) bays are oriented to face away from the 12300 South. Each of the facades and the roofline are articulated, and the building facades will be comprised of two types of stone and one type of brick as the primary materials, and of EIFS in two different colors as the secondary material. The building design meets the requirements of DCMC Section 9-22-040.

Lighting. A Lighting Plan was submitted as part of the Site Plan application; however, as of the last review, revisions are still needed on the type and amount of illumination being

provided in order to comply with the requirements of DCMC Chapter 9-20. The applicant will be required to provide lighting that does not exceed the illumination standards found in DCMC Table 9-20-1 during business hours, both on-site and at the subject property's boundary. The applicant will also be required to reduce the lighting sources after-hours by 33% and not exceed the illumination standards found in DCMC Table 9-20-2. Staff has included a condition of approval that the applicant shall submit a revised Lighting Plan which complies with DCMC Chapter 9-20 prior to Site Plan approval.

Fencing. The draft Site Plan indicates that the existing 6-ft tall block walls will remain in place along the portions of the north and west property lines. No new fencing is proposed.

Criteria For Approval

Conditional Use Permit.

The criteria for review and potential approval of a Conditional Use Permit request are found in DCMC Section 9-5-080(E). This section depicts the standard of review for such requests as:

- E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:*
- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
 - 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
 - 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
 - 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*
 - c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*

- d. *The economic impact of the proposed facility or use on the surrounding area;*
 - e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. *The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
5. *The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval or denial as listed within the staff report. The Planning Commission should also hear from the applicant and receive public comment prior to making a decision.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a Draper City business license shall be obtained prior to operating and shall be maintained by the business owner for as long as the business remains in operation.
3. That there shall be no noise, glare, dust, pollutants, odor, or other impacts discernible outside of the building.
4. That there shall be storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory outside of the building.
5. That prior to Site Plan approval by the Planning Commission, the applicant shall submit a revised Landscaping and Irrigation Plan which complies with DCMC Chapter 9-23, and a revised Lighting Plan which complies with DCMC Chapter 9-20.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0138-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated July 17, 2025.

Findings for approval:

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

I move that we approve the Conditional Use Permit, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0138-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated July 17, 2025, and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0138-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated July 17, 2025.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.07.28 08:47:02-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draperutah.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.07.28
10:19:08-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.07.28 09:32:19-06'00'

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: 2025.07.28 08:16:29-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. GIS identified a gap in the County records/deeds between the subject property and what is indicated on the site plan. The applicant needs to resolve the deed gap before the site plan can be approved.

Engineering Department Review.

1. CUP mitigation requirements are addressed with site plan. See 2025-0139-SP.

Building Division Review.

1. No additional comment.

Fire Division Review.

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-four (24) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required.** There shall be 1 hydrant required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2000GPM for full 2-hour duration.
3. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. **Utilities.** All utilities including Fire hydrants within the required width of fire apparatus access roads shall be installed prior to introducing combustible materials to a site or commencing vertical construction. Any excavation in the required fire department access roadway after combustible materials are on site shall be performed in a

manner to maintain access to the site and shall be coordinated with the Fire Marshal. Combustible material shall not be placed in any way that will impede fire apparatus access to any site.

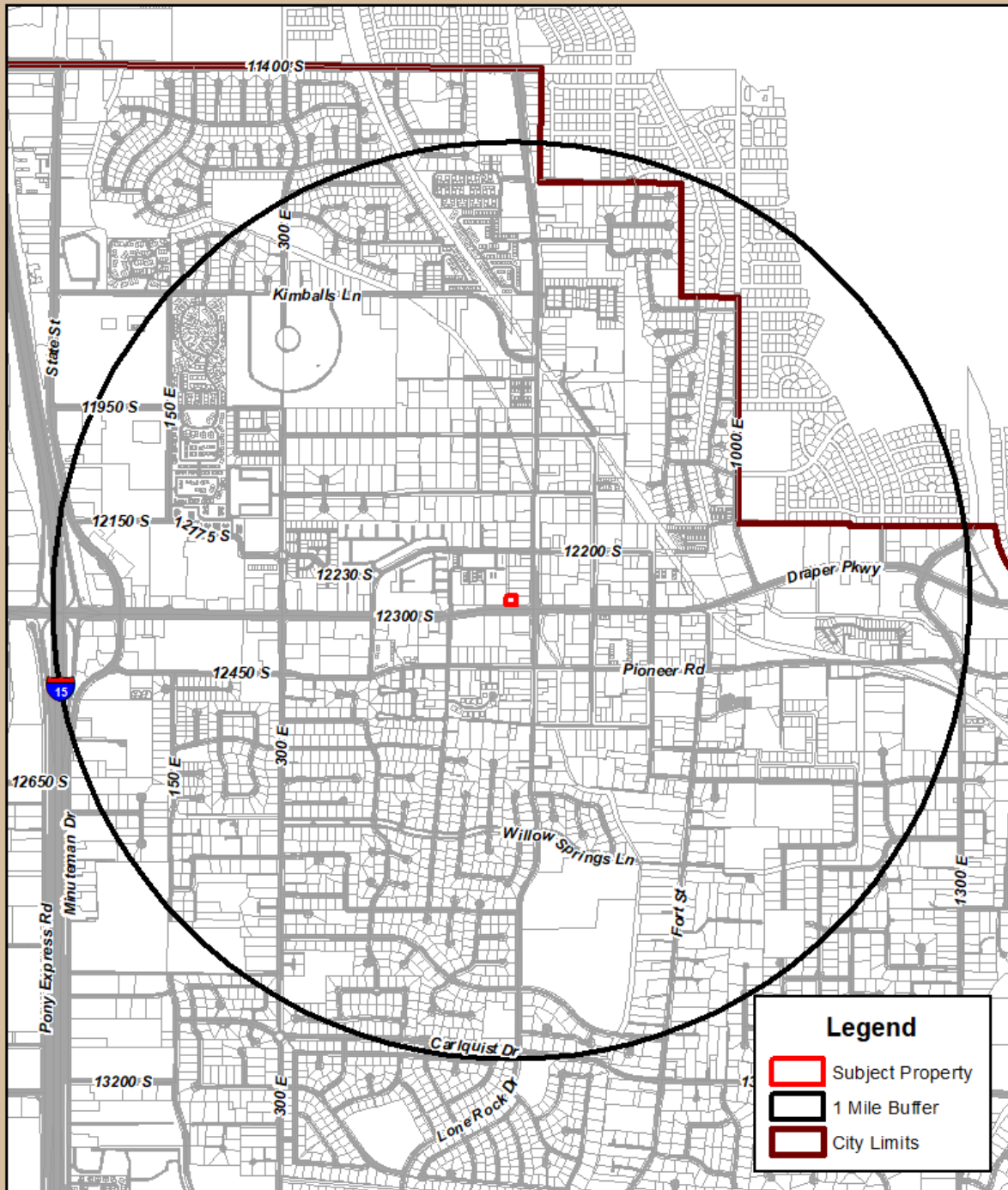
5. **Site Access Required During Construction.** Prior to and throughout construction a form of acceptable temporary Fire Department Access to the site shall be installed this includes turn arounds. The required access for fire apparatus access shall have a base material capable of supporting a 75,000lbs vehicle, during most-weather conditions, installed and compacted to 95% relative compaction at a minimum of 26 feet wide. There shall be no parking of construction vehicles, sub-contractor vehicles within the required fire access they shall be parked on the non-hydrant side of the road to allow for emergency vehicles to still access the project. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
6. **Access and Fire Protection During Construction.** All buildings under construction shall meet the requirements of IFC Chapter 33, Fire Safety During Construction and Demolition as well as all of the sections detailed in this document.
7. **IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION.**
 - 3310.1.1 **Required access.** Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
 1. Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are available from the local fire department. All-weather surfaces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
8. **IFC 3316.1** Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:
 1. At each stairway on all floor levels where combustible materials have accumulated.
 2. In every storage and construction shed.

3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.
9. **IFC 3313.1** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction
10. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
11. **Knox Boxes Required.** Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
12. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
13. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Notes:

Plan approval or review shall not be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.

EXHIBIT B
VICINITY MAP



Jiffy Lube Conditional Use Permit and Site Plan

681 East 12300 South

Date Printed: 7/16/2025



EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

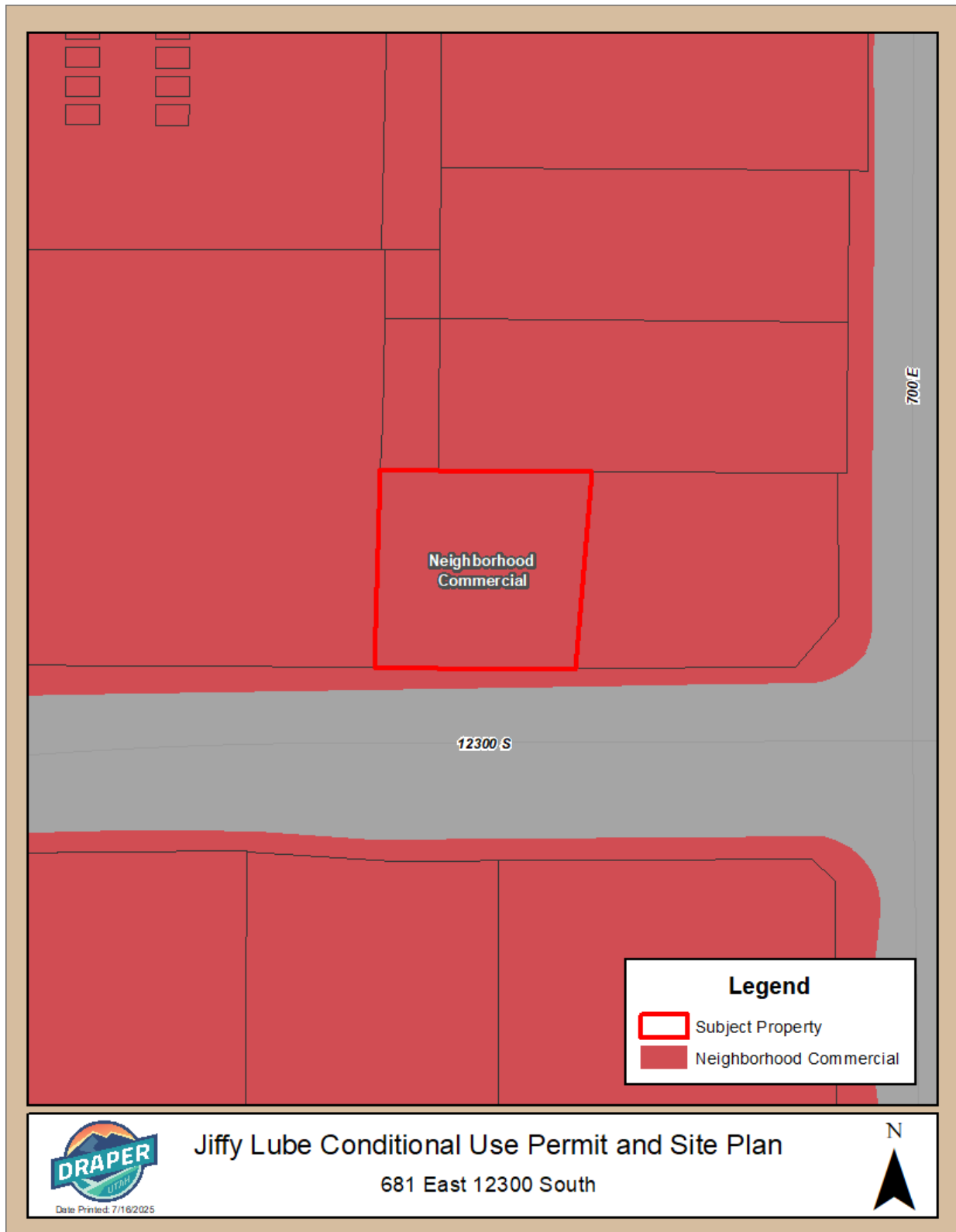


EXHIBIT E
ZONING MAP

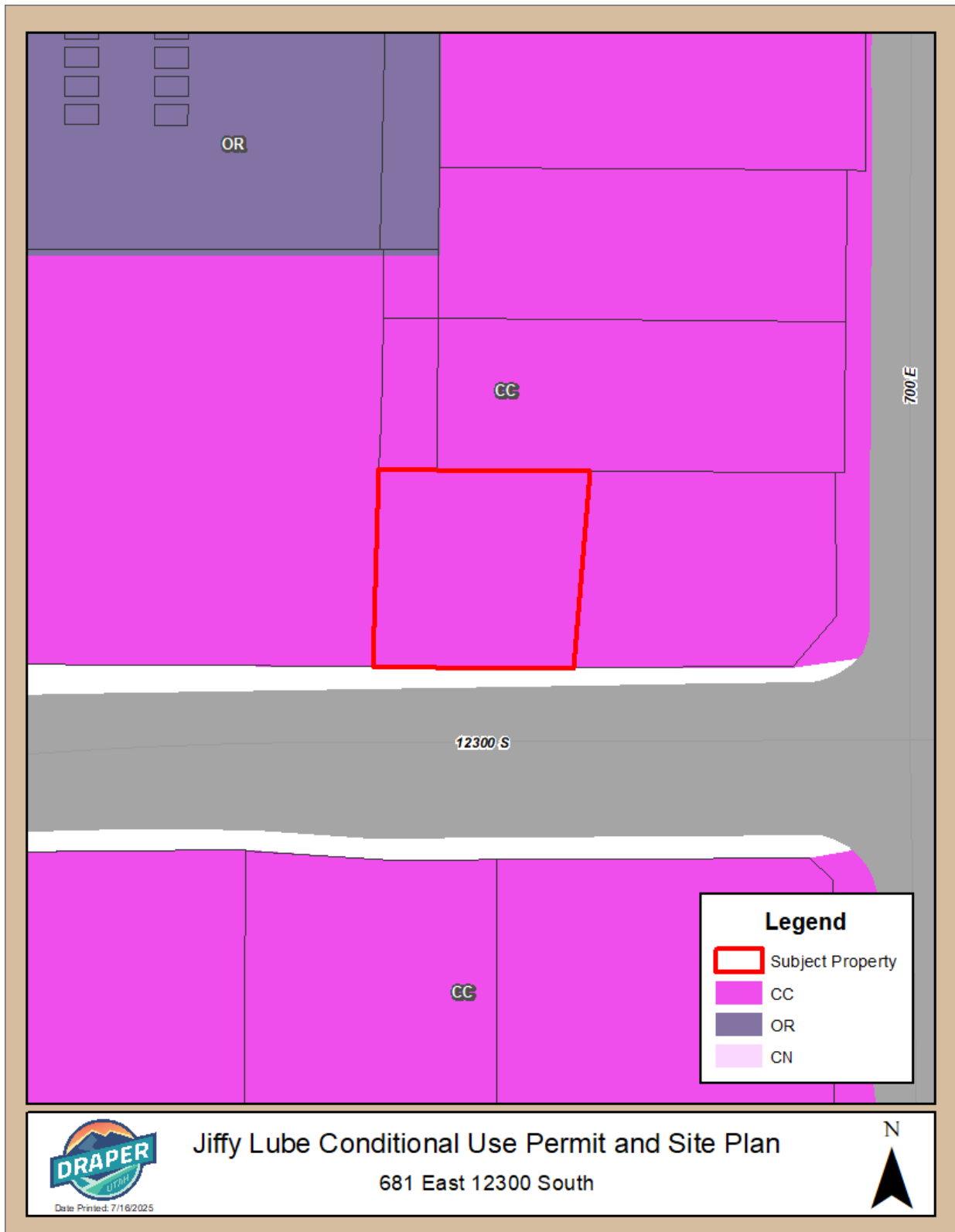


EXHIBIT F
APPLICANT STATEMENT

STATEMENT OF COMPLIANCE

The new Jiffy Lube 681 project has been designed in conformance with Draper City, Water Pro and Jordan Basin Improvement District standards.

The following factors shall were considered in determining the adequacy of the site for the proposed use:

- a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title; This project was proposed in a commercial area where there exists safe access to the site with minimal impact to residential properties that are more than 500 feet from the proposed site
- b. The suitability of the specific property for the proposed use; The property has an existing driveway with good visibility. There are similar types of automotive services directly adjacent to the site.
- c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity; There are no residential properties close by that it would impact. There are 3 auto service related properties adjacent to the site.
- d. The economic impact of the proposed facility or use on the surrounding area; The proposed project will use very little water and thus impact the sewer and water systems minimally. The site is full retention so it will not impact the storm system. There is a minimal amount of noise produce at the business and there is only expected to 30-40 patrons in a day so the impact on transportation will be reduced from the previous use.
- e. The aesthetic impact of the proposed facility or use on the surrounding area; The standards for building and landscape design have been met. The property will be maintained regularly as required by the parent company in control of Jiffy Lube properties.
- f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation; The property has been designed to meet city standards in regards to lighting, landscaping screening and utilities, which will have a minimal impact as previously stated. A permit is being obtained from UDOT which will require 1 of the 2 drive approaches to be removed to reduce potential turning movement conflicts.

g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; There is not expected to be any offensive emissions from the proposed limited auto service business. Power tools and service lifts are not used so noise from tools and compressors will be minimal. No unusual amount of dust or glare will produced.

h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area. There will be no negative impacts on health safety and welfare in the community. The closing of an unneeded driveway will increase traffic safety in the area. The business is replacing an existing Jiffy lube in Draper that is closing so saturation of Oil service centers is not a concern.

Regards

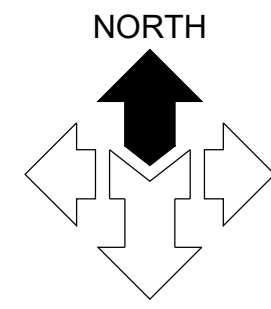
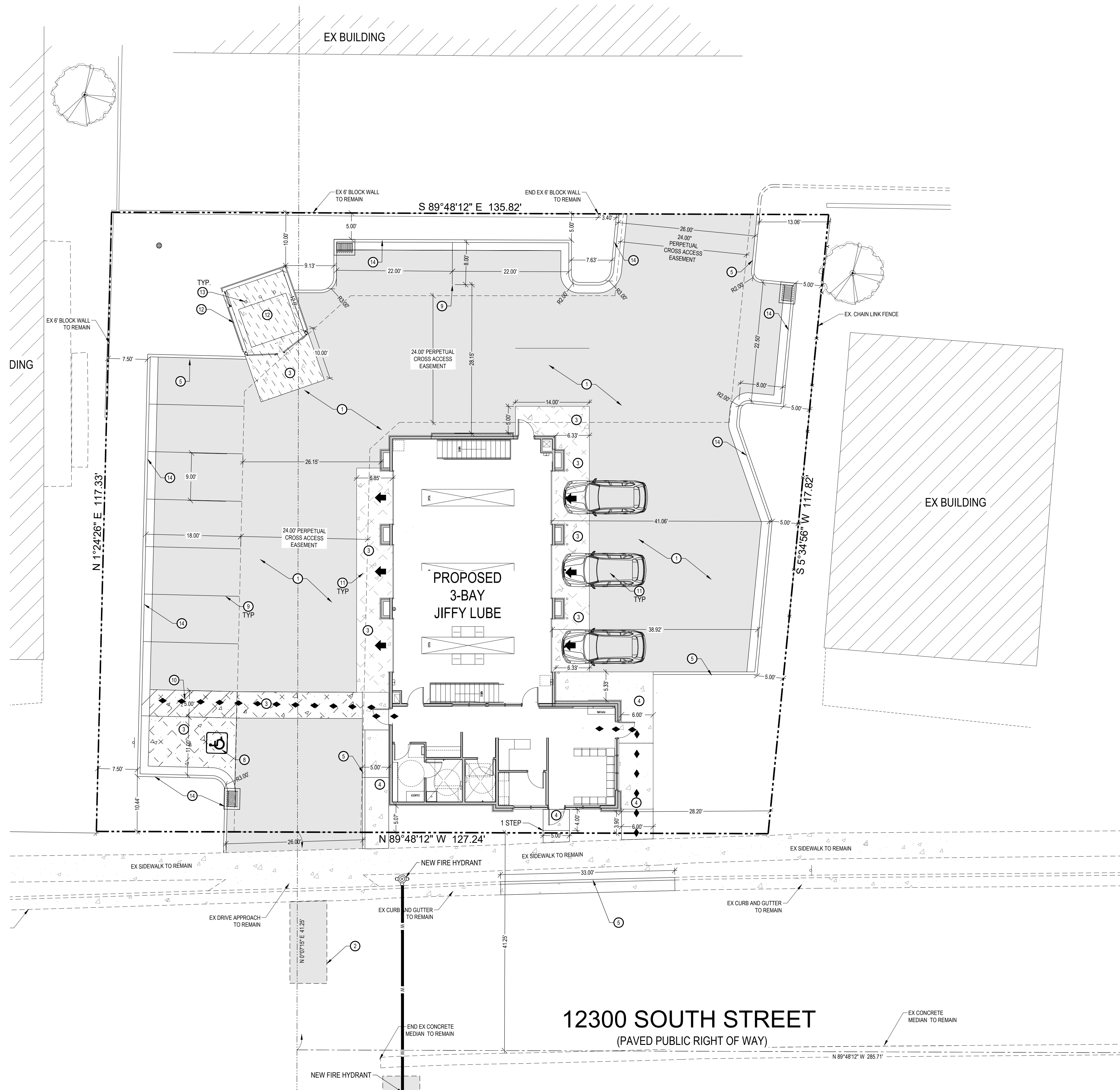
A handwritten signature in black ink, appearing to read 'R. Poirier', with a long, sweeping horizontal line extending to the right.

Robert Poirier P.E.

EXHIBIT G
DRAFT SITE PLAN

UDOT NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AMPM PEAK TRAFFIC HOURS (6:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIDT (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 0276S. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORKS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INCLUDING THE UDOT RIGHT-OF-WAY SHALL BE HIGH INTENSITY GRADE (TYPE X SHEETING) WITH A 83 CLIP BASE. INSTALL ALL SIGNS PER UDOT SERIES STANDARD DRAGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. ROAD CUTS WITHIN UDOT ROW ARE ONLY ALLOWED AS SHOWN ON PLAN.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOTS CURRENT MIX DESIGN (50-50 PSF) UDOT SPEC. 0357S.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROWER AND ROAD BASE. COMPACTION PER UDOT SPEC. 205S AND 272I.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY TO CONDUCT INSPECTIONS OF THE RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL, INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK CONTRACTED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONTRACT PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES ETC.) MUST BE RELOCATED OUT OF THE ASHITO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.



SCALE: 1" = 10'

DESCRIPTION	AREA	%
HARDSCAPE	9,467 SQFT	61%
LANDSCAPE	3,536 SQFT	23%
BUILDINGS	2,425 SQFT	16%
TOTAL	15,428 SQFT	100%

PARKING TABLE

	REQUIRED	PROVIDED
TOTAL STALLS	11	11
REGULAR	10	10
ADA STALLS	1	1

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.





SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

- | | | |
|----|---|---|
| 1 |  | STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01. |
| 2 | | ASPHALT T-PATCH, PER UDOT STANDARDS. |
| 3 |  | CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01. |
| 4 |  | CONCRETE SIDEWALK, PER APWA PLAN NO. 231. |
| 5 | | CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET C5.01. |
| 6 | | 30" CONCRETE CURB AND GUTTER, PER UDOT PLAN GW-2 TYPE B1, SEE DETAIL SHEET C5.01 |
| 7 | | VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D3', SHEET C5.01. |
| 8 | | PAINTED ADA SYMBOL, SEE DETAIL 'D2', SHEET C5.01. |
| 9 | | 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES. |
| 10 | | 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES. |
| 11 | | PAINTED ARROW SYMBOL. |
| 12 | | DUMPSITE ENCLOSURE, 6 TALL MASONRY, WITH SOLID METAL GATES WITH SIMILAR MATERIALS AND COLORS TO BUILDING SEE ARCHITECTURAL PLANS FOR DETAILS. |
| 13 | | BOLLARD, SEE DETAIL 'C3', SHEET C5.01. |
| 14 | | 24" CONCRETE CURB AND GUTTER @ .5% MINIMUM SLOPE, SEE DETAIL SHEET C5.01. |
| 15 |  | ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE. |

DESCRIPTION PER TITLE REPORT

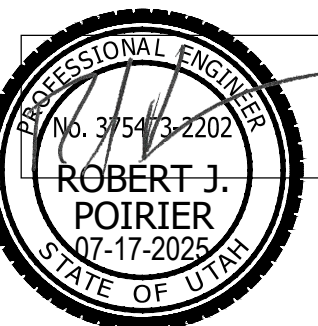
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 17, DRAPERVILLE AND RUNNING THENCE WEST 37.92 FEET; THENCE NORTH 4° 47' EAST 117.66 FEET, ALONG A FENCE LINE; THENCE SOUTH 89° 49' WEST 119.52; THENCE SOUTH 4° 47' WEST 117.66 FEET; THENCE NORTH 89° 49' WEST 81.6 FEET TO THE PLACE OF BEGINNING.



• Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneillengineering.com

Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS



JIFFY LUBE 681

**681 EAST 12300 SOUTH
DRAPER UTAH 84020**

LOC IN THE SW 1/4 OF SEC 29, & THE SE 1/4 OF SEC 30, TS 3 S, R 1 E, S 1 B. AND M.

REVISIONS	
REV	DATE DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NO: 24157

DRAWN BY: RJP

CHECKED BY: RJP

DATE: 7-15-2025

CIVIL SITE PLAN

C1.01



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

EXHIBIT H
DRAFT ELEVATIONS




OGAN, UTAH
(35) 752-7031
ALT LAKE CITY, UTAH
(801) 539-8221

JEFFERY LUBE - DRAPER, UT
879 E 40000 C

6/3 E 12300 S
DRAPER, UT 84020

.....

MARK	DESCRIPTION	MARK	DESCRIPTION
(A1)	STOREFRONT – KAWNEER "BLACK ANODIZED ALUMINIUM"	(P1)	EXTERIOR OVER HEAD DOOR AND TRIM – COLOR TO MATCH (A1)
(B1)	PAINTED BOLLARD – SW 02905 "CARMINE"	(P2)	PAINT DOOR AND FRAME – COLOR TO MATCH (S2)
(C1)	SPLIT FACE CMU, COLOR TO MATCH (E3)	(R1)	TRELLIS – BLACK
(C2)	BRICK – INTERSTATE BRICK – "OBSIDIAN" 	(R2)	PRE-FINISHED METAL GUTTER & DOWNSPOUTS – COLOR TO MATCH (R1)
(E2)	EIFS – STO – BURNT ASH	(S1)	STONE VENEER – HARRISTONE "WHITE SAND DIVINO LEDGE"
(E3)	EIFS – STO – DIAMOND DUST	(S2)	STONE VENEER – HARRISTONE "MIDNIGHT CHIEF JOSEPH"
(D1)	OVERFLOW DISCHARGE NOZZLE – "DARK BRONZE" (D3/A-103)	(X1)	SIGNAGE BY SIGN VENDOR, EXTERIOR FINISH TO RUN BEHIND SIGN, U.N.O. COORDINATE LOCATION WITH ELECTRICAL AND OWNER
(L1)	EXTERIOR LIGHTS – COLOR TO MATCH (A1)		
(L2)	LOUVERS – COLOR TO MATCH (E3)		
(M1)	PRE-FINISHED METAL FLASHING – COLOR TO MATCH (R1)		
(M2)	PRE-FINISHED METAL FLASHING – COLOR TO MATCH (E2)		

NOTES:

1. ALL MATERIAL AND COLOR SAMPLES TO BE SUPPLIED TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.
2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR.
3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER
4. CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF
5. STONE VENEER TO BE FULLY GROUTED. DRY STACK STONE IS NOT ALLOWED. CONTRACTOR TO STOP NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF STONE IS UNAVAILABLE.

D1	EXTERIOR FINISH SCHEDULE
--	

MATERIAL PERCENTAGES*				
	TOTAL	STONE	BRICK	EIFS
NORTH	569 SF	87% (494 SF)	—	13% (75 SF)
EAST	953 SF	75% (711 SF)	14% (135 SF)	11% (107 SF)
SOUTH	742 SF	57% (422 SF)	21% (157 SF)	22% (163 SF)
WEST	964 SF	75% (725 SF)	—	27% (239 SF)

EXCLUDING GLAZING, DOORS, & ROOFING

MATERIAL LEGEND

- 

STONE VENEER AND WAINSCOT
HARRISON STONE "MIDNIGHT CHIEF
JOSEPH"
 - 

STONE VENEER - HARRISON STONE
"WHITE SAND DIVINO LEDGE"
 - 

EIFS - DIAMOND DUST
 - 

EIFS - BURN'T ASH
 - 

BRICK - OBSIDIAN



C1	EXTERIOR ELEVATION
----	--------------------

1/4" = 1'-0"	SOUTH
--------------	-------



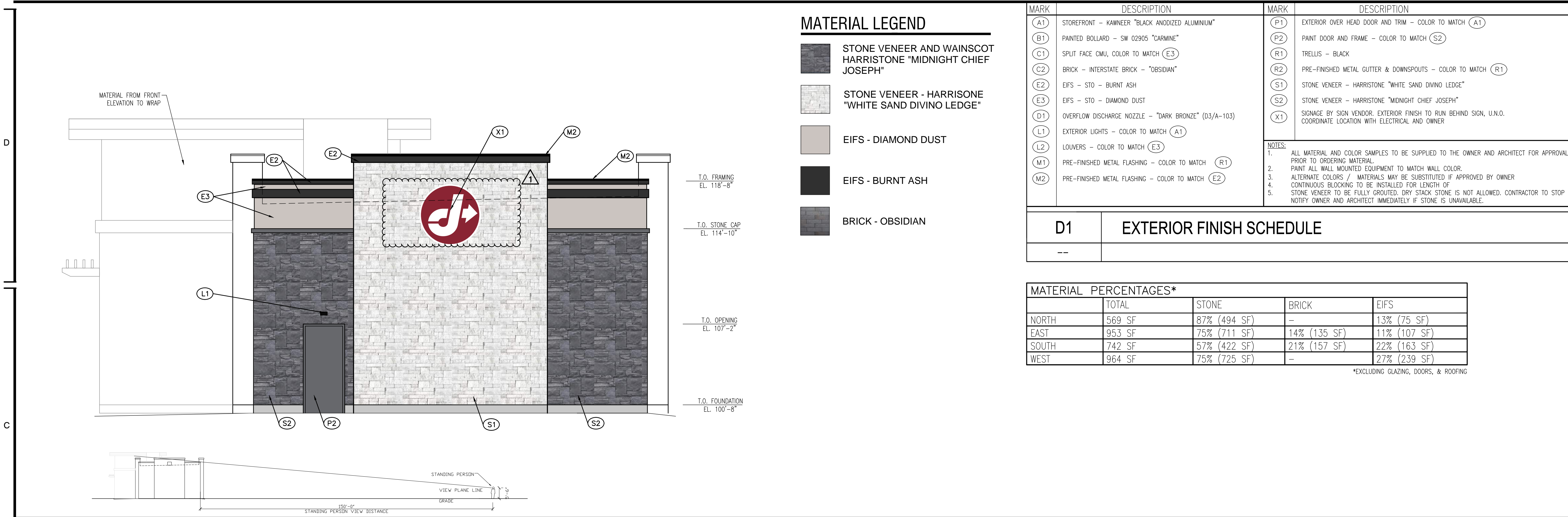
A1	EXTERIOR ELEVATION
----	--------------------

1/4" = 1'-0"	EAST
--------------	------

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-200



C1 EXTERIOR ELEVATION
1/4" = 1'-0" NORTH

MATERIAL LEGEND

- STONE VENEER AND WAINSCOT HARRISTONE "MIDNIGHT CHIEF JOSEPH"
- STONE VENEER - HARRISONE "WHITE SAND DIVINO LEDGE"
- EIFS - DIAMOND DUST
- EIFS - BURNT ASH
- BRICK - OBSIDIAN

MARK	DESCRIPTION	MARK	DESCRIPTION
(A1)	STOREFRONT - KAWNEER "BLACK ANODIZED ALUMINIUM"	(P1)	EXTERIOR OVER HEAD DOOR AND TRIM - COLOR TO MATCH (A1)
(B1)	PAINTED BOLLARD - SW 02905 "CARMINE"	(P2)	PAINT DOOR AND FRAME - COLOR TO MATCH (S2)
(C1)	SPLIT FACE CMU, COLOR TO MATCH (E3)	(R1)	TRELLIS - BLACK
(C2)	BRICK - INTERSTATE BRICK - "OBSIDIAN"	(R2)	PRE-FINISHED METAL GUTTER & DOWNSPOUTS - COLOR TO MATCH (R1)
(E2)	EIFS - STO - BURNT ASH	(S1)	STONE VENEER - HARRISTONE "WHITE SAND DIVINO LEDGE"
(E3)	EIFS - STO - DIAMOND DUST	(S2)	STONE VENEER - HARRISTONE "MIDNIGHT CHIEF JOSEPH"
(D1)	OVERFLOW DISCHARGE NOZZLE - "DARK BRONZE" (D3/A-103)	(X1)	SIGNAGE BY SIGN VENDOR, EXTERIOR FINISH TO RUN BEHIND SIGN, U.N.O. COORDINATE LOCATION WITH ELECTRICAL AND OWNER
(L1)	EXTERIOR LIGHTS - COLOR TO MATCH (A1)		
(L2)	LOUVERS - COLOR TO MATCH (E3)		
(M1)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (R1)		
(M2)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (E2)		

- NOTES:
- ALL MATERIAL AND COLOR SAMPLES TO BE SUPPLIED TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.
 - PAIN ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR.
 - ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER
 - CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF
 - STONE VENEER TO BE FULLY GROUTED. DRY STACK STONE IS NOT ALLOWED. CONTRACTOR TO STOP NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF STONE IS UNAVAILABLE.

D1	EXTERIOR FINISH SCHEDULE
--	

MATERIAL PERCENTAGES*				
	TOTAL	STONE	BRICK	EIFS
NORTH	569 SF	87% (494 SF)	-	13% (75 SF)
EAST	953 SF	75% (711 SF)	14% (135 SF)	11% (107 SF)
SOUTH	742 SF	57% (422 SF)	21% (157 SF)	22% (163 SF)
WEST	964 SF	75% (725 SF)	-	27% (239 SF)

*EXCLUDING GLAZING, DOORS, & ROOFING



A1 EXTERIOR ELEVATION
1/4" = 1'-0" WEST

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-07-31

Re: Public Hearing: Follis Transport, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.74 acres located on the east side of 300 E. at approximately 11747 S. 300 E. The property is currently zoned RA1 (Residential Agricultural). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow the operation of a home office that provides trucking services.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[Follis Transport LLC. Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

July 17, 2025

To: Draper City Planning Commission
Business Date: July 31, 2025

From: Development Review Committee

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

Re: Follis Transport, LLC. – Home Occupation Conditional Use Permit Request

Application No.: 2024-0349-USE

Applicant: George Follis, representing Follis Transport, LLC.

Project Location: 11747 S. 300 E.

Current Zoning: RA1 (Residential Agricultural) Zone

Acreage: 0.74 Acres (Approximately 32,234 ft²)

Request: Request for approval of a Home Occupation Conditional Use Permit in the RA1 zone regarding the operation of a home office that provides trucking services.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.74 acres located on the east side of 300 E. at approximately 11747 S. 300 E. (Exhibits B & C). The property is currently zoned RA1. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow the operation of a home office that provides trucking services.

The subject property was built in 1999. The proposed home occupation will operate from an office located in the basement of the residential dwelling.

ANALYSIS



General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA1	Exhibit E
Adjacent Zoning		
East	RA2 (Residential Agricultural) & R3 (Single Family Residential)	
West	R3	
North	RA1	
South	A5 (Agricultural)	

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 zone is to “*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City’s semi-rural areas; and to*

promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

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

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

- The applicant makes conflicting statements as to the use of outside storage, but generally indicates that four (4) work trailers and one (1) work truck are parked on the premises and are located in a fenced off area located in the front yard area that is approximately 5,000 ft² (Exhibits F & H).
 - The applicant will not be storing inventory outside, however a deviation to this criterion is needed to allow for the use of 5,000 ft² of front yard area for parking and storing the trailers and vehicle. (Exhibits F & G).
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*
- The applicant indicates that the area in the front yard located to the south of the driveway is currently used to store four (4) work trailers and one (1) work truck when not in use, and is seeking a deviation from the standards in this criterion. (Exhibits F & H).
 - The applicant indicates that the front yard area has been altered by the addition of gravel to accommodate the storage of vehicles and trailers and a fence to provide screening (Exhibits F & H).
- G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*
- According to the applicant the operation of the home occupation does not use tools, items, equipment or engage in activities that would create any of these listed nuisances (Exhibit H).
 - Staff notes that potential negative impacts are vehicle emissions, stirring up dust from the graveled surface, and generating noise when parking and when hitching and unhitching trailers.
- H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.*
- The applicant indicates that the home occupation operates from an office located in the basement of the residence which measures approximately

220 ft². (Exhibits G & H).

- The home office utilizes approximately 6% of the overall square footage of the dwelling.
- Staff notes that the outdoor areas used for the home occupation, as described by the applicant, is greater than the square footage of the entire dwelling unit (Exhibits F & H).

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

- The applicant indicates that the home occupation will not have any signage on the property or on vehicles (Exhibit H).
- Staff is not certain that the vehicle or trailers related to the home occupation being stored at the property do not currently have signage.

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

- The applicant indicates that no additional parking is needed as no customers come to the home (Exhibit H).
- Staff notes that the applicant has requested a deviation from the standards in this criterion to allow four (4) work trailers and one (1) work truck to be parked on the premises.
- The applicant indicates that the work vehicle and trailers are parked in a graveled area located in the front yard (Exhibits F & H).
- Staff notes that the parking location described by the applicant and illustrated in the site plan has not been approved by Draper City and does not comply with parking location requirements found in the DCMC subsection 9-25-050.
- The applicant indicates in the site plan that the graveled vehicle storage area is accessible to vehicles on the north and south side of the proposed vehicle storage area (Exhibits F & G). Staff notes the proposed access on the south side is not an allowed driveway per DCMC 9-10-075, and use by the applicant is not authorized.

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

- The applicant indicates that four (4) work trailers and one (1) work truck

- are stored on the premises (Exhibits F & H).
 - Staff notes that the applicant is requesting a deviation to the standards listed in this criterion.
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- The applicant indicates that an area located in the south front yard will be utilized to park four (4) work trailers and one (1) work truck (Exhibits F & H).
 - Staff notes that the applicant has requested a deviation to the standards listed in this criterion to park four (4) work trailers and one (1) work truck in the front yard area.
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- No customers come to the home (Exhibit H).
- N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*
- The applicant indicates that there will be no use of utilities in excess of that which is customary for residential use (Exhibit H).
- O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*
- The applicant indicates that the home occupation will be conducted within a 220 ft² room located in the dwelling (Exhibits G & H).
 - A deviation to this criterion is needed to allow for a 5,000 ft² area on the property to be used for vehicle and trailer parking, that is not located within the primary structure (Exhibits F & H).
- P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*

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

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

- The home occupation does not involve child care or cottage food production (Exhibit H).

Criteria For Approval.

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

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

- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
- 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
- 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
- 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*

- a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*
 - c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. The economic impact of the proposed facility or use on the surrounding area;*
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
- 5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

Staff has reviewed the application materials and responses from the applicant. The proposed Home Occupation is a Home Office located in a 220 ft² office room located in the basement of the dwelling. The applicant indicates that the home office will be used to manage and complete administrative tasks for the applicant's trucking services. The hours of operation are 8:00 a.m. to 6:00 p.m. from Monday to Saturday.

As part of the home occupation, the applicant is seeking a deviation to criterion E, F, J, K, L & O found in DCMC 9-27-080. In addition to needing deviations, the applicant will also need to obtain a conditional use permit regarding the existing front yard fence. The Applicant claims that the negative impact of the proposed front yard storage area is mitigated by providing screening with an existing 6-foot fence (Exhibits F & H). Staff agrees that the fence does provide screening to the proposed front yard parking area, however, a fence of that height is not permitted in the front yard area per the DCMC 9-27-080(A)(1). Staff notes that the negative impacts of the proposed front yard parking area cannot be considered mitigated by screening when the screening is illegal. For this reason, Staff recommends that as a condition of approval, a conditional use permit allowing front yard fencing should be obtained by the applicant prior to using the proposed front yard parking area as part of the home-business.

The applicant also claims that the proposed front yard parking area would not negatively impact or be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity, or be injurious to property or improvements in the vicinity

associated because the front yard area has gravel ground covering. Staff notes that parking utility trailers on rock in residential zones is allowed per DCMC 9-25-080(J)(3). However, the applicant's use of gravel does not comply with DCMC 9-25-080(J)(1), which requires permanent parking for motorized vehicles, to be provided on a paved surface of concrete or asphalt. In addition, staff does not concur with the applicant's statements that there will be no detrimental impact to the health, safety, or general welfare of persons residing or working in the vicinity, or be injurious to property or improvements in the vicinity. Staff notes that operating trucks and pulling trailers on graveled surfaces can cause gravel, dust and other particulate matter to disperse to the sidewalks, streets and neighboring properties. This can be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity by negatively affecting air quality and creating hazardous surfaces on nearby roads and sidewalks. For these reasons, Staff is recommending that as a condition of approval, the applicant shall come into compliance with the requirements of DCMC 9-25-080(J)(1) by installing pavement in the proposed front yard parking area (Exhibits F & H).

Staff has concerns about the applicant's intent to utilize the front yard area as part of the proposed home occupation. The applicant has not adequately identified the potential negative impacts of the proposed home occupation. Staff does not concur with the applicant's statements that there will be no detrimental impact to the health, safety, or general welfare of persons residing or working in the vicinity, or be injurious to property or improvements in the vicinity. The applicant has not provided sufficient documentation or evidence to show that the potential negative impacts created by the proposed home occupation described in this report can be mitigated. Staff believes that the potential negative impacts of the applicants request to operate a home office can be mitigated through the imposition of reasonable conditions. Staff has provided recommended conditions of approval which are listed in the Staff recommendations section of this report.

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That no more than four (4) work trailers and one (1) work truck being utilized for the home-based business shall be parked at the property.
4. That the four (4) work trailers and one (1) work truck shall not be parked in the street.
5. That only one (1) work truck shall be parked in a designated stall per an approved site plan.
6. That the drive approach facing Kimballs Ln. shall not be used for vehicular access by the property owner.
7. That the applicant shall obtain a Conditional Use Permit to bring the illegal fencing located in the front yard into compliance.
8. That no business deliveries shall be received at the property.
9. That no business deliveries shall be shipped from the property.
10. That no business deliveries shall be stored at the property.
11. That the parking area shall be paved with cement or asphalt.
12. That the size of the parking area shall not exceed 5000 ft².
13. That the days of the week in which the home-business may operate shall be limited to Monday through Saturday.
14. That the hour of operation shall be limited to 8 a.m. through 6 p.m.
15. That no customers shall come to the home.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by George Follis, representing Follis Transport, LLC. Application 2024-0349-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated July 17, 2025.

Findings for approval:

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

I move that we approve the Home Occupation Conditional Use Permit, as requested by George Follis, representing Follis Transport, LLC. Application 2024-0349-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated July 17, 2025 and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by George Follis, representing Follis Transport, LLC. Application 2024-0349-USE, based on the following findings for denial listed in the Staff Report dated July 17, 2025.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.07.28 08:44:58-06'00'

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: 2025.07.28
10:18:37-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.07.28 08:34:48-06'00'

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: 2025.07.28 07:26:53-06'00'

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.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

11747 S. 300 E.

Follis Transport LLC. Home Occupation Conditional Use Permit

0 950 1,900 3,800 Feet

DRAPER UTAH

Legend

North Arrow

EXHIBIT C
ARIEL MAP

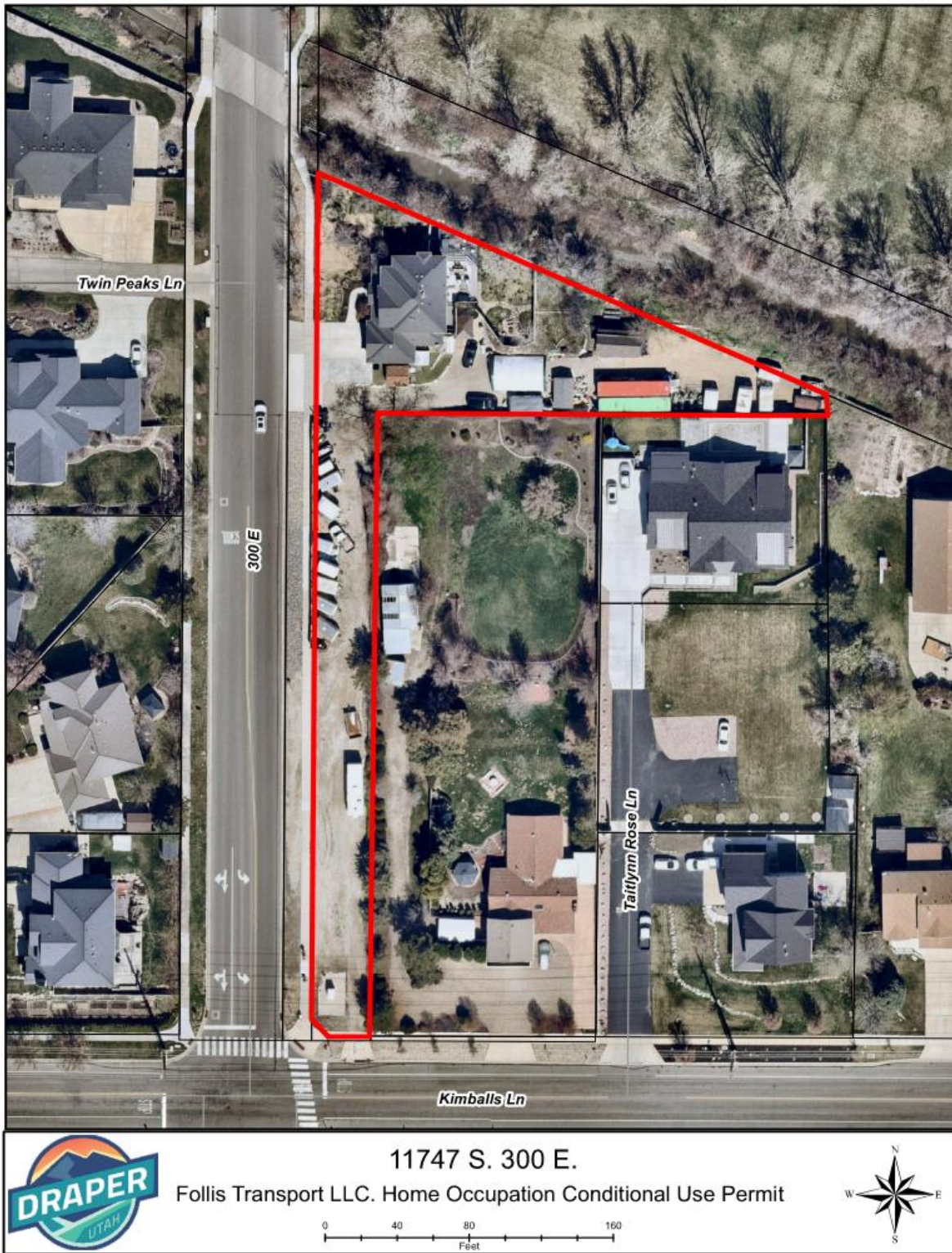
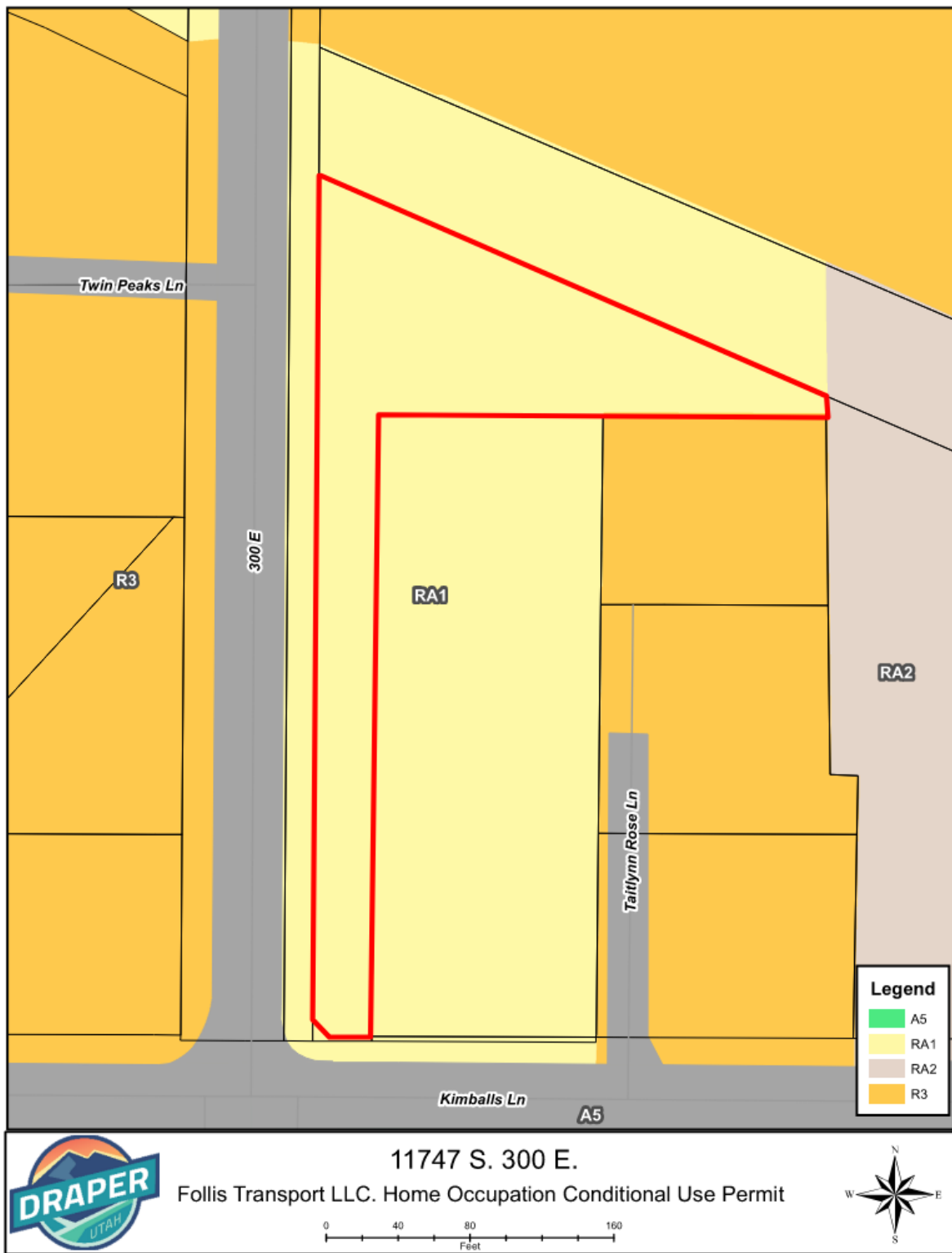


EXHIBIT D
LAND USE MAP



EXHIBIT E
ZONING MAP



**EXHIBIT F
SITE PLAN**

GEORGE FOLLIS
FOLLIS TRANSPORT LLC
11747 S 300 E
11/01/2024

- PROPOSED BUSINESS VEHICLE PARKING AREA
- PROPERTY LINE
- FENCED AREA



**EXHIBIT G
FLOOR PLAN**

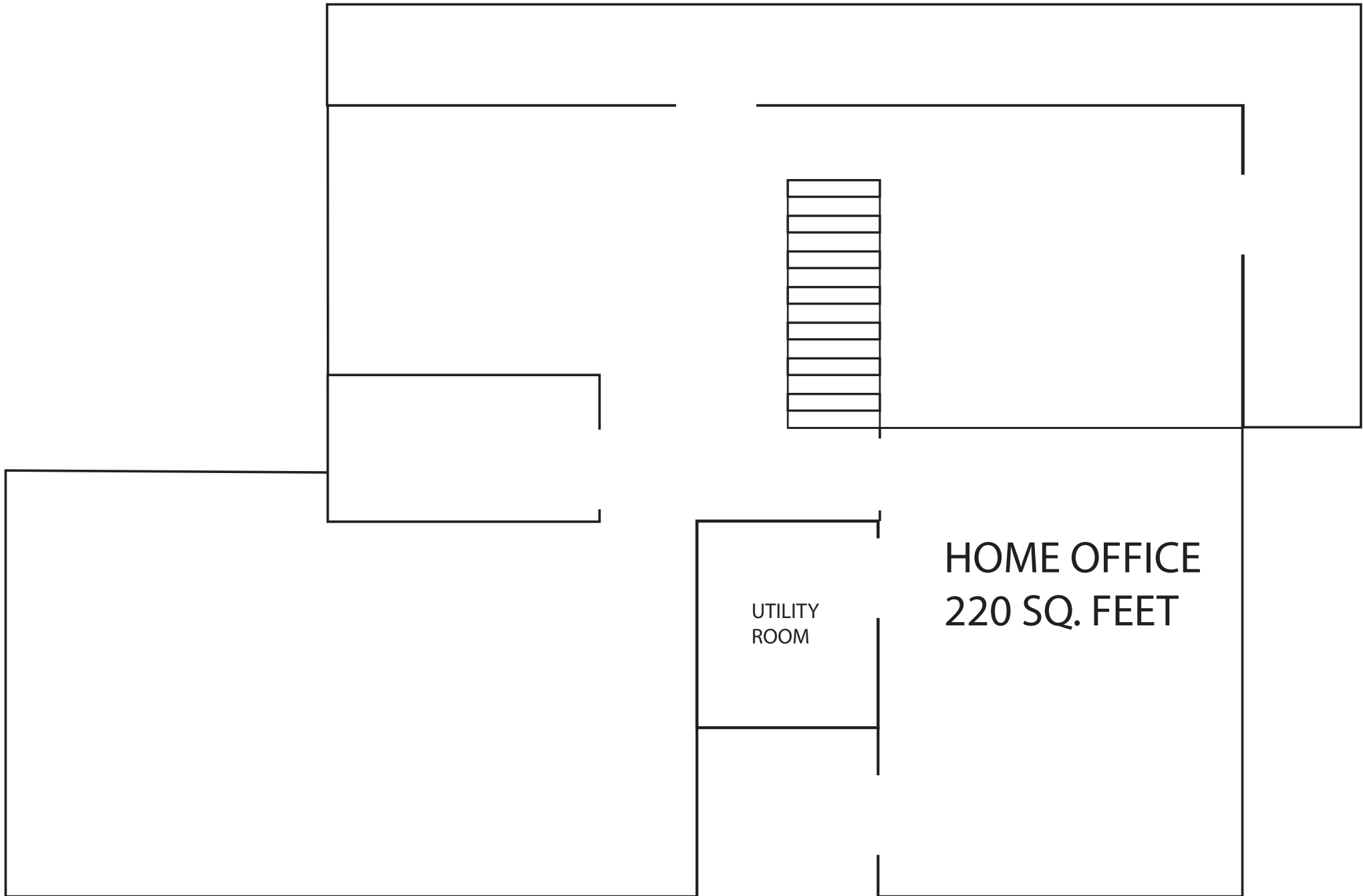


EXHIBIT H
APPLICANT STATEMENTS

Home Occupation Questionnaire

Feel Free to email paul.geilman@draperutah.gov if you have any questions on submitting this application

**** One the application there are sections asking for Statement of Compliance with Standards, Overview of Proposed Use, and Analysis of Deviations Requested. You can answer these questions/ address these bullet points and upload this completed document to all of those sections.****

****If they ask if you required a Variance State that you do not require a variance. Only 1% of applications actually require or qualify for one****

Overview of Proposed Use

- I own a hot shot trucking company, the hours of operation is from 8am to 6 pm, Monday through Saturday. I am the only employee at this time. The area has already been improved because 20 plus years ago the code enforcement office told me due to the odd shape of my lot that if I fenced the area in on the South end of the lot that it would be acceptable for storage of personal trailers and RV's. In the last couple of years I have improved the area with gravel all the way to 11800 South so there would not be weeds in that area and looks clean. With this company I have trailers that I use and need a place to store them when not in use. I have never had an issue until recently when recent code enforcement officer sited me for having trailers and or RV's in the fenced area. Since then I filed for a business permit and conditional use permit so that I can use the otherwise unusable area, because it is such an odd shaped lot. There will be no detrimental effects to the adjacent properties and the neighborhood such as traffic or noise.
- There will be a total of 4 trailers and one work truck.
- 40' flatbed gooseneck trailer, a 16' dump trailer, one work truck and 2 small utility trailers.
- The trailers and vehicles are owned by the business.

Compliance With Standards

- Describe how the proposed use is in compliance and harmony with the objectives and requirements of the city's general plan.
The proposed use is to be able to use an otherwise unusable area of my lot and it is improved and fenced.
- Explain the suitability of the specific property for the proposed use:
The area is fenced and has gravel so it is kept looking good.
- Whether or not the proposed use may be injurious to potential or existing development in the vicinity?

The area will not be injurious to potential or existing development in the vicinity. The area does not effect any neighboring properties in a negative way because it is fenced and has gravel so there is not excess weeds or mud.

- Describe the economic impact of the proposed facility or use on the surrounding area:
There is no economic impact of the proposed facility or use on the surrounding area.
- Describe the aesthetic impact of the proposed facility or use on the surrounding area:
There is no aesthetic impact of the proposed use on the surrounding area since all vehicles and trailers will be parked behind the existing fenced area that was built in 2004 for use of this area. There are a total of 4 trailers and 1 work truck that are related to the business.
- What Safeguards are proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscape, open space, fire protection, and pedestrian and vehicular circulation?
There are no safeguards needed for proposed use since the area is already fenced in. The access to the fenced area is either on the north or the south side of the proposed area (Please see property plot map showing the fenced area). There is a driveway on both the south and north side of the proposed area for accessing the area and to ensure the area is safe to enter and exit to ensure pedestrian safety (See site plan).
- What safeguards will be provided or proposed to prevent noxious or offensive emission such as noise, glare, dust, pollutants and odor from the proposed facility or use?
I have already graveled the area so there will not be weed, mud, or dust.
- Describe the impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.
There is no impact in the area due to the fence has been installed since 2004 and I have improved the area with gravel to reduce weeds and to provide a clean area without weeds or mud. The area has access to a driveway on the north side and the south side of the proposed area to ensure pedestrian safety while entering or exiting the proposed area (See site plan).

Analysis of Home Occupation Standards Deviation

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

- Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.
I will be the only employee in the home occupation and I reside in the home.
- Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.
I have filed for a business license and it is required to first have approval of the conditional use permit. Once issued, I will continually maintain the license.
- Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.
I am the only employee.

- **Inspection:** All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.
I will comply with this standard.
- **Inventory:** No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)
There will be very little storage needed for this business and I will comply with this standard. 4 trailers and one work truck will be stored behind the existing fenced area that borders along 300 E. The storage is minimal and will be stored within the storage area of the trailers or within the truck. The storage area is improved with fill dirt to level it out, graveled the entire strip even outside of the fenced area to limit dust, mud or weeds. The storage area needed for trailers and vehicle is a total of 800 sq. feet, the total square feet behind the fenced area, which is approximately 5,000 sq. feet.
- **Modification Of Structures Or Yards:** There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)
This area that is fenced is side yard and is otherwise unusable and it is a very odd shaped lot. The proposed area is 346 feet x 33 feet. It is North of the driveway and the front yard is South of the driveway. It is a side yard and like I mentioned above that it would be unable to be used for anything because of the very odd shape of this lot.
- **Nuisance:** Tools, items, equipment, or activities conducted within the dwelling, which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.
There will be no need for any of this type of tools, items, equipment or activities, as it will be used for storage.
- **Secondary Use:** The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.
- The home occupation is in 1 bedroom in the basement. It will be used for bookkeeping and admin work for the business.
- **Signs:** All signage in a residential area must comply with chapter 26, "Signs", of this title.
There is no signage needed for this use.
- **Traffic, Parking, And Access:** No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.
No additional parking is needed and will not have excess vehicular traffic. All vehicles will be stored behind the before marked and fenced area that has been improved with gravel and are for the use of vehicles related the business. The area has access to a driveway on the north side and the south side of the proposed area to ensure pedestrian safety while entering or exiting the proposed area (See site plan).

Vehicles: Other than the business owner's personal transportation, there shall be 4 trailers and one truck stored in the proposed and fenced area, the vehicles or equipment on the property that are associated with the home occupation, which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.

There will not be any extra vehicles or parking besides what has previously been mentioned that relate to the home occupation business and there is no signage on vehicles or property for the home occupational business.

- **Yards:** Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.
I agree to this standard and all dwellings are used for personal use. The marked storage area on the property plot behind the fence will be used for storage of 4 trailers and one work vehicle.
- **Customers:** No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.
There are no customers that will be visiting the premises.
- **Utility Demand:** The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.
There will not be any more demand on utilities than that is necessarily and customarily provided for residential use.
- **Main Structure:** The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)
I agree to this standard and the bedroom that is being used is 220 Sq feet and will be used for bookkeeping and admin work related to the home occupational business.
- **Single-Family And Multiple-Family Dwellings:** Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section [9-34-060](#) of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)
This property does not have an HOA or management company.
- **Licensure:** Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)
There will be no child care business for this property.