



PLANNING COMMISSION AGENDA

Thursday, September 11, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a **Action Item: Approve Planning Commission Meeting Minutes for July 31, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for July 31, 2025

1.b **Action Item: Approve Planning Commission Meeting Minutes for August 14, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for August 14, 2025

1.c **Public Hearing: Jiffy Lube Conditional Use Permit Amendment and Site Plan Requests (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 Amendment and a Site Plan for a limited vehicle repair business on approximately 0.32 acres located at approximately 681 East 12300 South, known as Application Nos.: 2025-0188-USE and 2025-0139-SP. Staff contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.d **Public Hearing: Beta-J LLC. Home Occupation Conditional Use Permit Request (Administrative Item)**

On the request of Bryanne Fidler, representing Beta-J, LLC., a Home Occupation Conditional Use Permit to operate a cottage business for approximately 0.30 acres, located at approximately 563 W. Sunset Crest Way, Known as application 2025-0067-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.e Public Meeting: Corner Canyon Vista Subdivision Plat Amendment No. 6 Request (Administrative Item)

On the request of Brett & Elizabeth Lewis, a Subdivision Plat Amendment for approximately 0.34 acres, located at approximately 1952 E Gray Fox Dr., Known as application 2025-0099-SUB, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

This item is being continued to a date uncertain.

2. Other Business:

Planning Commission Coordination and updates (as needed).

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **September 11, 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:

Date: 2025-09-11

Re: Action Item: Approve Planning Commission Meeting Minutes for July 31, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[PC Minutes Draft 073125.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JULY 31, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Commission Member Gary Ogden
Commission Member Susan Nixon
Commission Member Kendra Shirey
Commission Member Mary Squire
Alternate Commission Member Christine Green

NOT SITTING: Alternate Commission Member Laura Fidler

EXCUSED: Lisa Fowler, Vice-Chair
Alternate Commission Member Shivam Shah

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Nick Whittaker, City Planner
Todd Taylor, City Planner
Paul Geilman, Planning Coordinator
Lori Stout, Executive Assistant
Brien Maxfield, Senior Engineering Manager
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the Planning Commission Meeting to order at 6:30 PM. He expressed appreciation for the work that the staff does before each meeting to prepare the reports and post the necessary notices. He also took a moment to thank commissioners and members of the community.

1. Items for Commission Consideration.

**A. Public Hearing: Indigo Tech Center Zoning Map Amendment Request.
(Administrative Action)**

On the request of Jeremy Pixton, 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 South Minuteman Drive, known as Application 2025-0131-MA. Staff Contact: Paul Geilman, (801)-576-6551, paul.geilman@draperutah.gov.

Planning Coordinator, Paul Geilman, presented the Staff Report and explained that this is a Zoning Map Amendment request. The Vicinity Map was presented, and the applicant's property was highlighted. The location is approximately 14198 South Minuteman Drive. The Land Use Map was shared, and it was noted that the request is to rezone from the CO2 (Professional Office) Zone to the CR (Regional Commercial) Zone. The land use is congruent with the proposed zone change, so no land use amendment is needed. There are additional uses permitted or allowed as conditional uses in the CR Zone. The use for which the applicant has expressed interest is the Recreation and Entertainment Indoor use. The applicant is present at the meeting to answer questions.

Commissioner Nixon noted that the meeting agenda references 14198 South Minuteman Drive, but that address does not exist. There is a 14193, 14197, and 14203. She drove in the area and also checked the County records for the address, but 14198 is not on any of the buildings. Mr. Geilman indicated that the address is the address for the overall property. Planning Manager, Todd Draper indicated that the address is listed as approximate, and that it is the correct approximate address and staff could check on it further. Chair Adams invited the applicant to add any additional information about the application.

The applicant, Jeremy Pixton, reported that there are three buildings in the complex. Chair Adams explained that Staff can double-check the exact location, but the word “approximately” is used in the Staff Report. As a result, the address itself will not impact the application that has been submitted.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Squire moved to forward a **POSITIVE RECOMMENDATION** to the City Council for the Zoning Map Amendment, as requested by Jeremy Pixton, representing Mashies Golf Lounge, LLC, Application 2025-0131-MA, based on the following findings:

Findings for Approval:

1. The proposed Zoning Map Amendment is consistent with the 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.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate					X
Green, Alternate	X				

Note: Item 1B on the meeting agenda was presented after Item 1C on the agenda at the request of Staff. Following the discussion on Item 1C, the Conditional Use Permit (“CUP”) request for Jiffy Lube (Item 1B) was reviewed.

**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 2025-0138-USE. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

City Planner, Todd Taylor, presented the Staff Report. He shared the Vicinity Map and pointed out the location of the property, which is located at 681 East 12300 South. An Aerial Map was shown as well as the Land Use Map. The property is Neighborhood Commercial and is located in the CC (Community Commercial) Zone. The site is surrounded by properties zoned CC on all sides. The proposal is a CUP for Vehicle Repair, Limited. The following definition was read:

- Vehicle Repair, Limited:
 - 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 has submitted a Draft Site Plan along with the CUP application. The Site Plan is still under review, but it shows the proposed Jiffy Lube building towards the front of the property, roughly centered. The Draft Elevations were shared for reference. Staff is recommending Conditions of Approval for the CUP application. The five proposed Conditions of Approval were read aloud.

Mr. Taylor further reviewed the Aerial Map and explained that during a review of the Site Plan, it became known that there is a property boundary issue between this property and the flower shop to the east. As a result, the Site Plan item on the agenda is proposed to be continued until that property boundary issue is resolved. If the Planning Commission approves the CUP, it will only be for the

portion of the property currently identified by the County Records. In discussions with the applicant, there is a desire to move forward with the current application and come back with another CUP application in the future when the Planning Commission considers the Site Plan. That will be following the resolution of the property boundary issue and would then cover the entire site.

There was a discussion about continuations. Assistant City Attorney, Spencer DuShane, explained that CUPs are by law in privity of the state. Right now, the applicant can only receive a CUP for the property as the applicant currently owns it and as it is recorded on the Salt Lake County Recorder's Office records. If the applicant acquires that sliver of property indicated on the Aerial Map, then that part of the property would not have a CUP. The use of the property requires a CUP, so the applicant would need to come in and receive a separate CUP for that sliver of property. Community Development Director Jennifer Jastremsky confirmed that the applicant is already aware of this.

Commissioner Nixon stated that she had a difficult time voting on a CUP application with a Draft Site Plan submitted. It was clarified that the Site Plan is not what the Commission is voting on at this time. Commissioner Nixon pointed out that it is part of the application, and the Commission can consider it. Chair Adams stated that the applicant can choose how they would like to proceed.

The applicant representatives, Kirk Umphrey and Justin Soha, introduced themselves to the Commission. The ALTA Survey stated that the property line was down the fence line, so he does not believe there is a property line dispute, but there is a bit of confusion that needs to be resolved. Their title company has looked at this and is willing to insure the title to the fence line. Mr. Umphrey believes this is something that can be resolved in the next few days. Some work is being done with Mr. DuShane, so the City feels comfortable. They request that the Commission approve the Jiffy Lube on that site, subject to Site Plan approval. In the future, they will return with the property line issue resolved and the Site Plan.

Commissioner Nixon stated that the address on the application is 681 East, but there is no 681 East. She believes this is 673 East and wanted to know what the address will be as this moves forward. It was clarified that there are multiple buildings on the property, so there are multiple addresses.

Chair Adams opened the public hearing.

Nate Ballard explained that he is present to represent his father, who is the current owner of the property. The loss of the Iceberg is bittersweet, but his father was ready to retire and sell the property. He is hopeful that this moves forward. Unfortunately, there has been a bit of an issue with the property line, but he believes that it will be a simple fix. There is a limited amount of space available on the parcel, but Jiffy Lube is a suitable use. He stated that this will be beneficial for all involved.

There were no further comments. The public hearing was closed.

There were discussions about the process moving forward. Ms. Jastremsky suggested that language in the motion state that "the CUP is for the property lines shown on the County Records and any additional property would need to have a separate CUP." Chair Adams pointed out that it would only be if property were added to what is currently owned. Commissioner Nixon thought it would be cleaner to have an amendment to a CUP come forward rather than two separate CUPs.

Ms. Jastremsky clarified that it would be the same process, as the City has no amended CUP application. Mr. Umphrey added that if it is determined that the line drawn is incorrect and the property line is located where the fence line is shown, then the CUP process will not need to be done again.

Motion: Commissioner Ogden moved to APPROVE the CUP as requested by Robert Poirier of McNeil Engineering, representing Don Ballard and Lube Management Corp., Application 2025-0138-USE, based on the following Findings for Approval and Conditions of Approval. The CUP proposed to be approved is based on the current Salt Lake County property line records. Any additional property added to the parcel will need to obtain a separate CUP.

Findings for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5080(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

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 no 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.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate					X
Green, Alternate	X				

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 South 300 East, known as Application 2024-0349-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

City Planner Nick Whittaker presented the Staff Report and explained that this is a Home Occupation CUP request for Follis Transport, LLC. The Vicinity Map and Aerial Map were shared. It is an unusually shaped property with a flag-like shape. The Land Use Map was shared. Mr. Whittaker reported that the land use is Residential Medium Density, and it is in the RA1 (Residential Agricultural) Zone. The Site Plan provided by the applicant was reviewed. The applicant is hoping to operate a trucking business from his home. The administrative portion of the business will be operated in a room in the basement of the home. Part of the request is to use the flagpole portion of the lot to store four trailers and one vehicle. Existing conditions photographs were shared.

Mr. Whittaker reviewed the existing conditions and photographs in more detail and pointed out the front yard storage area where the applicant would like to store four trailers and one vehicle. An image of the existing front yard fence was shown, which provides screening. However, it was noted that the fence is not compliant with Draper City Code. As a condition of approval, it is recommended that the applicant bring the fence into compliance. Chair Adams asked what would make the fence compliant. Mr. Whittaker clarified that it is difficult to know that, because there was no permit or conditional use permit for the fence. In the front yard, there cannot be a fence that is higher than four feet. Commissioner Nixon asked if it would need to be set back more or reduced in height to meet code. Chair Adams asked if this application for a conditional use permit could allow for a taller fence in the front yard. Mr. Whittaker reported that additional work would need to be done with the staff to determine what the code would allow.

Mr. Whittaker reported that in the Site Plan, the applicant points out two areas where the trucks tow the trailers into the designated front yard area. One of them is on the south side. There is an entrance off Kimballs Lane. This entrance appears to be used to access the utility box. The second driveway

would be required to be at least 40 feet from the intersection. Mr. Whittaker shared an image of the north side, which is another area where the vehicles are pulled into the desired parking area.

The Impact Analysis and Mitigation information was shared. Identified potential impacts include:

- Large trailers and vehicles entering and exiting the property impact pedestrian safety.
- Vehicles and trailers stored on the unpaved front yard parking area, stirring up dust and spreading gravel on the roads and sidewalks, causing unstable and potentially hazardous surfaces to pedestrians and vehicles;
- Pedestrian blind spots caused by the illegal front yard fencing;
- Business vehicles and trailers parked on the street;
- Noticeable storing of vehicles, inventory, and supplies in yard areas;
- Noticeable storing of freight, cargo, and shipments;
- Noticeably modified yard;
- Size and scale of the utilized front yard area detracting from the residential use; and
- Nuisance from vehicle emissions, dust from the gravel surface, and generating noise when hitching and unhitching trailers.

Staff finds that potential ways to mitigate the impacts mentioned are as follows:

- That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied;
- That a Draper City Business License shall be obtained and maintained by the applicant;
- 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;
- That the four (4) work trailers and one (1) work truck shall not be parked in the street;
- That only one (1) work truck shall be parked in a designated stall per an approved Site Plan;
- That the drive approach facing Kimballs Lane shall not be used for vehicular access by the property owner;
- That the applicant shall obtain a Conditional Use Permit to bring the illegal fencing located in the front yard into compliance;
- That no business deliveries shall be received at the property;
- That no business deliveries shall be shipped from the property;
- That no business deliveries shall be stored at the property;
- That the parking area shall be paved with cement or asphalt;
- That the size of the parking area shall not exceed 5,000 square feet;
- That the days of the week in which the home business may operate shall be limited to Monday through Saturday;
- That the hours of operation shall be limited to 8:00 a.m. through 6:00 p.m.; and
- That no customers shall come to the home.

Mr. Whittaker shared a photograph of the exterior of the primary structure, pointing out the location of the fenced area, which is situated on the south side of the home. Commissioner Squire noted that there are often screening requirements put in place. She can appreciate that the purpose of the existing fence is to screen the use, but wonders how screening could be required that would essentially violate

the City Code. It was noted that the Planning Commission is required to assess the residential character of the neighborhood to determine if the proposed business has detrimental effects. If conditions can be imposed to mitigate those detrimental effects, then those can be imposed. That being said, those conditions cannot be unlawful, which includes those that violate the ordinances in the City.

Mr. Whittaker informed the Commission that there is a history of land use violations on the subject property. Chair Adams requested additional information about past violations. Mr. DuShane clarified that it is not appropriate for the Planning Commission to consider previous violations when making a decision on an application and to disregard the previous comment from staff. He advised the Commission to focus on what is relevant to the current proposal. Commissioner Nixon believed that for a fence to meet the City Code, it would need to be set back a certain amount to be in line with the dwelling, however, that would make the area too narrow to utilize for the business. Commissioner Squire noted that a taller fence would have to be behind the front line of the house. There was a discussion about the application and what the Commission is able to do. It was reiterated that the impact of the use would need to be mitigated through conditions. Chair Adams invited the applicant to present additional information to the Planning Commission regarding the business.

The applicant, George Follis, introduced himself to the Planning Commission. He moved into the home in 2002. At that time, there was no landscaping at all, and the road had only been put in a year or two before. The sidewalk along the 356-feet of frontage was lower by about 18 inches, so he called Code Enforcement and asked them about bringing in fill dirt to make it level so there would not be a safety hazard. He was informed that he could. At the time, he had personal trailers and an RV at the site. He mentioned that he knew it was not legal to park in the front yard, but only about 2-3 feet would be legal.

Mr. Follis reported that he spoke to the Code Enforcement Officer about the shape of the lot. A meeting was arranged for Mr. Follis to speak to the Planning Department when they were at the old City Hall down the street. During that conversation, he was told that this portion of his property was a side yard and was not considered the front yard. On a side yard, it is possible to have a 6-foot fence. He indicated that the Planning Department told him that the 6-foot fence could be installed. He had a friend put a semi-trailer on the property to sell it. He has not had a problem with violations for two decades until now, with one for parking. Mr. Follis reported that he also received a violation for not having a business license. He was on the road most of the time and staying in hotels and he did not know that he needed a business license for this use and accrued \$800 dollars in fines. Mr. Follis reported that it has been frustrating not to be able to use the piece of land that he owns. It is an odd piece of land compared to the other lots in Draper.

Chair Adams noted some Conex trailers in the rear yard and asked if Mr. Follis could run the business using that location instead. Mr. Follis indicated that he could not. Chair Adams asked about the trailers currently shown on the site in the triangle to the east. Mr. Follis clarified that those are personal items. Chair Adams asked to review the site plan and noted that the blue area is what is fenced. Mr. Follis described the vehicle and the trailers that are used for his work. He informed the Commission that he drives in and out of the area shown in blue once a week. He put in gravel and improved the area to prevent dust. It was dirt before, which created dust and mud, which was the

reason he improved the site. The applicant reported that a lot of time and money have been spent improving the land so it can be used.

Chair Adams asked whether it is possible to park a trailer in the front yard. Planning Manager, Todd Draper, noted that trailers and recreational vehicles are required to be parked behind the front wall plane of the house. Chair Adams would like to see what the City Code states, so there is more clarity about what the applicant can have in the front yard. There was a discussion about screening. Mr. Draper noted that it is possible to screen with landscaping and that there are other options available to the Planning Commission.

Mr. Follis discussed the curb cutout on the side of Kimball's Lane. That has been there since the road was installed, and it has been his access to that side of his property. The utilities were put in after he moved in and he sold that area to the utilities. Chair Adams believed it is an access cutout for his property, as there is no other reason for it to be there. There was some uncertainty among staff regarding whether the approach constitutes legal access to the property. Mr. Whittaker pointed out that having access that close to an intersection would not be permitted, because at least 40 feet is required. Chair Adams acknowledged that a lot has changed since the installation. Ms. Jastremsky indicated that there were concerns about large vehicles exiting next to the intersection and crosswalk, presenting a safety hazard. Chair Adams understood why the Condition of Approval related to that was drafted.

Chair Adams wondered whether landscaped screening would be appropriate. Mr. Whittaker explained that it is up to the applicant to determine what is best and then provide that to the Staff for consideration and review. Mr. Follis reported that the fence was agreed upon previously due to the odd shape of the lot. It is not a front yard. He clarified that it has never been treated as a front yard and does not appear as a front yard. Chair Adams suggested pausing this application to review the options. He wondered whether the public hearing should be held, but then left it open so there can be additional comments made when this item comes back to the Planning Commission. Ms. Jastremsky stated that it is up to the Planning Commission to determine that.

Mr. DuShane explained that whether the application is continued will ultimately be up to the applicant to decide. The Commission shall approve, approve with conditions, or deny the application. If the public hearing is held, the Commission needs to make a decision. If the decision is made to deny the application, then the applicant will have to start the application process over again. Once the public hearing is opened, the Commission will need to vote on the item. Commissioners discussed whether additional time to review this item would be productive. Commissioner Squire noted that it appears that the Staff has invested considerable time in the application, which raises uncertainty about whether continuing the item would be beneficial.

Mr. Whittaker reported that the Staff has been working on this application for almost a full year. In terms of changing the design or changing how the applicant would operate the business from the property, that would be up to the applicant. As far as what has been shared with the Commission during this meeting, the information has been put together over a long time. Chair Adams wanted to know what a solution could be. Commissioners believed the most appropriate approach was to take a vote.

It was noted that the City Code has certain language the definition of front yard, how high the fence can be, and how to mitigate potential uses. Chair Adams expressed frustration that a private property owner came to the City in 2002 and was told something that is now completely different. The code has changed, and now there is a front yard that essentially acts as a side yard, but cannot be used. He wants to look into solutions. Commissioner Squire noted that there might not be a positive solution. The decision needs to be based on what has been presented to the Commission in the staff report. Chair Adams asked if it was possible to subdivide, staff indicated that subdividing was not possible.

Commissioner Nixon noted that the area requested for the Home Occupation is 5,000 square feet, which is larger than the area of the home itself. Typically, for this type of application, the Commission considers areas that are 300 or 500 square feet. She has concerns about the size of the area. Commissioner Nixon asked if the applicant lives in the home, which was confirmed. Mr. Follis informed her that there are no employees besides himself. There is one vehicle and one trailer at a time that is coming or going. He thought he was doing everything correctly with the City and never had an issue until last year. Each time he submits something, it takes four to six months to hear back. The previous two times that he resubmitted, he made a lot of calls, and it went through much faster, but it has still taken many months to make it to this point. He does not understand the purpose of this meeting if nothing can be done. It was noted that the Staff is not responsible for creating a plan for the applicant. Commissioner Shirey indicated that the staff can give their guidance, but that ultimately the matter is decided by the Planning Commission. Mr. Follis explained that if the use is not possible, then that should have been communicated previously. In addition, the first time he heard anything negative about the fence or its placement was immediately before the current meeting.

Mr. Follis discussed the citations that he received previously, which were related to parking and not having a business license. He was not aware he needed a business license because he was operating from his home. He submitted the business license, but then got a fine. He paid over \$800 in fines and spent over \$8,000 improving the lot. Based on what has been stated during the Planning Commission Meeting, it sounds like the proposed use is not possible. Chair Adams asked the Staff if anyone had mentioned previously that the fence cannot be in the front yard. Ms. Jastremsky stated that she had mentioned the fencing to Mr. Follis in multiple conversations about complaints that were filed. She did some research on the fencing. When that fence was installed in the early 2000s, the code did not allow for it, which means the fencing was non-compliant when installed initially.

Commissioner Shirey asked if there was anything in the code that would suggest that portion of the property could have been considered as a side yard as opposed to a front yard, or if the Planning Commission could consider it to be a side yard. Ms. Jastremsky reported that under the code, anything along the street front is considered to be a front yard. Mr. DuShane added that this specific matter is outside the scope of the Planning Commission's authority to decide. Mr. Follis reiterated that he has never been cited for the fence, and he does not recall it being mentioned by Staff.

Ahead of the public hearing, Commissioner Nixon reported that the Planning Commission received several emails from adjacent property owners. Those emails were reviewed before the meeting.

Chair Adams opened the public hearing.

Terry Sommerdyke explained that she submitted an email comment to the Planning Commission, but is present to share additional comments. She lives near the applicant property. Ms. Sommerdyke requested that the Planning Commission deny the request. While she understands this is being presented as a home office use, this is not just an administrative operation. Follis Transport, LLC, is a business tied to logistics, trucking, and freight activities that are inherently incompatible with a quiet, family-oriented community. The neighborhood has high-value single-family homes that sit adjacent to the Catholic school campus. Children walk past the property every day on their way to school and to the nearby parks. Introducing a commercial use, especially one tied to trucking, raises serious safety concerns. It also disrupts the residential character. Approving this application would set a dangerous precedent and would open the door to other home-based commercial ventures that are not appropriate for residential settings. The applicant could efficiently operate their business from a commercial or industrial zoned property that is designed for this kind of activity. Ms. Sommerdyke asked that the application be denied.

Robert Wheat stated that he is a resident who has lived in the neighborhood for over 10 years. He respectfully disagrees with the previous comment that was shared. This is an application he feels should be supported. That specific strip of land has been the best-maintained part of the street. It is always weed-free and there is no dust. The use does not impact the sightlines or safety. Landscape screening with trees, shrubbery, and natural hedge, which is recommended for front yards, would be more detrimental to sightlines. He understands the issue with fencing due to the code language, but the fence is effective for screening. Mr. Follis has been a good neighbor and is always willing to listen to feedback. Mr. Wheat has an issue with telling a property owner how they can and cannot use their property. He expressed support for the application and recommended that it be approved.

Mary Schuman explained that she has lived in the neighborhood since 2005. She asked if there are any specifics in the application about the size of the trailers that are proposed to be stored. There have been semi-trucks and trailers on that property listed for sale. The home also appears to be functioning as a short-term rental property. She passes by there at least three times per week, and there are always vehicles with out-of-state plates. Ms. Schuman asked if it is permissible for one residence to operate several different businesses. As for the area, she cannot think of a more inappropriate place for vehicles of that size to enter and exit the property. She pointed out that it is directly across the street from the Catholic school center and church. Dozens of children walk through there every morning and afternoon. It is a beautiful neighborhood, and she loves the fact that it is residential. Ms. Schuman believes the proposed application is inappropriate.

Shelly Carver reported that her home was completed in 1997, and her family has lived there since that time. She stated that the applicant's property is an eyesore. She agrees with the comments shared by Ms. Schuman that large vehicles are frequently parked there. If this application is approved, it will allow similar uses to happen, which could impact the property values. Contrary to what was stated earlier, this is not the only flag lot in Draper. There are flag lots located in other areas of the city as well, and she did not believe those lots have this kind of business use on them.

Ms. Carver believes that Mr. Follis had a period of due diligence before purchasing the property, since it was clear that this is an irregularly shaped lot. Additionally, she does not believe that running a home business like this, especially when the home is located near a school, is wise. Additional traffic could impact the area, especially since there are already traffic issues in the neighborhood. Ms.

Carver is a business owner, but out of respect for her neighbors, she has not conducted business out of her home. In the past, some neighbors have run businesses out of their homes, which has brought unnecessary traffic to the area, including parked vehicles and questionable individuals. Ms. Carver suspected that someone had previously reported what was happening on the applicant's property. There were semi-trailers parked there, along with various vehicles for sale. In addition, there was a homeless encampment. Based on the information provided, she asked that the Planning Commission deny this application.

Rex Myers lives in the neighborhood and has been there since the beginning. Mr. Follis purchased the property 20 years ago, and the approach was there 25 years ago. He clarified that there has never been a homeless encampment there. He believes a fence all the way along would be beneficial because it would shield everything. It doesn't make sense to have landscaping there since the fence already looks good in terms of ingress and egress, which he believes has been grandfathered in for a long time. Draper City built this lot, approved it, and Mr. Follis purchased the property. Mr. Myers agrees with the applicant and feels the City should allow him to use the property. The vehicles the applicant has are no different than other vehicles in the area. Just because he runs a transport business does not mean he will store goods on the site. He expressed frustration about this situation, as it does not seem fair for the applicant to have to pay fines and fees when his property is maintained better than most. Mr. Follis is a good friend, neighbor, and person, and he would like to see this application approved.

Tim Wong is a resident who has lived to the northeast of this property since 2002. He is familiar with this neighborhood and the subject property. He remembers what it looked like before the fence went up and the improvements were made. Based on what he has heard during the Planning Commission Meeting, it sounds like some expectations were set for Mr. Follis when he purchased the property, before the codes were clarified. It sounds like things have since changed. Mr. Follis is working in good faith to bring the current activity on the site into compliance. Mr. Wong does not believe it detracts from the neighborhood and feels the fence screens it well. He has not observed any instances of nuisances or dangerous driving and has encouraged the Planning Commission to consider a path forward so the applicant can continue this use on the property. It is unfortunate that a property owner may not be able to utilize a significant portion of their property.

There were no further comments. The public hearing was closed.

Mr. Follis was invited back to respond to the comments made during the public hearing. He pointed out that many of the comments were positive, which is reflective of the work that he has put into the property. He has continually improved the site since he has lived there. Mr. Follis reiterated that he has always tried to comply with the City requirements. From the beginning, he believed that he had received approval through the Planning Department. The fence is almost 20 years old, and he acknowledges that some work needs to be done there. That was something he planned to improve before all of this happened.

Mr. Follis informed the Commission that this section of his property is not a front yard, even though it technically may fall into that category. It cannot be used as a front yard, because it is not even in front of his house. It is a side yard, and as a side yard, it can have a 6-foot fence. The section of the property was not previously considered a front yard, but it now appears to be viewed that way by the

City. Mr. Follis reiterated that he has never been cited for the fence, and he does not remember it having been mentioned to him before. This is the first time he has heard that the fence is in violation. He has been cited once for weeds, once for parking, and once for not having a business license. There have not been issues since.

Commissioner Squire asked for additional information about the business. Mr. Follis reported that he drives a pickup truck and a 40-foot gooseneck trailer. He indicated that he had to register it commercially because he drives it over the road. Commissioner Squire asked Mr. Follis what he transports. He stated that he transports goods, equipment, and various items using a truck and trailer, but these items are not brought to the home at any point. He leaves his home with the truck and trailer and returns with the truck and trailer. Commissioners asked about the RV on the property in the photos and if he lives in it. He indicated that it is a personal RV and is not used for the business.

Commissioner Squire wanted the applicant to speak to the comments made about semi-trucks. Mr. Follis clarified that the items were placed on the site by a friend who wanted to sell them, unaware that this was against the code. Once he was informed that it was, those were removed within two days. Commissioner Squire noted that the plan indicates two access points, one on the north end and one on the south. Staff has instructed the Commission that it is not possible to consider that south access as part of the CUP, because it is not a legal access. She believes he has proposed it because it is easier to get in and out using that access. If it is not possible to use that, she wanted to know if it is still possible to get in and out. Mr. Follis reported that it is not possible to turn around on that parcel. It can be backed in, but that is not how he has been accessing the site previously. It is easier to pull through. Commissioner Squire explained that the Commission has some limitations. The Commission can't consider this section as the side yard rather than the front.

Commissioner Squire thinks the applicant has operated in good faith. The fence is effective at screening, but it cannot be considered due to the current requirements. Mr. Follis understands the comments made by the Commission, but asked about grandfathered uses. Commissioner Squire acknowledged that things have changed in Draper over the years, but that does not mean the Planning Commission can overlook the regulations that are in place now. Mr. Whittaker reported that there is a process that the applicant can apply for, which determines whether the use was historically conforming. Commissioner Shirey asked regarding potential documentation that would outline previous agreements with the City. That is something the Commission could take into consideration. Mr. Follis reported that he no longer has that kind of documentation due to a divorce and he does not have text messages from that time either.

There was additional discussion about the home occupation CUP application. Commissioner Squire noted that, based on the comments received, there might be another business functioning in the home. A question was asked of staff about whether someone is allowed to operate more than one business on a residential property. Mr. Whittaker understands that it is possible to have more than one business at home so long as the requirements of the home occupation are met. It was next asked of staff whether an Airbnb or short-term rental in the home requires a business license or if that is considered a home occupation. Ms. Jastremsky reported that an Airbnb is not regulated, so there is no permit or licensing required. She clarified that a short-term rental is not considered to be a home occupation. Commissioner Squire questioned that if the home was rented out as an Airbnb it was questionable as to if the applicant really lived in the home and if a home based business license could even operate.

Mr. Whittaker explained that if an Airbnb were rented out it would be required to be the entire house, and it would likely not be possible to have a Home Occupation. He clarified that it would not be possible for the applicant to live in the home and operate a home based business while also renting out a portion of the home for an Airbnb. Mr. Draper clarified that if there was a legal second unit or ADU (Accessory Dwelling Unit) there would not be a restriction on the occupant of the primary unit having a home-based business. Commissioner Squire mentioned that the issue was likely moot.

Mr. Follis reported that the home is a three-level home. He rents out the main level and upper level while he lives in the basement where his office is. There is an Airbnb manager who manages the Airbnb. He knows nothing about the schedule. Mr. Follis re-stated that the main portion of the house is rented out as an Airbnb and he lives in the basement. It was suggested that Mr. Follis stop talking and not admit to other things that might create additional issues. It was reiterated that the Commission discussion needed to remain focused on the home occupation CUP application and not the Airbnb.

Commissioner Nixon believes there is often a misconception about what a grandfathered use is. When something is legally non-conforming, it means it had to have previously met the code. However, according to the Staff, the codes for the front yard have not changed as far as the fencing requirements since 2002. Based on the comments from Staff, there is a process that the applicant can go through to determine whether something was historically conforming. Chair Adams believes that 2015 and 2019 are the years that reference the code as it is now. It was pointed out that, according to the Staff, the fence was non-compliant at the time it was built.

There was additional discussion about the home occupation CUP application before the Commission. Chair Adams requested Commissioner feedback on running the business as described, with the mitigation measures presented by Staff. Commissioner Nixon noted that there is one section of the Home Occupation Code that refers to the residential character. In her view, the proposed business does not suit a residential area because it is a commercial transport business. She believes it changes the character of this residential property. Commissioner Squire referenced the sightlines and blind spots, the nearby school, and the traffic in the area. The reason tall fences aren't allowed in the front has to do with safety. Some of the comments received via email and during the public hearing are concerning. She agrees that this kind of use changes the residential character.

Commissioner Ogden sympathizes with the applicant, as it appears he has made a genuine effort to make this unique lot work. Unfortunately, he cannot think of a solution that makes sense based on the current restrictions. The Commission further discussed the fence and the screening that is currently on the site. Chair Adams asked for additional clarification on the minimum setbacks for the fence and for screening. Mr. Draper noted that the trailer does need to be parked behind the front wall plane, so a trailer would not be allowed to be parked in the front yard, whether it was for a commercial business or residential use. It was clarified that the same applied to RVs. The Commissioners were reminded of other difficult home occupation requests they have reviewed and denied in the past.

Motion: Commissioner Shirey moved to DENY the Home Occupational CUP as requested by George Follis, representing Follis Transport, LLC, Application 2024-0349-USE, based on the following 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.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate					X
Green, Alternate	X				

**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.)

The item was continued to an uncertain date.

2. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The Chair adjourned the Planning Commission Meeting at 8:18 PM.

MEMO



To: Planning Commission

From:

Date: 2025-09-11

Re: Action Item: Approve Planning Commission Meeting Minutes for August 14, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[PC Minutes Draft 081425.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, AUGUST 14, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Shivam Shah
Alternate Commission Member Laura Fidler

EXCUSED: Commission Member Gary Ogden
Commission Member Kendra Shirey
Alternate Commission Member Christine Green

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Maryann Pickering, City Planner
Lori Stout, Executive Assistant
Reed Reimschuessel, City Engineer
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

**A. Public Meeting: Carter Plat Amendment Request
(Administrative Action)**

On the request of Shane Carter, a Subdivision Plat Amendment on approximately 0.99 acres, located at 690 E. 12100 South. Known as application SUBD-710-2019. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and reviewed the aerial, land use, and zoning maps. There is an existing single-family home on the property, and the land use is designated as Residential Low-Medium Density and the property is zoned RA2. The subject property was part of the original Draperville Subdivision Plat, and as such, requires a Plat Amendment.

The proposed Subdivision Plat was reviewed, indicating that the property will be subdivided into two parcels with a flag lot. The application was originally submitted in 2019, but also complies with current City requirements for flag lots. Ms. Pickering reported that the applicant had been working since 2019 to resolve right-of-way issues regarding property that the Carter family believed had been dedicated to them but was not properly recorded. That additional square footage was required for the proposed lots to meet the minimum square footage for lots in the zone. The

Plat Amendment was the last step in the plat approval process. The next step would be plat recordation.

Notices were sent to nearby property owners, and no comments were received.

The applicant, Shane Carter, stated that he had been working to subdivide the parcel for six years. He originally purchased the home from his mother and now intends to build a home on the rear parcel. He has spoken with neighboring property owners, and none were opposed to the plan.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Fowler moved to **APPROVE** the Subdivision Plat Amendment, as requested by Shane Carter for the Carter Subdivision Plat Amendment, application SUBD-710-2019, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated August 5, 2025.

Finding for Approval:

1. **There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.**

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate	X				
Shah, Alternate	X				
Green, Alternate					X

2. Other Business.

A. Annual Planning Commissioner Training by City Staff.

Planning Manager, Todd Draper, presented the Waterwise Landscaping training and reviewed definitions found in Utah State Code §10-9a-536, including the following:

- Private Landscaping Plan: A proposal to install landscaping on a lot owned by a private individual or entity.

- Vegetative Coverage: Ground-level surface area covered by the exposed leaf area of a plant or group of plants.

In response to a question raised by Commissioner Shah, Mr. Draper clarified that the definition applies to both residential and commercial properties. Coverage is controlled by the City ordinance.

Waterwise Landscaping is defined as:

- i. Installation of plant materials suited to the microclimate and soil conditions that can:
 - A. Remain healthy with minimal irrigation once established; or
 - B. Be maintained without the use of overhead spray irrigation.
- ii. Use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
- iii. Use of other landscape design features that:
 - A. Minimize the need for the landscape for supplemental water from irrigation; or
 - B. Reduce the landscape area dedicated to lawn or turf.

In response to a question from Commissioner Shah, Mr. Draper reported that xeriscaping was included in waterwise landscaping. The State is focused on reducing lawn and turf and prohibits it in areas that are less than eight feet wide.

Utah State Code also regulates what cities can enact and enforce regarding water-wise landscaping.

2. A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water-wise landscaping on the property owner's property.
3. (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from requiring a property owner to:
 - i. Comply with a site plan review, private landscaping plan review, or other review process before installing water-wise landscaping;
 - ii. Maintain plant material in a healthy condition; and
 - iii. Follow specific water-wise landscaping design requirements adopted by the municipality, including a requirement that:
 - A. Restricts or clarifies the use of mulches considered detrimental to municipal operations;
 - B. Imposes minimum or maximum vegetative coverage standards; or
 - C. Restricts or prohibits the use of specific plant materials.

(b) A municipality may not require a property owner to install or keep in place lawn or turf in an area with a width less than eight feet.

Chair Adams inquired about the impact of the regulations on landscaping requirements for park strips. Community Development Director, Jennifer Jastremsky clarified that if spray irrigation is used in areas less than eight feet wide, water will be wasted in other areas besides the grass. To be efficient, any area being irrigated with sprinklers must be wider than eight feet. Mr. Draper added that narrower areas beside the pavement are also hotter and require more water.

Mr. Draper continued to review the State requirements as follows:

4. A municipality may require a seller of a newly constructed residence to inform the first buyer of the newly constructed residence of a municipal ordinance requiring water-wise landscaping.
5. A municipality shall report to the Division of Water Resources the existence, enactment, or modification of an ordinance, resolution, or policy that implements regional-based water use efficiency standards established by the Division of Water Resources by rule under Section 73-10-37.
6. A municipality may enforce a municipal landscaping ordinance in compliance with this section.

Mr. Draper reported that after the City's Waterwise Landscaping Ordinance was adopted two years previously, the State required the City to amend the ordinance to remove language that could have been interpreted as allowing an exemption from the eight-foot rule. He then reviewed Draper City Municipal Code ("DCMC") Chapter 9-23, Landscaping and Screening.

The intended purposes are as follows:

- Protect existing vegetation and trees.
- Promote water conservation through waterwise landscape design.
- Enhance the value and appearance of property.
- Buffer and mitigate impacts between conflicting Land Uses.
- Maintain and improve environmental conditions.
- Improve public health and general welfare of residents, employees, and visitors.

Who has to follow the ordinance?

- All new development.
- Existing developments that are expanding or making modifications to their property.

In response to a question raised by Commissioner Nixon, Mr. Draper confirmed that amendments to older subdivisions could require compliance with current standards, but this would only apply to the amended lots. Most amended subdivisions already have trees installed. There are

exemptions from the landscape ordinance requirements for bona fide agricultural uses, as well as single-family and two-family dwelling properties.

Basic residential requirements include:

- No lawn or turf is allowed on slopes greater than 25% or in areas less than eight feet wide on lots over 8,000 square feet in size.
- Lawn is limited to 35% of the total landscaped area.
- Trees under power lines must be low-growing, and it is recommended that only trees from the Draper City Street Tree List be installed.
- Street trees are required, and the property owner is responsible for their maintenance.
- Use of waterwise plant species is required.
- Use of drip/trickle irrigation systems to conserve water.
- Use of mulch to reduce water evaporation and weed growth.
- A minimum of 50% of the front yard must be landscaped
- NO specific amount of area is required for landscaping in the side or rear yards.
- Landscaping must be designed to achieve live plant coverage of 75% of the landscaped area by the time the plants are mature (approximately 10 years).
- Other waterwise design criteria applicable to commercial and multifamily landscaping are recommended but not required. A plan for single-family or two-family residential would only be reviewed by the City if a homeowner participates in the “Rip Your Strip” program.

Commissioner Nixon asked if the City must be contacted if a property owner plans to replace their lawn with artificial turf. Mr. Draper stated that they should contact the City, but artificial turf is allowed as a lawn replacement. Ms. Jastremsky added that the code does allow for the artificial turf but they still need to meet the 75% plant coverage required in landscaping areas. Mr. Draper noted that sprinkler systems are still required for the proper installation of new-age artificial turf.

Chair Adams stated that he has never seen a “Rip Your Strip” area that looks good and was surprised that the City reviews those plans. The plan may look good, but the execution often fails.

Commercial requirements were reviewed next:

- Must submit landscaping and irrigation plans for Staff review as part of their development application.
- Plans must be stamped by a licensed landscape architect or licensed landscape designer.
- A minimum of 20% of the gross site must be devoted to landscaping.
- Removal of existing trees is restricted.
- Plans must comply with the following waterwise design criteria:
 - 20% limit on turf
 - Prohibition against turf areas less than eight feet wide.
 - 75% live plant coverage at maturity.
 - Detention and retention basins must be landscaped.

- Species diversity is required.
- Laboratory analysis of site soils must be provided.
- Minimum size and quality standards for trees and plants.

In response to a question from Commissioner Shah, Mr. Draper reported that the Jordan Valley Water Conservancy District (“JVWCD”) standards were adopted by the City to allow residents to participate in the Rip Your Strip program. Some standards were also adopted from the State requirements. Ms. Jastremsky stated that the City partners with the JVWCD and follows its standards to help make Draper more waterwise. Every city that is part of the JVWCD has adopted its standards.

Chair Adams stated that he has found that plants survive better and grow quicker with drip watering versus overhead systems.

Mr. Draper further clarified that although 20% of the gross site must be devoted to landscaping, only 20% of the landscaped portion can be devoted to turf.

Additional commercial requirements include:

- Irrigation plans:
 - Must include backflow prevention and account for water pressure.
 - Must include EPA-certified irrigation controllers.
 - Non-turf areas must be irrigated by drip irrigation or tree bubblers.
 - Sprinklers must be scheduled to operate between 6:00 p.m. and 10:00 a.m.
 - Limits on irrigation of natural open space or naturalized areas.
- Parking lot minimums:
 - Multifamily: 10%
 - Office and commercial: 7%
 - Industrial and warehouse: 5%
- Landscaped areas are required:
 - At the ends of parking rows or every 15 rows.
 - Between head-to-head parking.
 - Along accessways.
- Perimeter landscaping:
 - 10-foot minimum.
 - May be superseded by buffer requirements.
- Land use buffers:
 - Between commercial or industrial uses and residential zones
 - Between multi-family uses and single-family zones.
 - A 20- to 30-foot buffer is required, but it can be reduced to 10 feet with an eight-foot-tall fence or wall.
- Screening:
 - Trash receptacles
 - Service and loading areas
 - Utility boxes and meters

- Mechanical equipment
- Size requirements vary based on what is being screened.

Enforcement of the ordinance requirements were discussed next. Residential street trees must be installed within one year of issuance of a Certificate of Occupancy and are verified at that time. Mr. Draper reported that the City has hired a landscaping inspector to verify that installations meet requirements. Commercial installations are verified at the time of the final building inspection. However, because a certificate of occupancy cannot be withheld for landscaping issues, final verification occurs upon request or within one year. Existing developments are inspected if complaints are received. The Code Enforcement officer handles enforcement.

3. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

The meeting adjourned at 7:10 PM.

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-09-11

Re: Public Hearing: Jiffy Lube Conditional Use Permit Amendment and Site Plan Requests
(Administrative Action)

Comments:

This application is a request for approval of a Conditional Use Permit Amendment and a Site Plan for approximately 0.35 acres located on the north side of 12300 South, at approximately 681 East 12300 South. The property is currently zoned CC (Community Commercial). The applicant is requesting that the Conditional Use Permit Amendment and Site Plan be approved to allow for the development of the property as a limited vehicle repair business.

Conditional Use Permit

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.

Site Plan

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan, with approval of the conditional use permit request, conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found

in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the CR zoning district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with one or more of the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC.

ATTACHMENTS:

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



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 26, 2025

To: Draper City Planning Commission
Business Date: September 11, 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 Amendment and Site Plan Requests

Application No.: 2025-0188-USE, 2025-0139-SP

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: 0.35 Acres (Approximately 15,428 ft²)

Request: Request for approval of a Conditional Use Permit Amendment and a Site Plan for a limited vehicle repair business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit Amendment and a Site Plan for approximately 0.35 acres located on the north side of 12300 South, at approximately 681 East 12300 South (Exhibits B & C). The property is currently zoned CC. The applicant is requesting that the Conditional Use Permit Amendment and Site Plan 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. A Conditional Use Permit was approved for a portion of this property on July 31, 2025 to allow a limited vehicle repair business.



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.

A Conditional Use Permit was approved for a portion of this property on July 31, 2025 to allow a limited vehicle repair business. At that time, there were property boundary line issues that the applicant was working on resolving. Therefore, the Planning Commission included in their motion that the Conditional Use Permit was for the property as currently identified in the current Salt Lake County property records, and that any additional property added to the lot or parcel would need a separate Conditional Use Permit at a later date.

Since that approval, the applicant has resolved the property boundary line issues with the City. Approval of an amended Conditional Use Permit is now needed to cover the entire property. The applicant's responses to the Conditional Use Permit application questions are provided in Exhibit F.

Site Plan Layout. The Site Plan (Exhibit G) 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. The Site Plan meets the setback requirements of DCMC Section 9-11-110 for the CC zone.

Table 2		Site Plan Design Requirements	
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	N/A	0.35 ac.	
Street Frontage	N/A	127 ft. (approx.)	
Setback-			
Front	N/A	4 ft. (approx.)	
Rear	N/A	42 ft. (approx.)	
Side (east)	N/A	28 ft. (approx.)	
Side (west)	N/A	51 ft. (approx.)	

Circulation. The 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 obtain UDOT approval for these access modifications as a condition of approval for the Site Plan. 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. 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. The Landscaping Plan (Exhibit H) shows where the proposed landscaping will be placed around the building. The proposed landscaping covers 3,826 ft² (25%) of the site, with 600 ft² (7.3%) of it being located within the parking lot. Based on the street frontage, three (3) street trees are required and four (4) are provided. Perimeter landscaping is typically required to be 10-ft. in width; however, as shown on the landscaping plan, the perimeter landscaping can be reduced along the front where the building is setback less than 10 ft., and can be reduced to 5 ft. along the rear and side property lines since they are adjacent to parking areas. Parking lot screening and trash enclosure screening has been provided with evergreen shrubs that will be a minimum height of 18 inches at the time of planting. The proposed landscaping plans meet the requirements of DCMC Chapter 9-23.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage	50% max.	16%	
Overall Landscaping Coverage	20% min.	25%	
Parking Lot Landscaping	7% min.	7.3%	
Perimeter Landscaping	10-ft. min. typical. 5-ft. min. adjacent to vehicular parking rear on sides and rear.	4-ft. front, 5-ft. sides and rear.	Based on the building setback, the perimeter landscaping can be reduced.
Buffer Landscaping	N/A	N/A	
Water Wise Landscaping	20% max. in lawn. No lawn on slopes 25% or greater or areas less than 8 feet wide.	No lawn proposed.	
Street Trees	1 tree per 40 ft. of frontage	4 trees	
Amenities	N/A	N/A	

Parking. The 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 parking area complies with the design requirements of DCMC Chapter 9-25 and the parking and circulation requirements of DCMC Section 9-22-050.

Table 4		Parking Lot Design Requirements	
Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Auto, truck, RV and equipment repair	12 stalls (11 min., 14 max.)	11 stalls	Complies with DCMC
Pedestrian Connections	Pedestrian access from the public right of way through the site to main entrances shall be provided.	Access is provided from 12300 S.	
Cross Walks	Different material from parking lot is required.	Concrete will be used for a crossing from the west entrance to the accessible parking space.	
Access Point Width	24-26 ft.	28 ft.	

Architecture. The building Elevations (Exhibit I) show that the building will have entries facing the street and on both sides. The three (3) repair bay doors are oriented to face away from 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 will be comprised of EIFS in two different colors as the secondary material. The building design meets the requirements of DCMC Section 9-22-040.

Table 5		Architectural Design Requirements	
Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	45 ft.	24 ft. approx.	
Architectural Features	Up to 14-feet per Planning Commission Decision	N/A	
Facade Variation			
Horizontal or Vertical	Every 30 ft.	Variation in the surface plan and patterns.	

Building Orientation	Entrance facing the street, building close to the front property line.	Entrance faces the street.	
Materials			
Primary	2 min.	3 (brick and 2 types of stone)	
Secondary	N/A	EIFS (3 colors)	
Percentage of Materials			
Front (south)	75% min. primary	78%	
Rear (north)	75% min. primary	87%	
Side (east)	75% min. primary	89%	
Side (west)	75% min. primary	75%	

Lighting. The Lighting Plan (Exhibit J) shows how new lighting will illuminate the site during business hours. Two (2) light poles will be included in the parking area as well as five (5) bollards. Per the submitted plan, all lighting will be turned off after hours. The proposed lighting plans meet the standards of DCMC Chapter 9-20.

Table 6 **Lighting Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	2 max. (over 8 ft. in height). No limit on light poles 8 ft. in height or less.	2	
Light Pole Height	20 ft. max.	16 ft.	
Foot Candles			
Maximum Illumination	8.0 max.	2.6 (east landscape) 6.2 (parking) 5.9 (walkway) 2.6 (west landscape)	
Maximum Average Illumination	5.0 Max.	1.2 (east landscape) 3.2 (parking) 3.4 (walkway) 1.1 (west landscape)	
Maximum Illumination Ratio (Max:Ave)	2.5:1	2.17 (east landscape) 1.94 (parking) 1.74 (walkway) 2.36 (west landscape)	

Fencing. The 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;*

Fire Division Review. The Draper City Fire Marshal has completed his review of the Conditional Use Permit Amendment and Site Plan submissions. 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 Conditional Use Permit Amendment and Site Plan requests, 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 no storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory outside of the building.
5. That all exterior lighting be turned off after hours in compliance with the after-hours lighting plan for the property; however, a security lighting plan in compliance with DCMC Section 9-20-060 and Table 9-20-2 may be approved by City staff if submitted as part of the building permit application.
6. That a reciprocal cross-access easement to the parcel to the north be recorded prior to issuance of a building permit.
7. That UDOT approval be obtained for access onto 12300 South prior to issuance of a building permit.
8. That UDOT Region 2 Drainage approval be obtained for connection into the UDOT system on 12300 South prior to issuance of a building permit.

MODEL MOTIONS AND FINDINGS

Conditional Use Permit.

Sample Motion for Approval – I move that we approve the Conditional Use Permit Amendment, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0188-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated August 26, 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 Amendment, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0188-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 26, 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 Amendment, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0188-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated August 26, 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.

Site Plan.

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0139-SP, based on the following findings for approval and subject to the conditions listed in the Staff Report dated August 26, 2025.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan, with approval of the conditional use permit request, conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

I move that we approve the Site Plan, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0139-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 26, 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 Site Plan, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0139-SP, based on the following findings and the criteria for denial as listed in the Staff Report dated August 26, 2025.

Findings for denial:

1. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the CR zoning district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with one or more of the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC.

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: 2025.09.03 10:05:38-06'00'

Draper City Public Works Department

Todd A. Draper

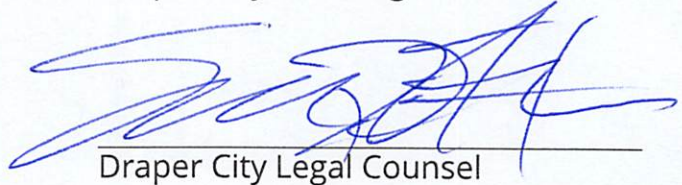
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.09.03
16:15:00-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draper.ut.us, O=Draper
City Fire Department, OU=Fire Marshal,
CN=Don Buckley
Date: 2025.09.03 15:32:22-06'00'

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: 2025.09.03 10:45:59-06'00'

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. 9-22-050(F)(5), (6), (7): NOTE: A perpetual cross access easement for pedestrians, vehicles, and emergency vehicles to abutting properties shall be recorded prior to issuance of a land disturbance permit or building permit. Staff recommends that the applicant submit the easement language for review prior to recording.
2. 9-26-090(C): NOTE: Signs will require a separate sign permit and will be reviewed at that time.

Engineering Department Review.

1. UDOT approval of access onto 12300 South required. **CONDITION OF APPROVAL.**
2. UDOT Region 2 Drainage approval for connection into UDOT system in 12300 South required. **CONDITION OF APPROVAL.**
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Contact Colton Konesky at 801-576-6331 or colton.konesky@draperutah.gov for assistance or maintenance plan template. Maintenance plan submitted with third submittal – no additional action required prior to site plan approval.*
4. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment – no additional action is required prior to site approval.*
5. On 12300 South, any work from back of curb to back of curb requires UDOT permit. Any work otherwise within the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment – no additional action is required prior to site approval.*
6. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after site construction is complete. *Informational comment – no additional action is required prior to site approval.*

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.

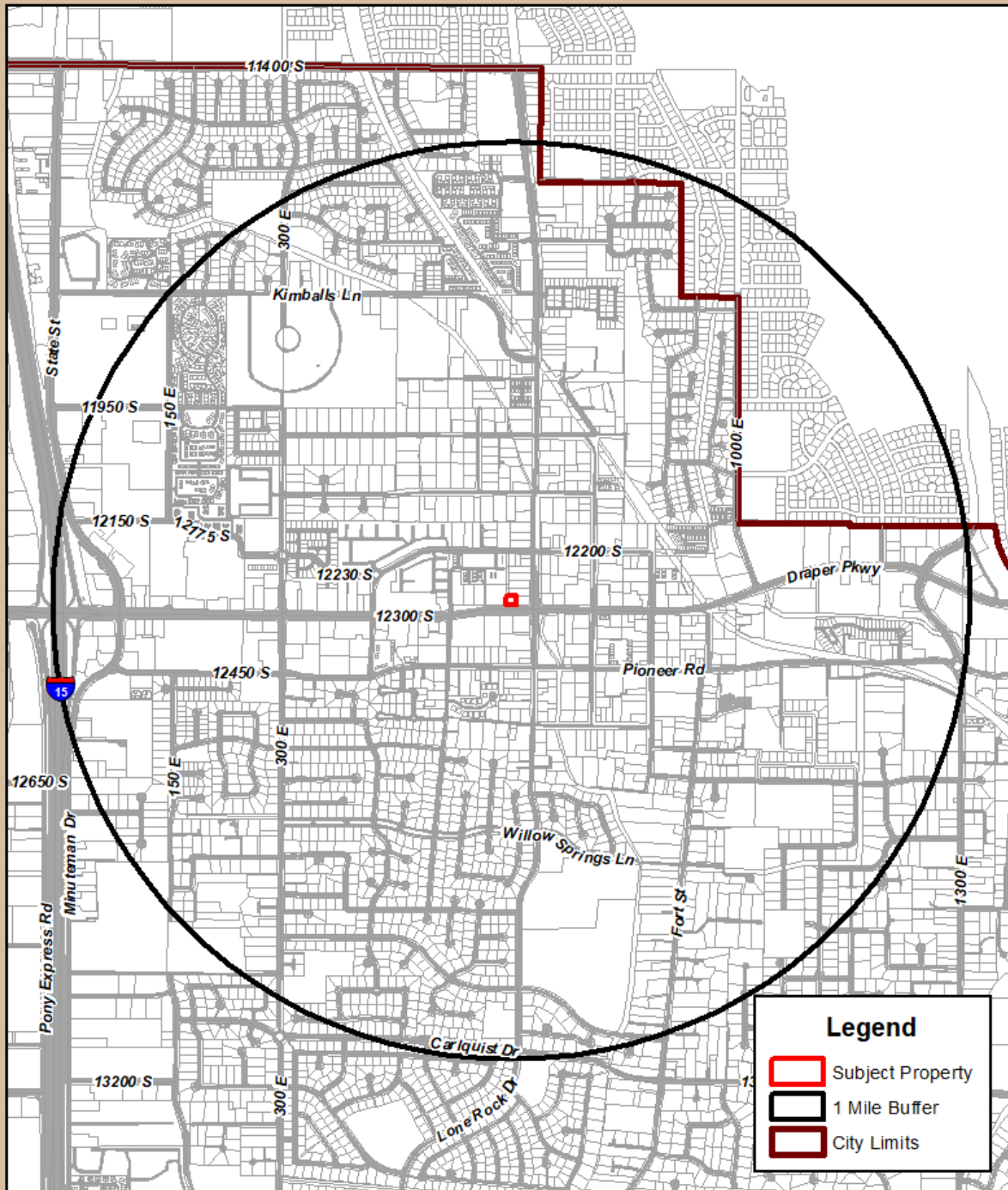
7. **IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION.**
- 3310.1.1 Required access.** Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department 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

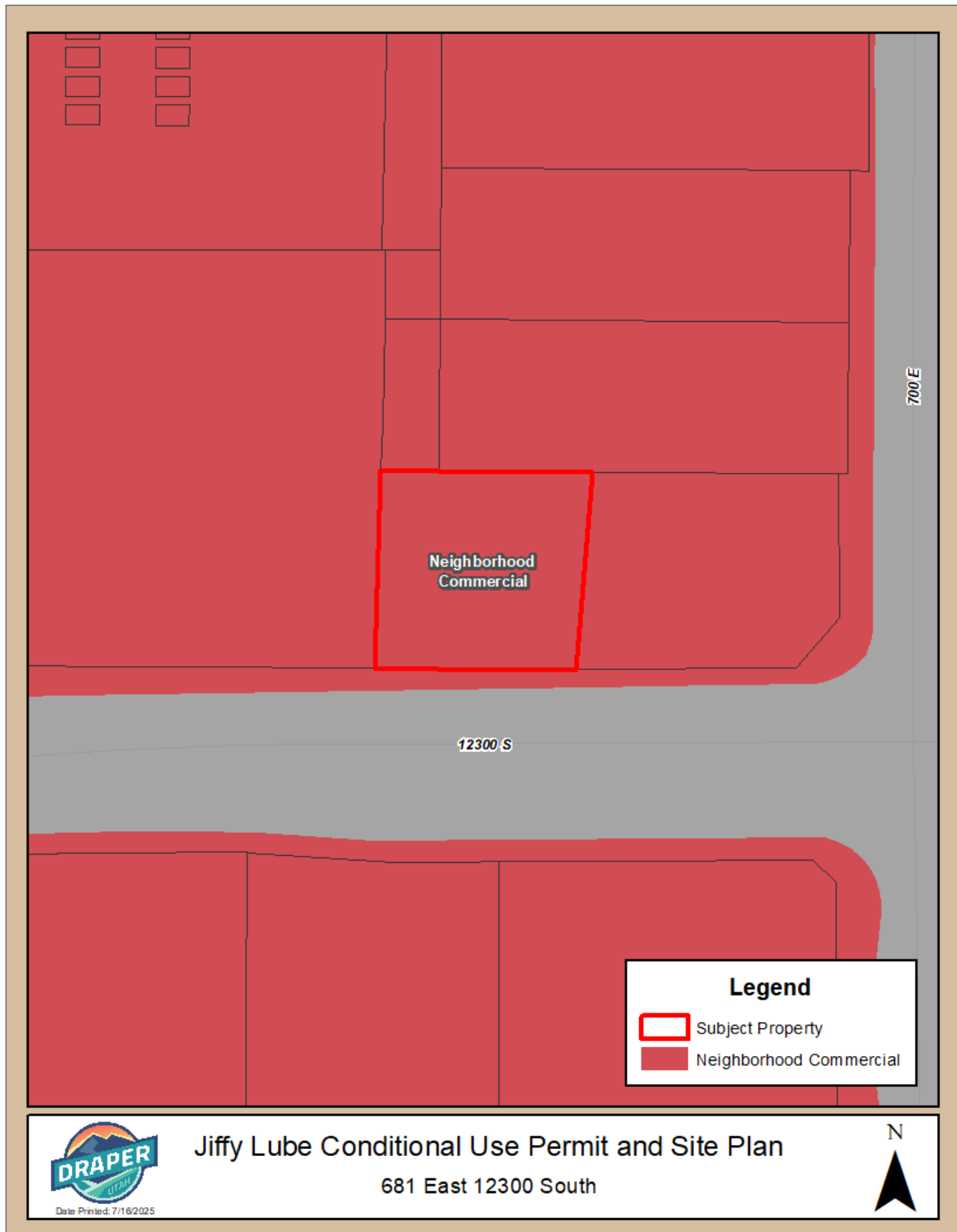


EXHIBIT E
ZONING MAP

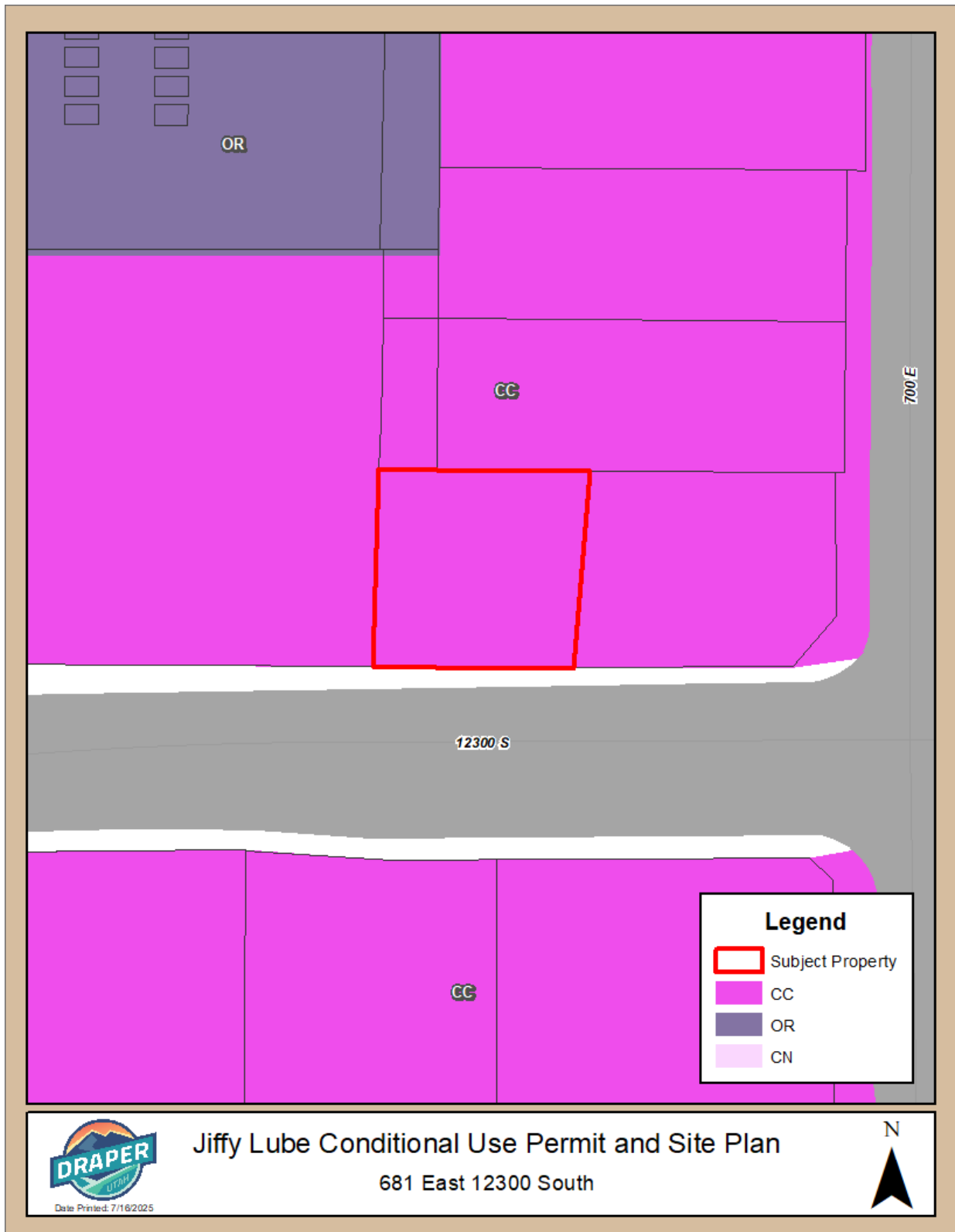


EXHIBIT F
APPLICANT STATEMENT

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.

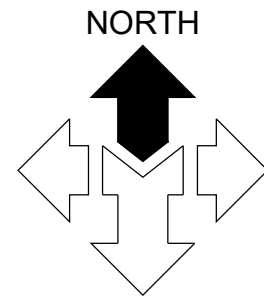
Regards

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

Robert Poirier P.E.

**EXHIBIT G
SITE PLAN**

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.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AMPMF PEAK TRAFFIC HOURS (6:00 - 9:00 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 KNO (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 0278S. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S TESTING OFFICE.
5. ALL NEW PAVEMENT MARKS, 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 INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE 1) MEETING WITH A B SLP BASE. INSTALL ALL SIGNS PER UDOT SERIES STANDARD DRAWINGS.
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 HIGHWAY.
8. ROAD CUTS WITHIN UDOT ROW ARE ONLY ALLOWED AS SHOWN ON PLAN.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILLS PER UDOT'S CURRENT MIX DESIGN (50-150 FSI) 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 BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 203S AND 272I.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY TO ALL TESTING WITHIN THE UDOT 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 OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE 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 SUE THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS 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 ASPHALT CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.



DESCRIPTION	AREA	%
HARDSCAPE	9,427 SQFT	61%
LANDSCAPE	3,576 SQFT	23%
BUILDINGS	2,425 SQFT	16%
TOTAL	15,428 SQFT	100%

	REQUIRED	PROVIDED
TOTAL STALLS	11-14	11
REGULAR	10-13	10
ADA STALLS	1	1

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

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 3" 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 REPLACE EXISTING STAMPED CONCRETE IN AREA WHERE DRIVE APPROACH WAS REMOVED, MATCH EXISTING PATTERN AND COLOR ADJACENT.
- ⑯ NEW SIDEWALK PER DRAPER CITY DETAIL, ST-12 SHEET C5.04. REPLACE EXISTING STAMPED CONCRETE IN AREA WHERE REMOVED FOR UTILITY INSTALLATION, MATCH EXISTING PATTERN AND COLOR ADJACENT. ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- ⑰ EXISTING DRIVE APPROACH TO WIDENED 1 FOOT ON BOTH SIDES PER UDOT STANDARDS AND SPECIFICATIONS.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

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.



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.

PROJECT NO: 24157

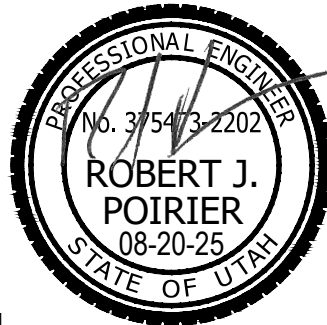
DRAWN BY: RJP

CHECKED BY: RJP

DATE: 08-20-2025

CIVIL TE PLAN

C1.01



JEFF 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, T33 S, R1 E, S.L.B. AND M.

EXHIBIT H
LANDSCAPE PLAN

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.
2. FIELD TESTS AND INSPECTIONS:
- A. IRRIGATION SYSTEM:
1. SYSTEM PRESSURE TEST:
- a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
- b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
- c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
- d) VERIFY THERE ARE NO LEAKS.
- e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
2. TEST REPORT:
- a) FLOWING PRESSURE TEST: CREATE PRESSURE TEST REPORT, DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
- B. SUBSTANTIAL COMPLETION:
1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE OPERA. ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED ON FOR THE SEASON, AS DETERMINE BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
- C. IRRIGATION APPROVAL:
1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT CONFORMING WITH ANY CITY OR COUNTY REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.
3. WINTERIZATION AND SPRING START-UP:
- DURING WINTERIZATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING TEMPERATURES AND RE-START IRRIGATION SYSTEM AT BEGINNING OF GROWING SEASON.
- A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION

- 8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT NEARLY INFLAMMABLE TO PREVENT DAMAGE. LOWER HEADS TO PROPER ELEVATION.
- 9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
- 10) SPRINKLER START-UP SCHEDULE INCLUDE FOLLOWING:
 - 1) CLOSE ALL MANUAL VALVES
 - 2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
 - 3) REMOVE FREEZE PROTECTION AS REQUIRED.
 - 4) TURN ON WATER SUPPLY TO THE SYSTEM.
 - 5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
 - 6) MONITOR ENTIRE SYSTEM FOR LEAKS. ALLOW FOR TWO MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE
- 11) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE SYSTEM FOR EFFICIENT COVERAGE.
- 12) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.

- VULNERABLE TO SNOW/POWDER DAMAGE. LOWER HEIGHTS TO BE PROTECTED BY SNOW/POWDER.
9. NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
- B. SPRING START-UP SHALL INCLUDE FOLLOWING:
1. CLOSE ALL MANUAL VALVES.
 2. CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
 3. REMOVE FREEZE PROTECTION AS REQUIRED.
 4. TURN ON WATER SOURCE AT POINT OF CONNECTION.
 5. VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
 6. FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
 7. REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE SYSTEM FOR EFFICIENT COVERAGE.
- C. NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.
4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.
5. CLOSEOUT SUBMITTALS:
- A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
- B. OPERATIONS AND MAINTENANCE DATA:
1. PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
 2. PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
 3. PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
 4. PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
 5. PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
- C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
- D. RECORD DOCUMENTATION:
1. PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
 2. TESTING AND INSPECTION RECORDS.
 3. IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
 - A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
 - B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
 - C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, FILL/EMPTY DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
 - D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
 - E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
 4. PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.
- E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT.

6. REGULATORY REQUIREMENTS:

- A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
- B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS:

- A. IRRIGATION SUBCONTRACTOR:
 - 1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
 - 2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
 - 3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
 - 4. THE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
 - 5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
 - F. UPON REQUEST, SUBMIT DOCUMENTATION.
- B. IRRIGATION INSTALLER:
 - 1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
 - 2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.

8. WARRANTY:

WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:

- 1) FILING AND REPAIRING OBSTRUCTIONS AND REPLACING PLANTING DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
- 2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS
- 3) REPLACING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

- VERIFICATION OF CONDITIONS:
- PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM.
 - IF NEW LEAKY FITTING IS IDENTIFIED, THE CONTRACTOR SHALL REPAIR ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.
10. PROTECTION:
- REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGE TO WORK IS NOT THE FAULT OF ORIGINAL WORK, SHALL PERFORM REPAIR OR REPLACEMENT.
 - DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.
11. LAYOUT OF IRRIGATION SYSTEM:
- LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
 - DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PERMITTED PLACEMENTS AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
 - MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
 - MAJOR CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
12. TRENCHING AND BACKFILLING:
- PULLING OF PIPE IS NOT PERMITTED.
 - EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
 - COVER ROP BOTTOM TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
 - DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
13. SLEEVING:
- SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEFORE WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
 - FOR ALL SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
 - REMOVE SLEEVES AND CONDUIT BEFORE INSTALLATION OF LAST-IN-PLACE PAVING OR SITE ELEMENTS AND PAVING.
 - COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.

14. GRADES AND DRAINING:

IN LOCALTIES WHERE WINTERIZATION IS REQUIRED,
GRADES DRAINING SO SYSTEM CAN BE COMPLETELY
DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF
SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH
COMPRESSED AIR:

1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHEN POSSIBLE.
2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
 - a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL OPERATION. DO NOT USE AUTOMATIC DRAIN VALVES.
 - b) INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
 - c) PROVIDE RUBBER VALVE CAP MARKER.
 - d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMMIT AT OUTLET OF DRAIN.
3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
4. PROVIDE AND INSTALL QUICK-CLOUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOW-OUT WITH ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING.
- A. STAKE LOCATIONS AND OUTLINE AREAS.
- B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
- C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
4. MAINTENANCE:
- A. GENERAL:
1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE. UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREAFTER.
3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE BEGINNING MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
- B. SEEDED LAWN:
1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BE IN EFFECT UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN ONCE AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM), DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWNS.
4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
- C. SODDED LAWN:
1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
2. AT END OF SODDED LAWN PERIOD, VERIFY QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SOIL-IMMEDIATELY UNDER SOOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
3. MOW FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
4. APPLY HERBICIDES AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWNS.
- D. TREES, SHRUBS, AND PLANTS:
1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
2. RESTORE PLANTING BASINS.
3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS TO RESET TREES AND SHRUBS TO PROPER GRAD OR VERTICAL POSITIONS AS REQUIRED.
4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
5. DAMAGE SUPPLIED BY ANY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.
5. PROTECTION:
- A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHERS IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
- B. PROVIDE ADEQUATE PROTECTION AGAINST TRAFFIC AGAINST TRESPASSING, EROSION, AND DAMAGE OF A KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
- C. TAKE CARE IN PIERCE AND SHRUBS TO PROTECT WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. PO SIGNS OR BARRIERS AS REQUIRED.
- D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGHOUT MAINTENANCE PERIOD, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
- E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.
6. WARRANTY:
1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
- A. THE WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PERIOD THE PERIOD OF GROWING SEASON.
- B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
- C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

- DELIVERY, STORAGE, AND HANDLING:**
- A. DELIVERY AND ACCEPTANCE REQUIREMENTS:**
1. DELIVER TREES, GROUPS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
 2. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
 3. DO NOT BEND OR KNEAD BRANCHES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
 5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
- B. STORAGE AND HANDLING REQUIREMENTS:**
1. HANDLE BALLEDS STOCK TO REMAIN IN BALL OR CONTAINER, DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
 2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
 3. SET BALLEDS STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROXIMATELY 2 INCHES DEEP.
 4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
 5. DO NOT STORE PLANT MATERIAL ON PAVEMENT.
 6. STORE ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY, WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.
- 8. PLANT MATERIAL:**
- A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY TO CONTRACT DOCUMENTS AND TO ANSI/ANSI Z60.1.
 - B. PLANT NAMES USED IN PLANT LIST CONFORM TO STANDARDIZED PLANT NAMES BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COMMON. IN THESE INSTANCES, FOLLOW COMMON USAGE OF TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- C. QUALITY:**
1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSEST PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE WELL-DEVELOPED, NORMAL ROOT SYSTEMS.
 2. CONTAINER-GROWN TREES AND SHRUBS IN CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
 3. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO PLANTING.
 4. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
 5. BARE ROOT TREES SHALL BE NOT ACCEPTABLE.
 5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
- D. MEASUREMENTS:**
1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT. MEASUREMENTS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
 2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT BRANCH DIAMETER. FOR EXAMPLE, IF PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST SHOULD BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
 3. IF TREE PROPERLY TRAINED AND TRANSLANTED SHOULD MEASURE SAME IN EVERY DIRECTION.
 4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
 5. WHEN CALIPER MEASUREMENTS OF DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
 6. IF PLANT MATERIALS LARGER THAN THOSE SPECIFIED IN PLANT LIST, SHALL BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
 - a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
 - b) AT NO ADDITIONAL COST TO OWNER.
 - c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
- E. SHAPE AND FORM:**
1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
 2. WELL-GROWN PLANT WILL GENERALLY HAVE FEET OF EQUAL TO BOTTOM OF CANOPY. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.
- 9. EXCAVATION:**
- A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
 - B. **PLANT EXCAVATION SIZE:**
 1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
 2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH. IN EXCAVATED MATERIAL, MARKS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES". REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
 - C. IF EXCAVATION SIZES AND DEPTHS ARE EXCEEDS, EXCAVATIONS.
 - D. (5) APPROVAL OF LANDSCAPE ARCHITECT. SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
 - E. IF PLANT DRAINAGE LEAKY AT DEPTH OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
 - F. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
 - G. IF EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTINGS MIX.
 - H. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

10. **PLANTING**
 1. **REMOVING BINDERS AND CONTAINERS:**
 - A. REMOVE TOP ONE / THIRD OF WIRE BASKET AND BURLAP BINDERS.
 - B. REMOVE PLASTIC AND TWINE BINDERS FROM AROUND ROOT BALL AND TREE TRUNK.
 - C. REMOVE PLASTIC CONTAINERS.
 - D. REMOVE WOOD BOXES FROM AROUND ROOT BALL. REMOVE BOX BOTTOMS BEFORE POSITIONING PLANT IN HOLE. AFTER PLANT IS PARTIALLY PLANTED, REMOVE REMAINDER OF BOX WITHOUT INJURING ROOT BALL.
 2. **PLANT IMMEDIATELY AFTER REMOVING BINDING MATERIAL AND CONTAINERS:**
 - A. PLACE TREE AND SHRUB ROOT BALLS ON UNDISTURBED SOIL.
 - B. AFTER WATERING AND SETTLING, TOP OF TREE ROOT BALLS SHALL BE APPROXIMATELY TWO INCHES (50 MM) HIGHER THAN FINISHED GRADE AND TRUNK FLARE IS VISIBLE.
 - C. SHRUB ROOT BALLS SHALL BE APPROXIMATELY ONE INCH (25 MM) HIGHER THAN FINISHED GRADE.
 3. **PROPERLY CUT OFF BROKEN OR FRAYED ROOTS.**
 4. **CENTER PLANT IN HOLE. REMOVE REMAINING WIRE BASKET AND BURLAP TAKING CARE NOT DO DAMAGE ROOT BALL:**
 - A. REPLACE DAMAGED MATERIAL.
 - B. BACKFILL WITH SPECIFIED PLANTING MIX.
 - C. EXCEPT IN HEAVY CLAY SOILS, MAKE RING OF MOUNDED SOIL AROUND HOLE PERIMETER TO FORM WATERING BASIN.
 5. **ADD FERTILIZER IN PLANT PIT AS PER TOPSOIL TESTING REPORT AND DURING PROPER SEASON.**
 6. **FILL LANDSCAPE EXCAVATIONS WITH TAMPED PLANTING MIX AND RECOMMENDED FERTILIZER.**
 - A. **COMPACT IN 6 INCH (150 MM) LIFTS:**
 - B. **SETTLE BY WATERING TO ENSURE TOP OF ROOT BALL IS 2 INCHES (50 MM) HIGHER FOR TREES AND ONE INCH (25 MM) HIGHER FOR SHRUBS THAN SURROUNDING SOIL FOLLOWING COMPACTION AND SETTLING.**
 7. **DO NOT USE MUDDY SOIL FOR BACKFILLING.**
 8. **MAKE ADJUSTMENTS IN POSITIONS OF PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.**
 9. **THOROUGHLY WATER TREES AND SHRUBS IMMEDIATELY AFTER PLANTING.**
 10. **AT BASE OF EACH TREE, LEAVE 36 INCH (900 MM) DIAMETER CIRCLE FREE OF ANY GRASS.**

PROJECT NO: 24157

DRAWN BY:	IG
CHECKED BY:	SS
DATE:	JUNE 2025
PROPERTY NO:	
LANDSCAPE NOTES & SPECIFICATIONS	

DRAPER CITY DATA

ARTICLE G (9-18G-050): LONE PEAK COMMERCIAL SPECIAL DISTRICT DEVELOPMENT STANDARDS

CHAPTER 23: LANDSCAPING AND SCREENING

ZONED AS	COMMUNITY COMMERCIAL (CC)	
TOTAL SITE AREA	15,428 S.F.	
ON-SITE LANDSCAPE AREA	3,826 S.F.	
GENERAL:	REQUIRED	PROVIDED
LANDSCAPE AREA - 20% MIN.	3,086 S.F.	3,826 S.F.
PLANT COVERAGE	75% MIN. (0.75 x 3,826 = 2,870 S.F.)	2,888 S.F. = 75%
INTERIOR PARKING LOT:		
REQUIRED LANDSCAPE AREA - 7% MIN.	8,257 S.F. x 7% = 578 S.F.	600 S.F. = 7.3%
PARKING ISLANDS	MIN. 5' WIDE & 100 S.F.	YES
PLANT COVERAGE	50%	339 S.F. = 53%
TREES - 1 PER 300 S.F. OF PARKING LOT LANDSCAPE AREA	600 S.F. / 300 = 2	6
TREES - 1 PER LANDSCAPE ISLAND	6	6
PERIMETER PLANTINGS:		
INTERIOR LOT LINES ADJACENT TO PARKING (PER 100 L.F.)	1 DECIDUOUS TREE & 9 SHRUBS; 372 L.F. / 100 = 3.72 TREES & 33 SHRUBS	4 TREES & 43 SHRUBS
STREET FRONTAGE ADJACENT TO BUILDING (PER 100 L.F.)	2 DEC. TREES, 1 EVER. TREE, 16 SHRUBS & 100 S.F. PLANTING BED; 44 L.F. / 100 = 0.44; 1 DEC. TREE, 0 EVER. TREES, 7 SHRUBS & 44 S.F. PLANTING BED	1 DECIDUOUS TREE, 0 EVERGREEN TREES, 9 SHRUBS & 270 S.F. PLANTING BED
STREET FRONTAGE ADJACENT TO PARKING (PER 100 L.F.)	2 DEC. TREES, 1 EVER. TREE, 16 SHRUBS & 100 S.F. PLANTING BED; 23 L.F. / 100 = 0.23; 1 DEC. TREE, 0 EVER. TREES, 4 SHRUBS & 23 S.F. PLANTING BED	1 DECIDUOUS TREE, 0 EVERGREEN TREES, 10 SHRUBS & 338 S.F. PLANTING BED



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	4	PRAIRIEFIRE CRABAPPLE	MALUS x 'PRAIRIEFIRE'	2" CAL.	D/L5.01
	4	SKYROCKET® OAK	QUERCUS ROBUR 'FASTIGIATA'	2" CAL	D/L5.01
	3	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	D/L5.01
	2	ZILERATION ZELKOVA	ZELKOVA SERRATA 'ZILERATION'	2" CAL	D/L5.01
SHRUBS					
	27	PANCHITO MANZANITA	ARCTOSTAPHYLOS x COLORADOENSIS 'PANCHITO'	5 GAL.	B/L5.01
	32	LITTLELEAF MOUNTAIN MAHOGANY	CERCOCARPUS INTRICATUS	5 GAL.	B/L5.01
	27	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. (MIN. 18" HT. AT TIME OF PLANTING)	B/L5.01
	31	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	---	B/L5.01
ORNAMENTAL GRASSES					
	29	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	66	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE
BOULDERS					
	13	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374.
CRUSHED ROCK					
	2,396 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4' WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374.

GENERAL NOTE

- REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01
- SOIL PREPARATION SHALL INCLUDE SCARIFYING THE SOIL TO A DEPTH OF SIX INCHES (6") OR GREATER AND AMENDING THE SOIL WITH FERTILIZER AND ORGANIC MATERIAL. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO SUBMIT SOIL SAMPLES FOR TESTING AND APPLY THE PROPER AMENDMENTS AS PER THE SOILS REPORT FINDINGS, REFER TO TOPSOIL NOTES ON SHEET L0.01.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

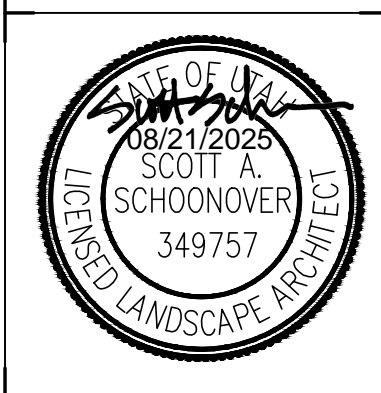
Call
BEFORE YOU
DIG
1-800-682-4111

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.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



JIFFY LUBE

673 EAST 12300 SOUTH
DRAPER, UTAH

REVISIONS		DESCRIPTION
REV	DATE	
1	7/17/25	CITY REVIEW COMMENTS #1
2	8/11/25	CITY REVIEW COMMENTS #2
3	8/21/25	CITY REVIEW COMMENTS #3
4		
5		
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7		
8		
9		
10		

PROJECT NO: 24157

DRAWN BY: TG

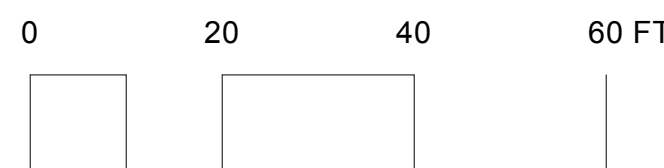
CHECKED BY: SS

DATE: JUNE 2025

PROPERTY NO:

LANDSCAPE
PLANTING
PLAN

L2.01

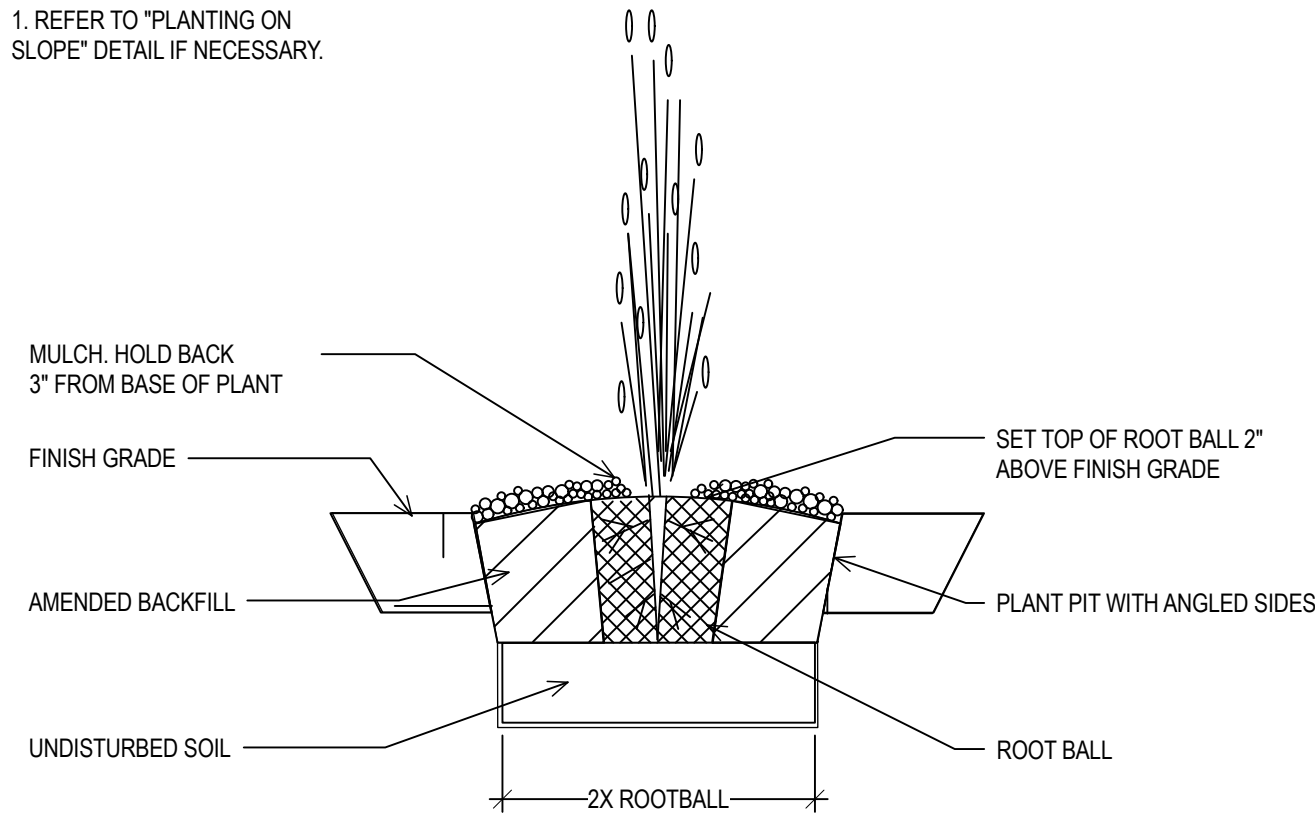


L3.01



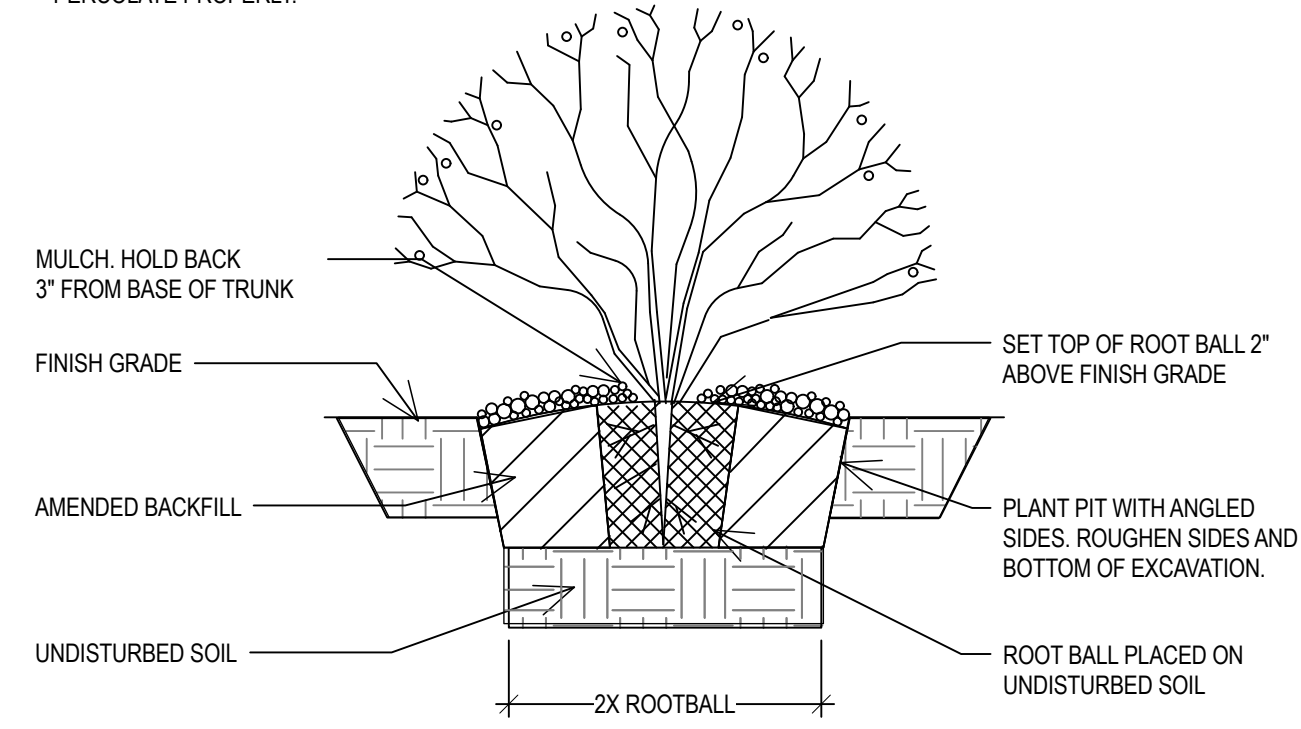
673 EAST 12300 SOUTH
DRAPER, UTAH

NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

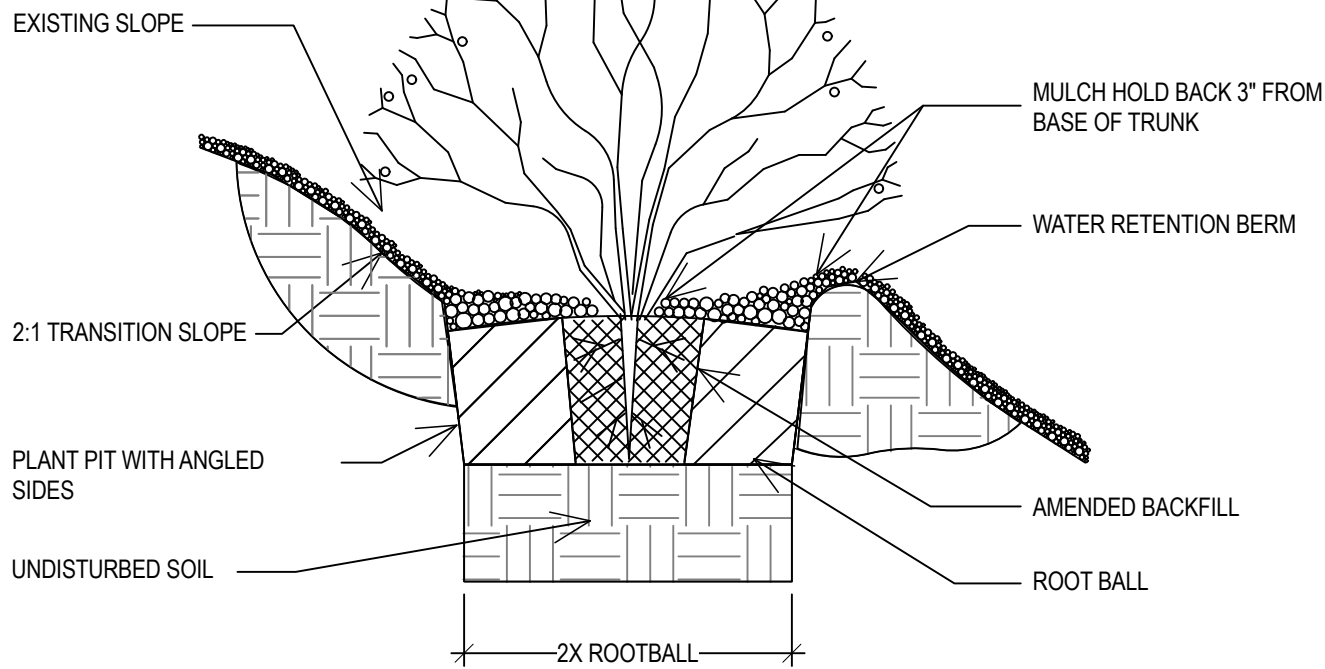


A GRASSES AND PERENNIALS
NO SCALE

- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.

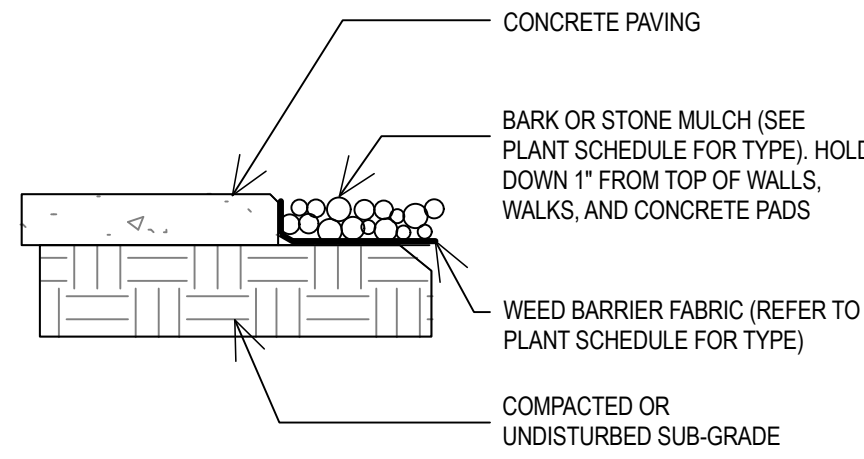


B SHRUB PLANTING
NO SCALE

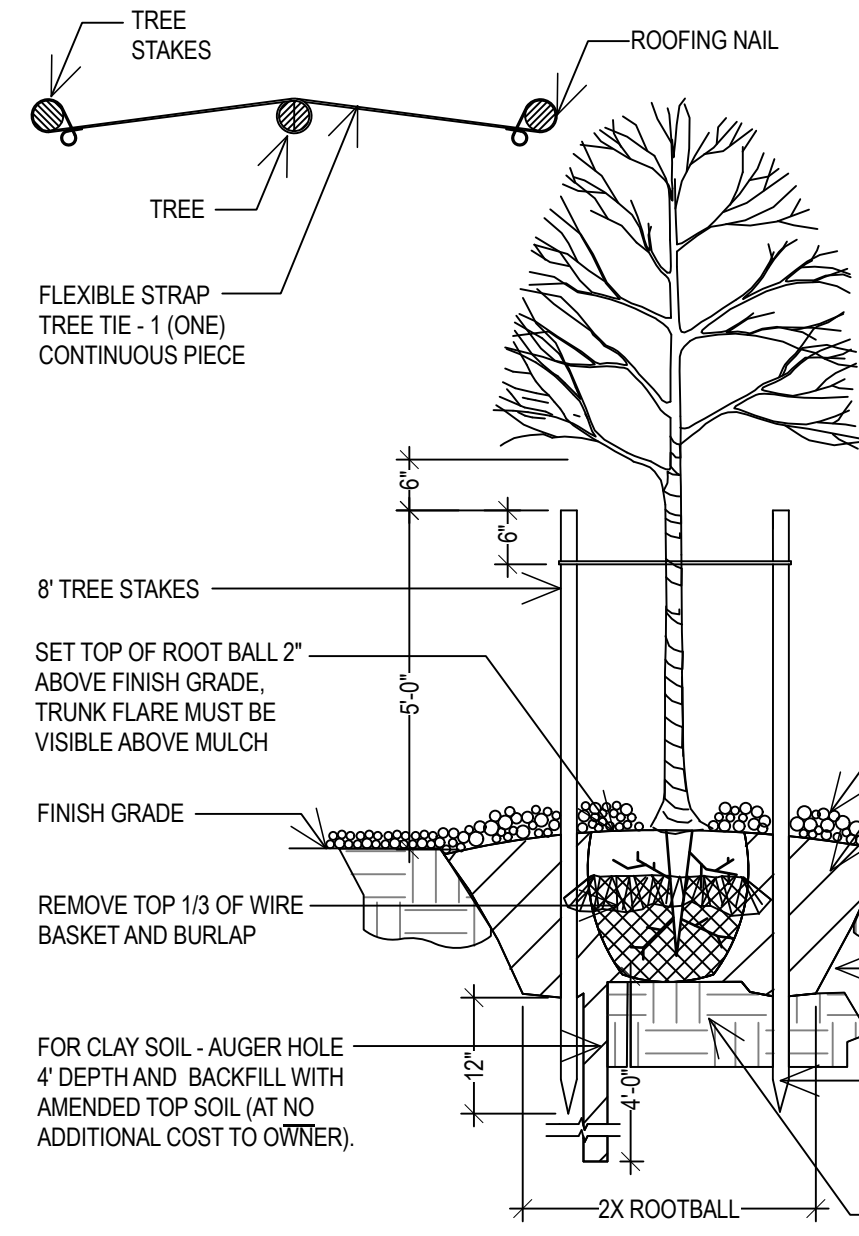


C PLANTING ON SLOPE
NO SCALE

- NOTES:
1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.

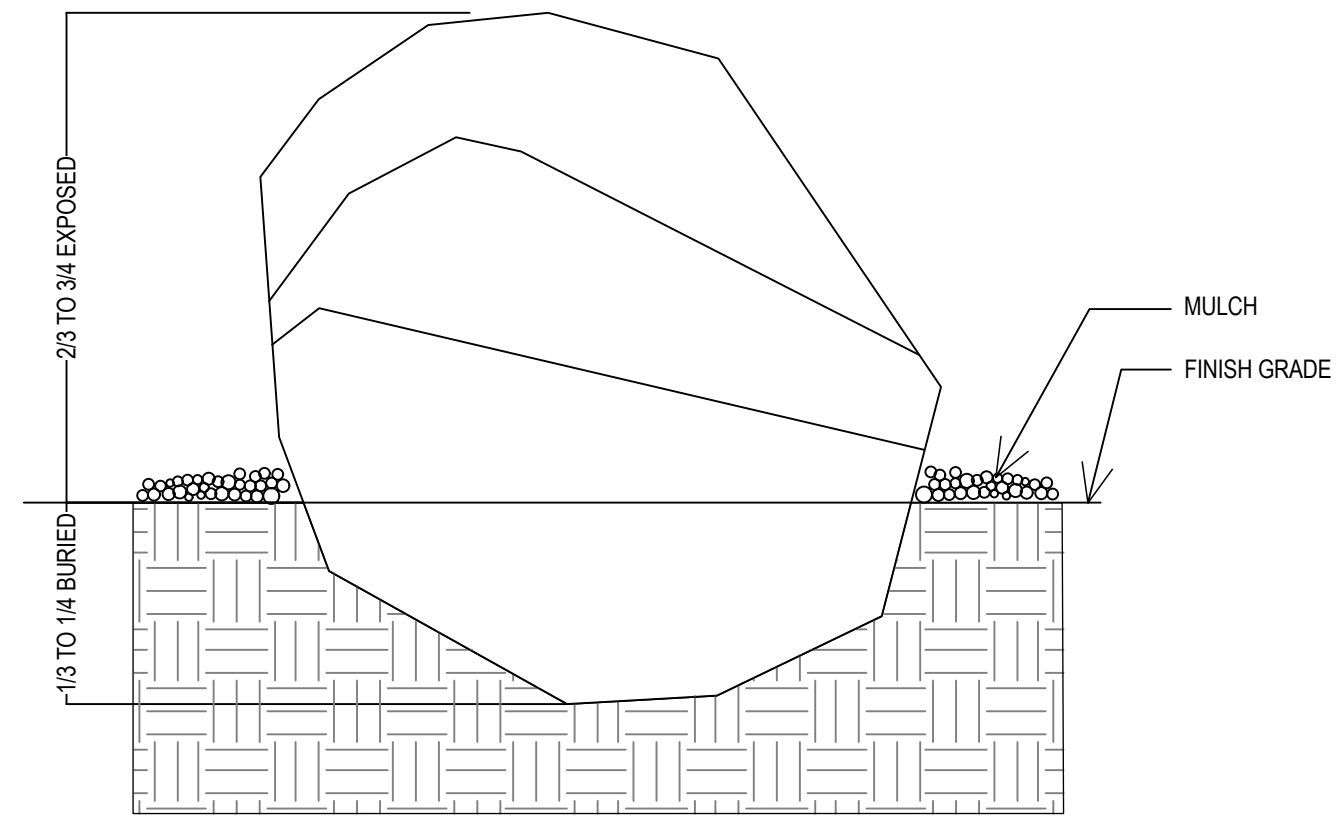


E MULCH
NO SCALE



- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE
NO SCALE



F BOULDER
NO SCALE

REVISIONS	
REV	DESCRIPTION
1	7/17/25 CITY REVIEW COMMENTS #1
2	
3	
4	
5	
6	
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9	
10	

PROJECT NO: 24157
DRAWN BY: TG
CHECKED BY: SS
DATE: JUNE 2025
PROPERTY NO:

LANDSCAPE
DETAILS

A — NO SCALE

B TRENCH UNDER NEW PAVEMENT
NO SCALE

Diagram illustrating the components and assembly of a landscape irrigation system, showing the connection between the main line, lateral line, and control valve assembly.

Left Side Components (from top to bottom):

- ID TAGS
- FINISH GRADE
- PLASTIC VALVE BOX 12" DEEP STANDARD
- PRESSURE REGULATOR AND QUICK-CHECK BASKET FILTER
- SCH. 40 PVC LATERAL LINE
- PRECAST CONCRETE PAVER (STANDARD BRICK SIZE)
- 3" CLEARANCE BETWEEN GRAVEL AND BOTTOM OF VALVE
- SCH. 40 PVC MAIN LINE

Right Side Components (from top to bottom):

- WATERPROOF WIRE CONNECTIONS
- 24" LINEAR LENGTH OF WIRE, COILED
- DRIP CIRCUIT CONTROL VALVE - SEE IRRIGATION LEGEND
- SCH. 80 PVC "ACTION" FITTING UNION ON BOTH SIDES OF CONTROL VALVE AND PRV / FILTER
- NIBCO BRASS GATE VALVE WITH HANDWHEEL TOP
- SCH. 80 PVC NIPPLE - LENGTH AS NEEDED
- SCH. 80 PVC THREADED ELBOW
- SCH. 80 PVC NIPPLE - LENGTH AS NEEDED
- 3/4" WASHED GRAVEL, 6" MINIMUM DEPTH
- SCH. 80 PVC THREADED ELBOW
- SCH. 80 PVC FITTING INTO MAINLINE FITTING, LENGTH AS NEEDED
- TAPE CONTROL WIRES TO MAIN LINE EVERY 10'

C _____ NO SCALE

D NO SCALE

NO SCALE

DIFFUSER CAP

1/4" TUBING

1/4" TUBING STAKE

TOP OF MULCH

WEED BARRIER FABRIC

1/4" SELF-PIERCING BARBED EMITTER - (1)GPH. WHEN INSTALLING ON HILLSIDES, PROVIDE CHECK VALVE EMITTERS.

IN-LINE EMITTER TUBING (UNDER WEED BARRIER)

FINISH GRADE

REFER TO DETAIL
E
L5.02

F NO SCALE

Diagram illustrating the connection of a flexible polyethylene pipe to a PVC lateral line for drip irrigation. The components and labels are as follows:

- TOP OF MULCH
- WEED BARRIER FABRIC
- BARBS TEE FEMALE ADAPTER
17mm X 3/4" FPT X 17mm OR EQUIVALENT
- FINISH GRADE
- INLINE EMITTER TUBING UNDER WEED FABRIC
- 3/4" MALE NPT X 1/2" BARB ADAPTER
- FLEXIBLE POLYETHYLENE PIPE
- SCH 40 TEE OR ELBOW
- PVC LATERAL LINE
- 1/2" MALE IPS INSERT ELL

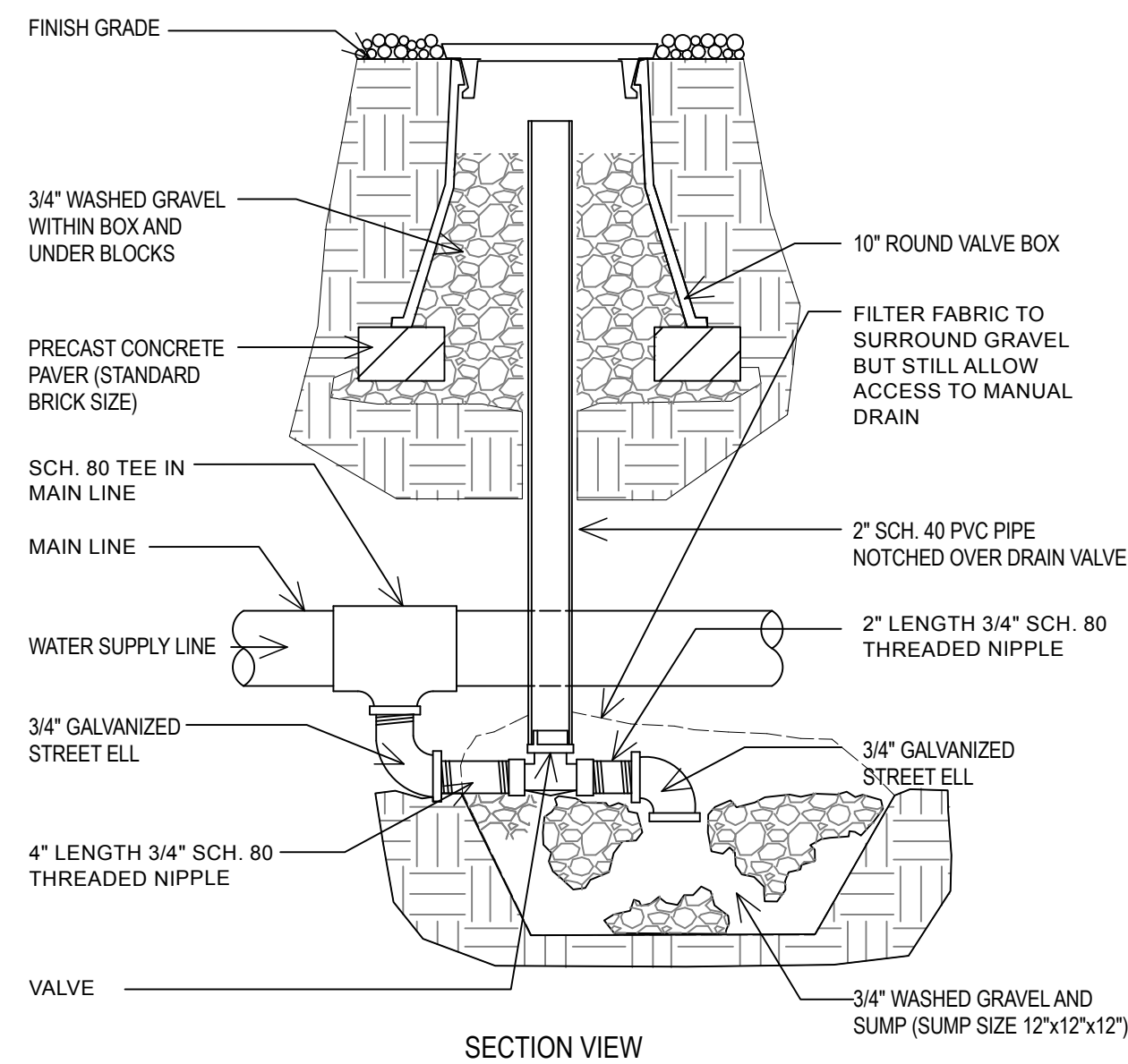
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JIFFY LUBE
 673 EAST 12300 SOUTH
 DRAPER, UTAH

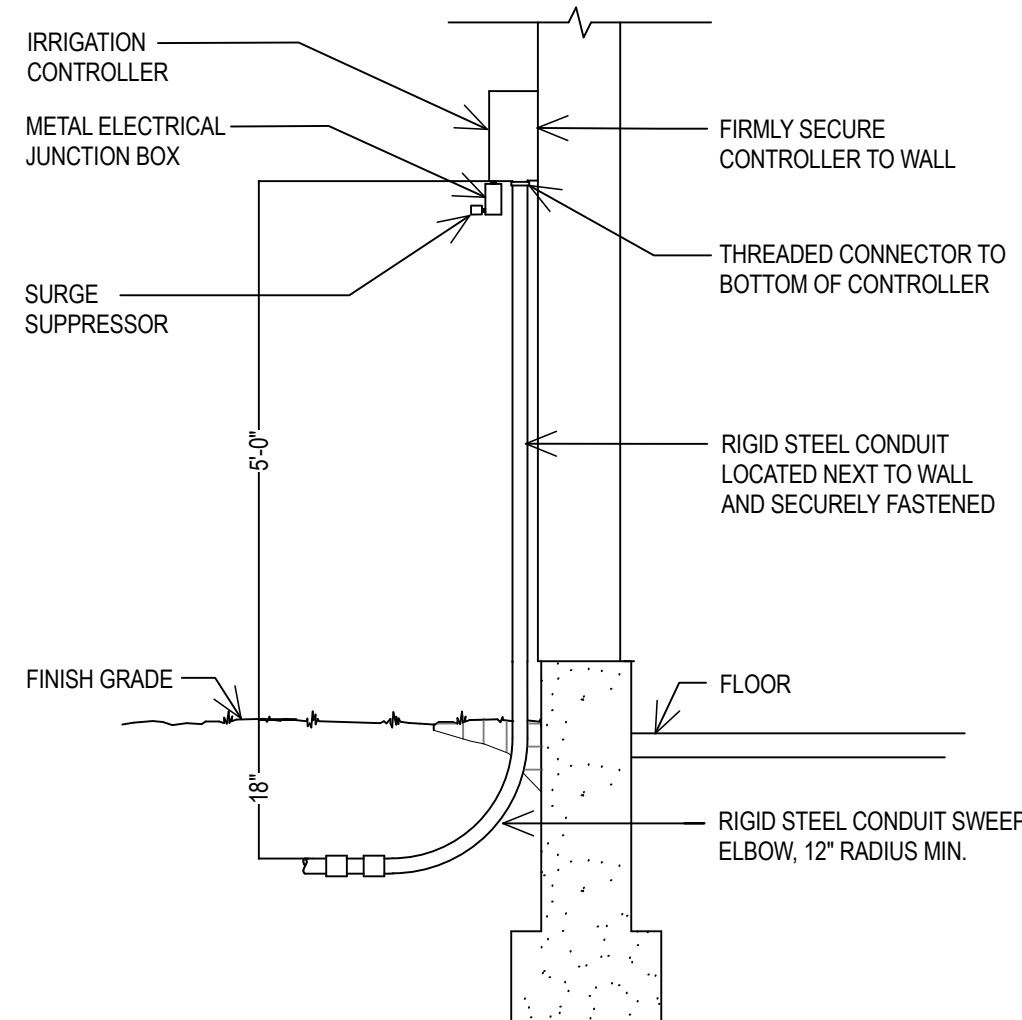
[illegible]LANDSCAPE
IRRIGATION
DETAILS

L5.02

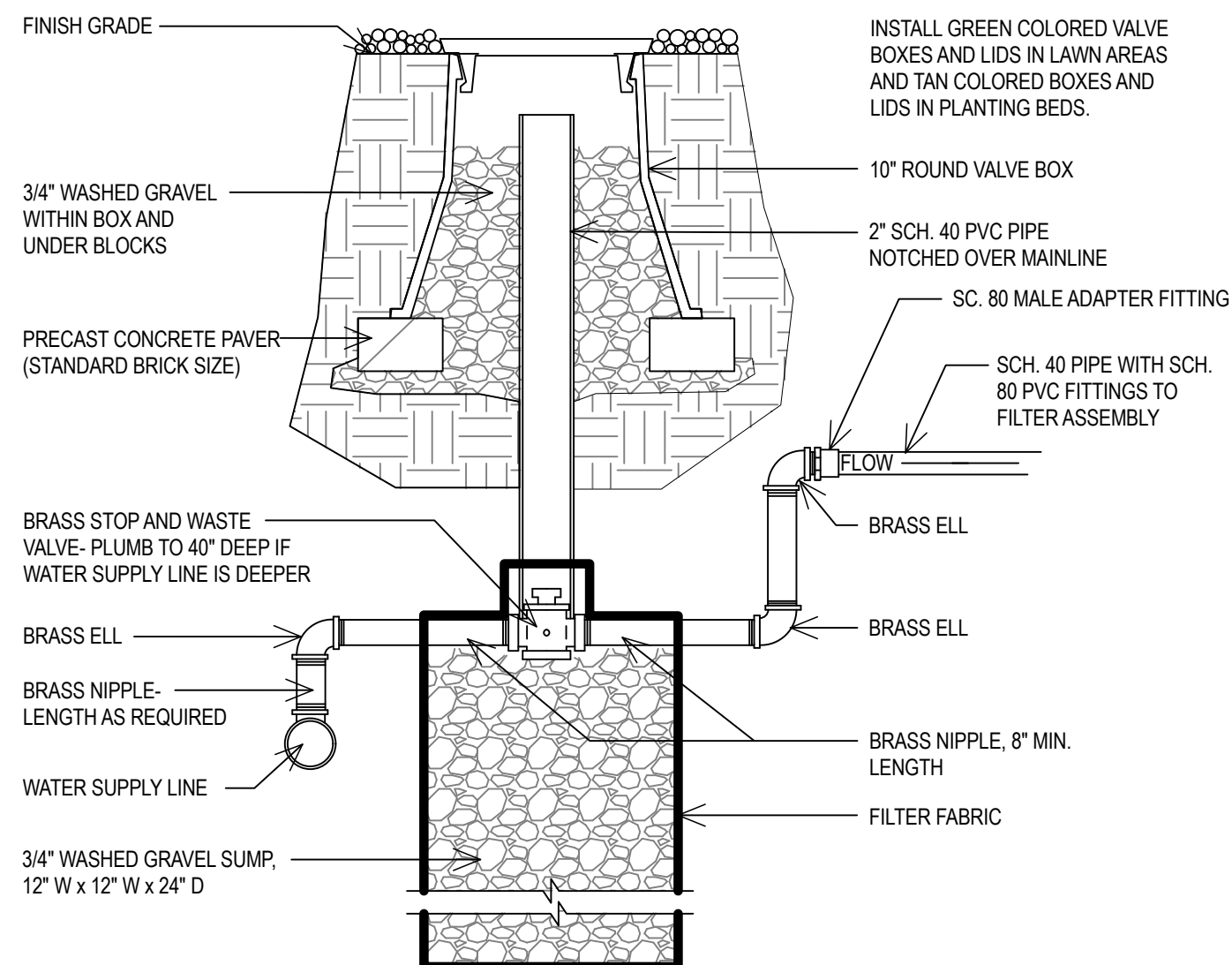
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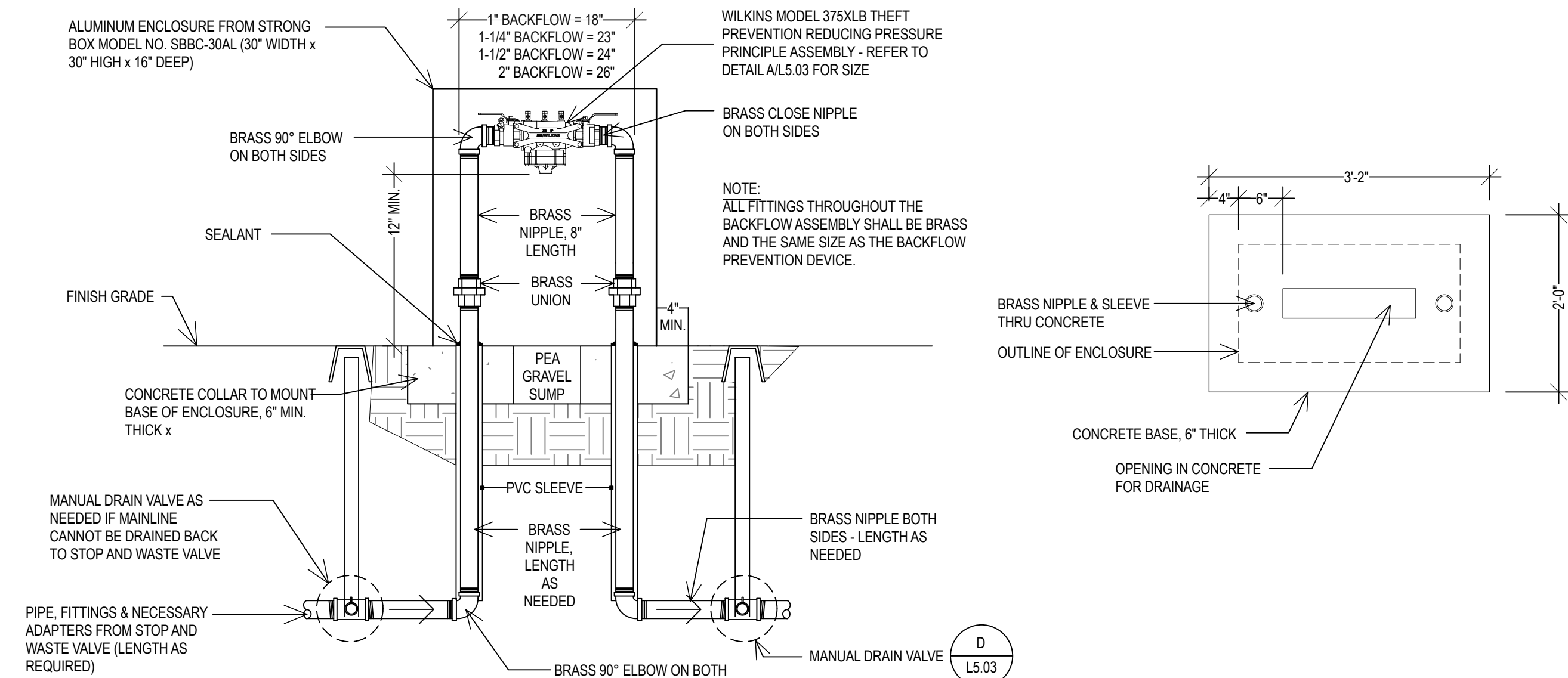
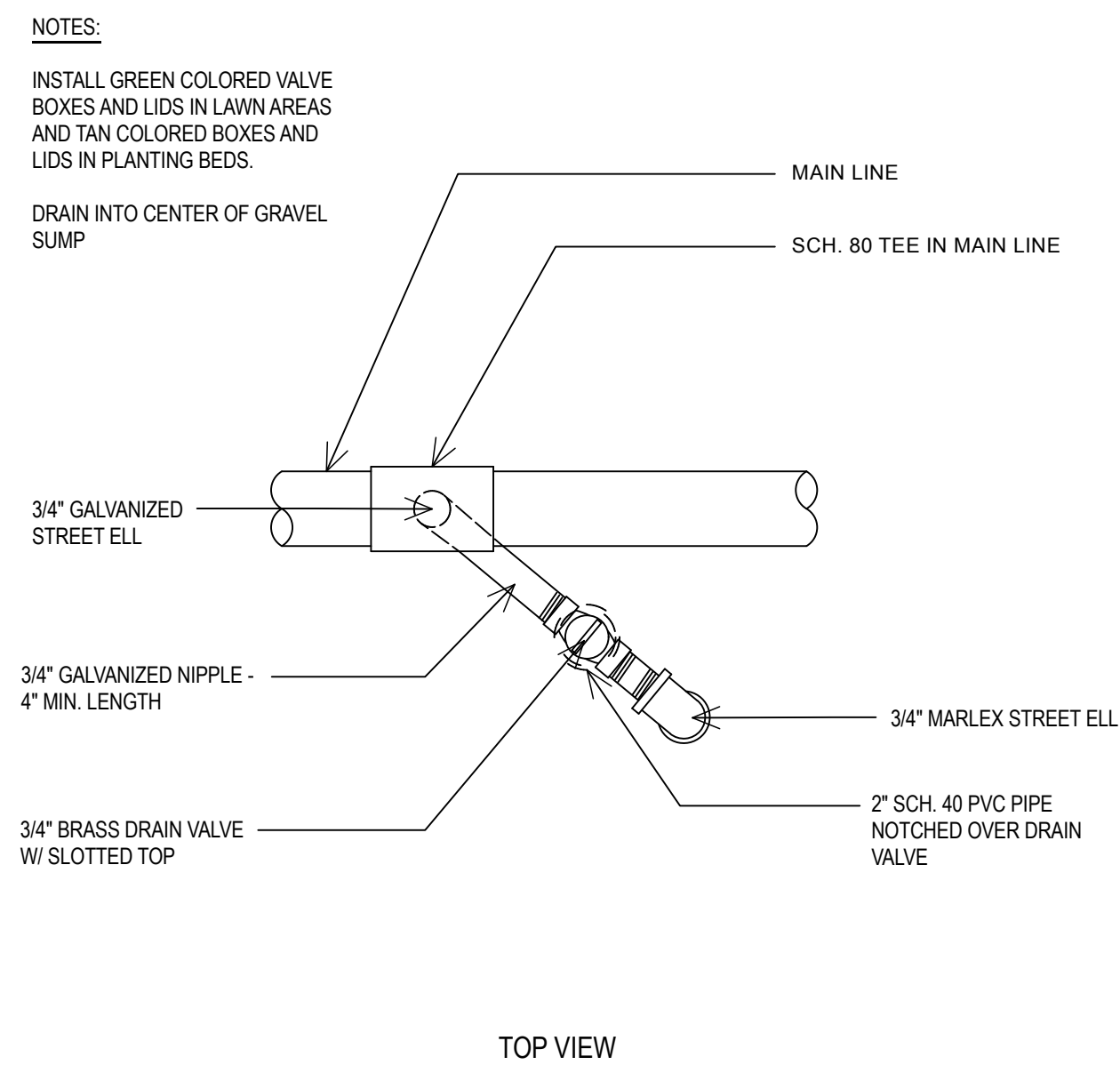
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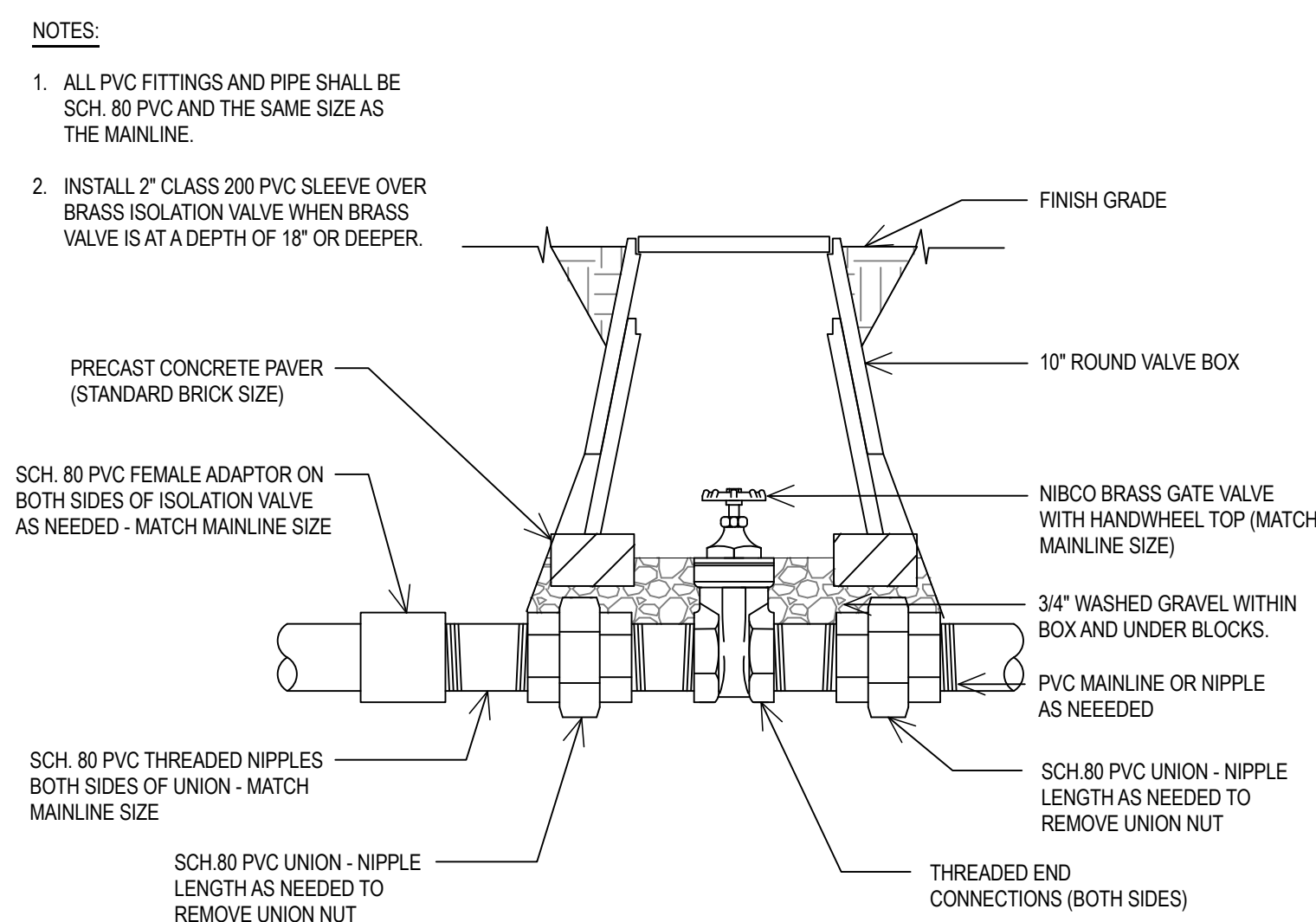
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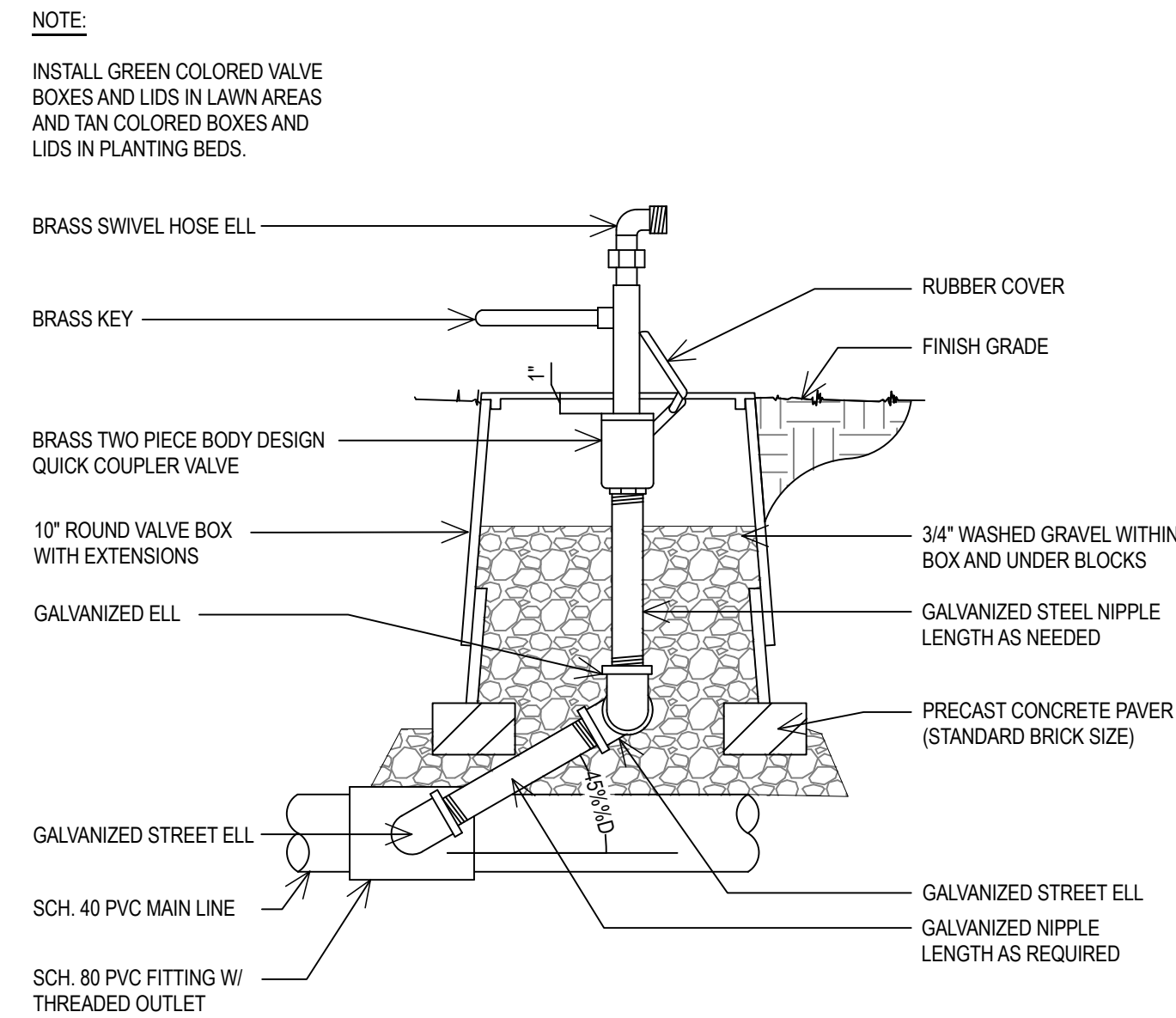
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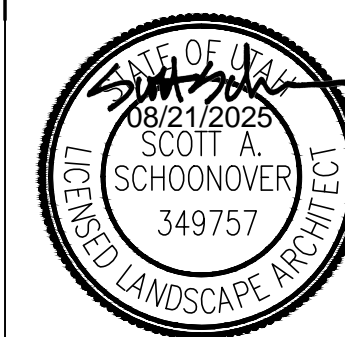
C NO SCALE



E NO SCALE



F NO SCALE



JIFFY LUBE

673 EAST 12300 SOUTH
DRAPER, UTAH

[illegible]

PROJECT NO: 24157

DRAWN BY: TG

CHECKED BY: SS

PROPERTY NO:

LANDSCAPE
IRRIGATION
DETAILS

L5.03

EXHIBIT I
ELEVATIONS



1	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" 1	(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

C1 EXTERIOR ELEVATION

1/4" = 1'-0" SOUTH



A1 EXTERIOR ELEVATION

1/4" = 1'-0" EAST

DESIGN
WEST

LOGAN, UTAH
(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

JIFFY LUBE - DRAPER, UT

673 E 12300 S
DRAPER, UT 84020

LUBE MANAGEMENT

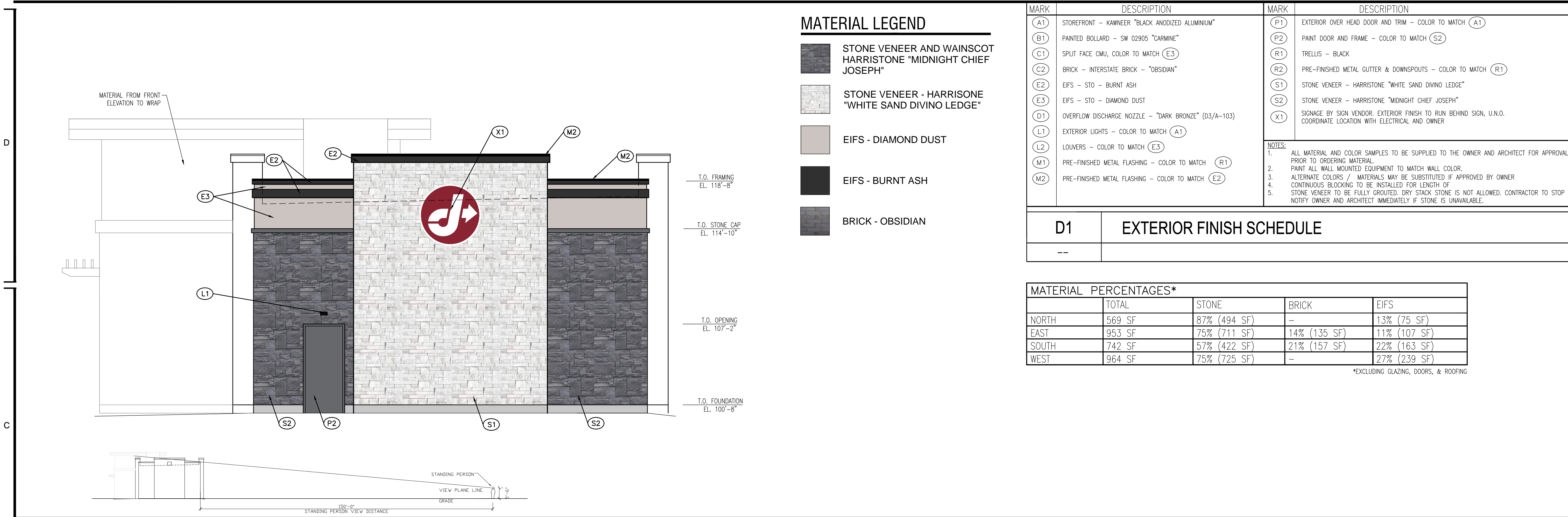
MARK: DESCRIPTION: DATE: 2025-07-16 CITY COMMENTS:

PROJECT #: 425480
DRAWN BY: KY
CHECKED BY: CGD
ISSUED: 07.16.2025

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

A-200

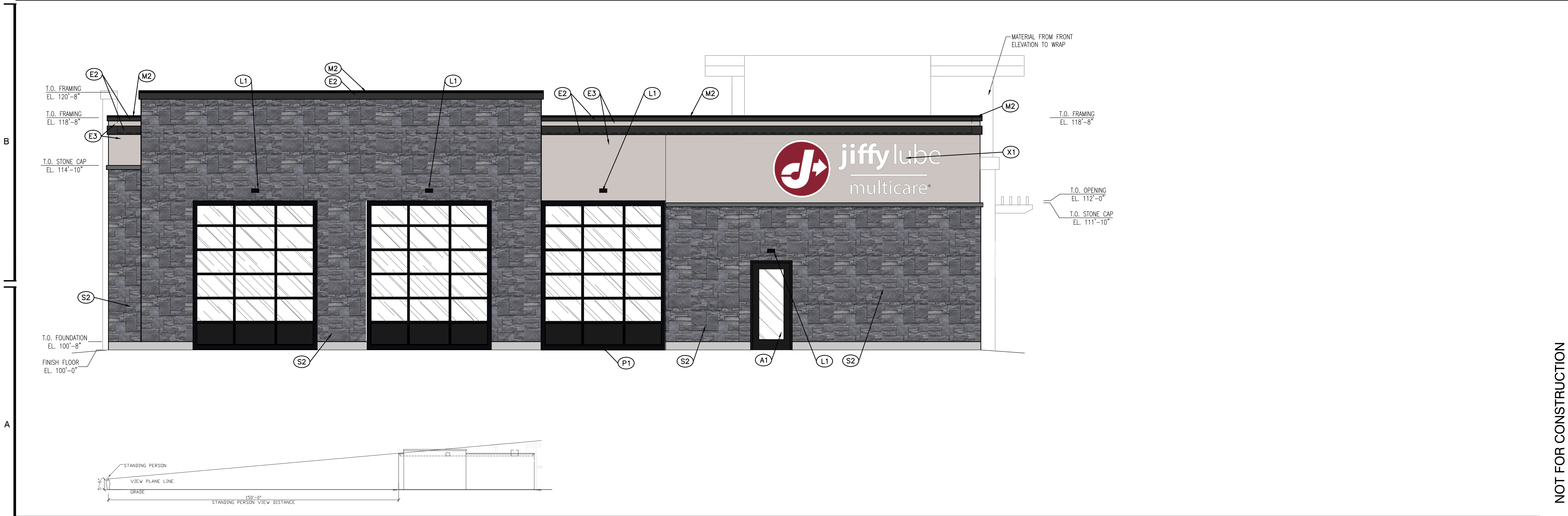


C1

EXTERIOR ELEVATION

1/4" = 1'-0"

NORTH



A1

EXTERIOR ELEVATION

1/4" = 1'-0"

WEST

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	
(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)	<div>NOTES:</div> <div>1. ALL MATERIAL AND COLOR SAMPLES TO BE SUPPLIED TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.</div> <div>2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR.</div> <div>3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER</div> <div>4. CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF</div> <div>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.</div>	
(L2)	LOUVERS - COLOR TO MATCH (E3)		
(M1)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (R1)		
(M2)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (E2)		

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

DESIGN
WEST

LOGAN, UTAH
(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

JIFFY LUBE - DRAPER, UT

673 E 12300 S
DRAPER, UT 84020

LUBE MANAGEMENT

MARK:	DESCRIPTION:
DATE:	CITY COMMENTS
2025-07-16	
PROJECT #:	425480
DRAWN BY:	KY
CHECKED BY:	CGD
ISSUED:	07.16.2025

NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

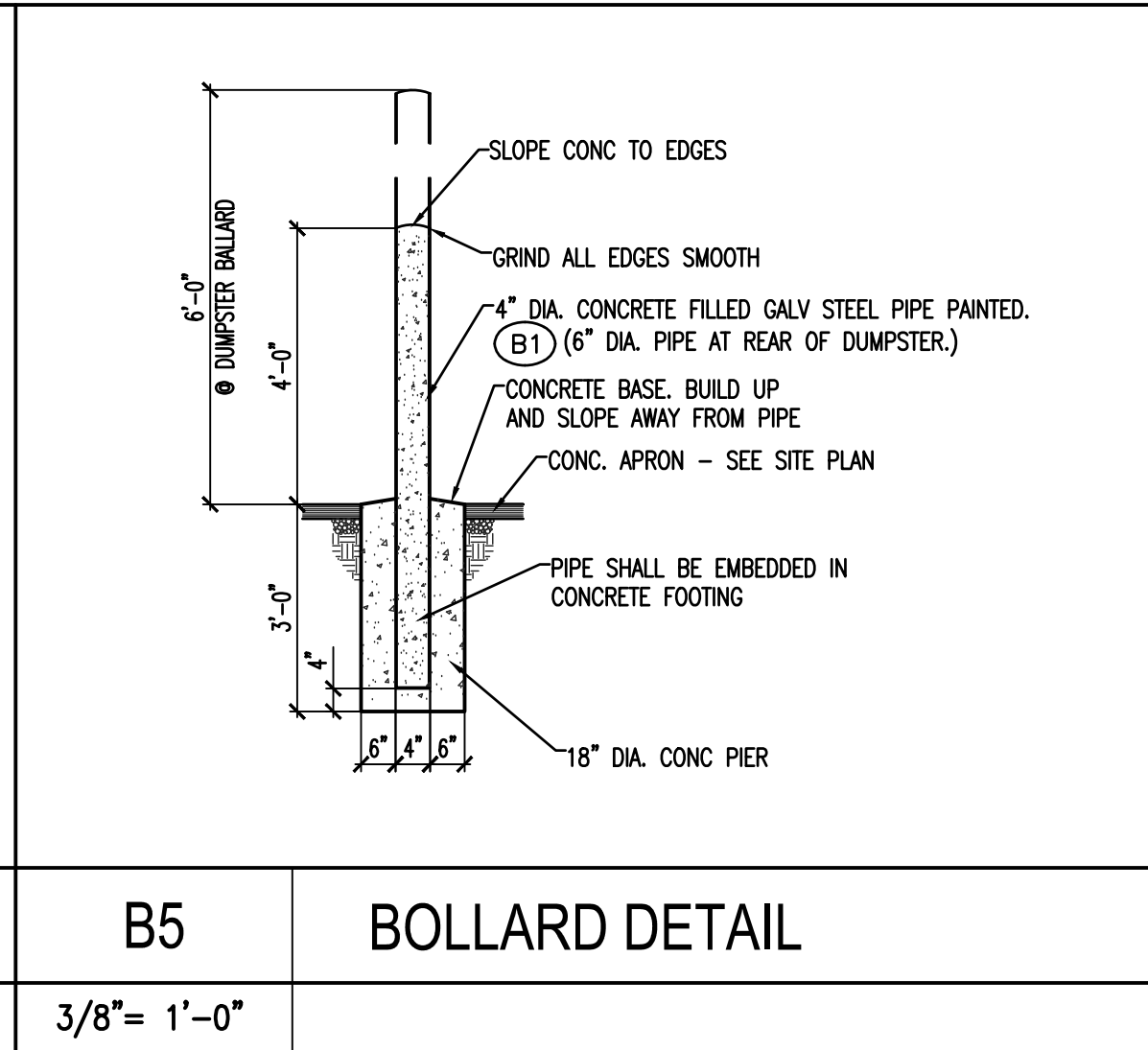
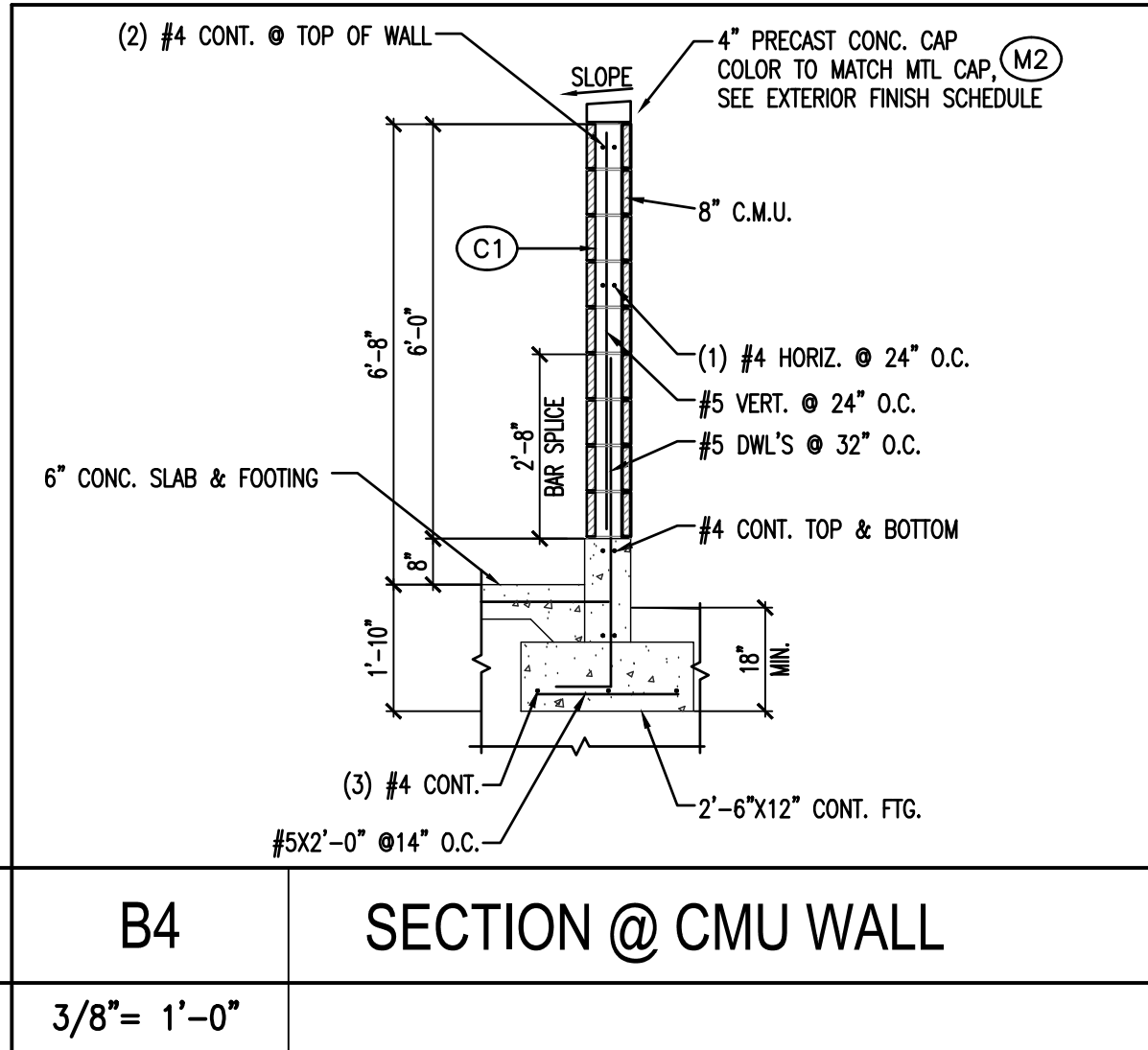
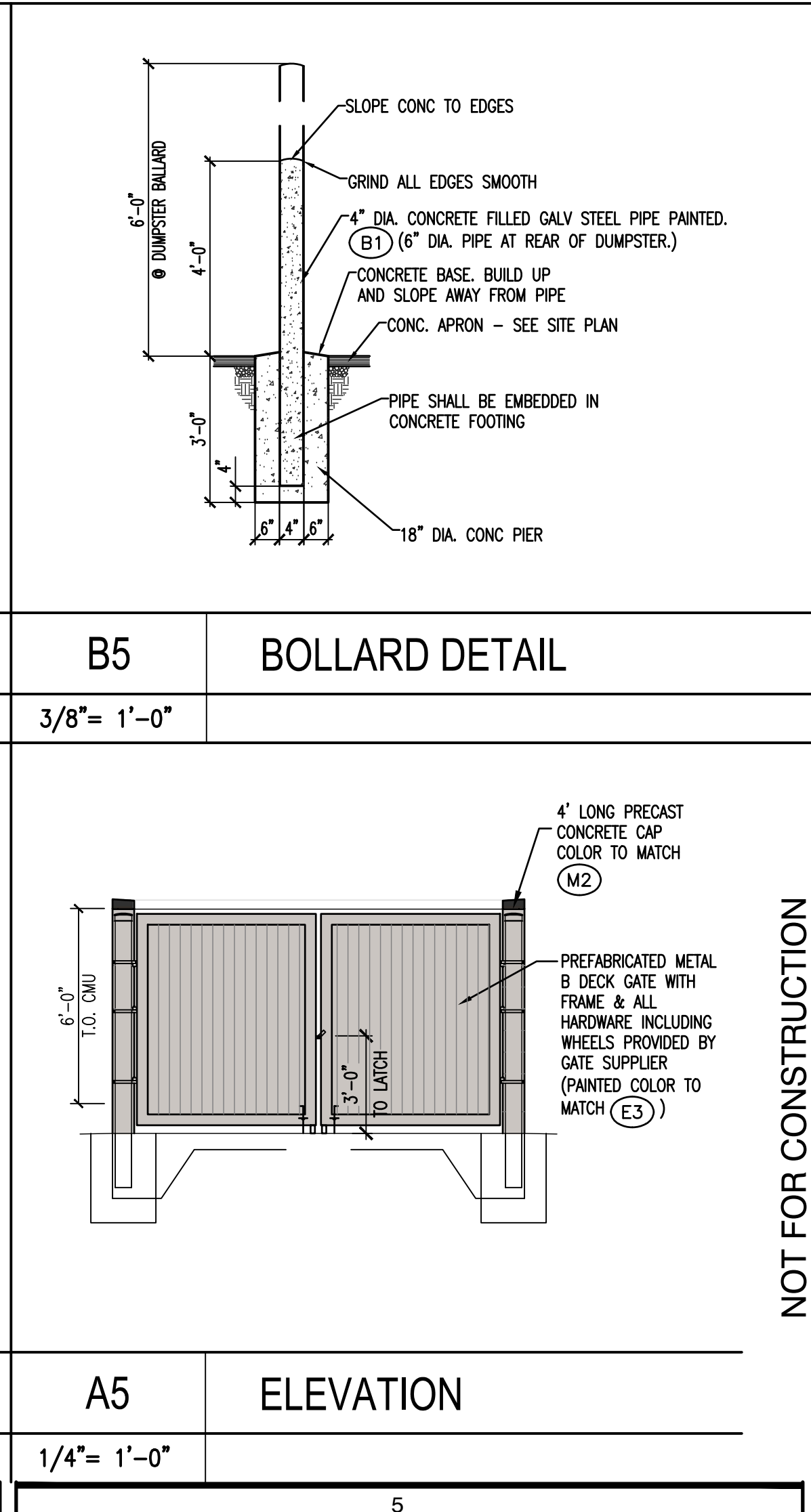
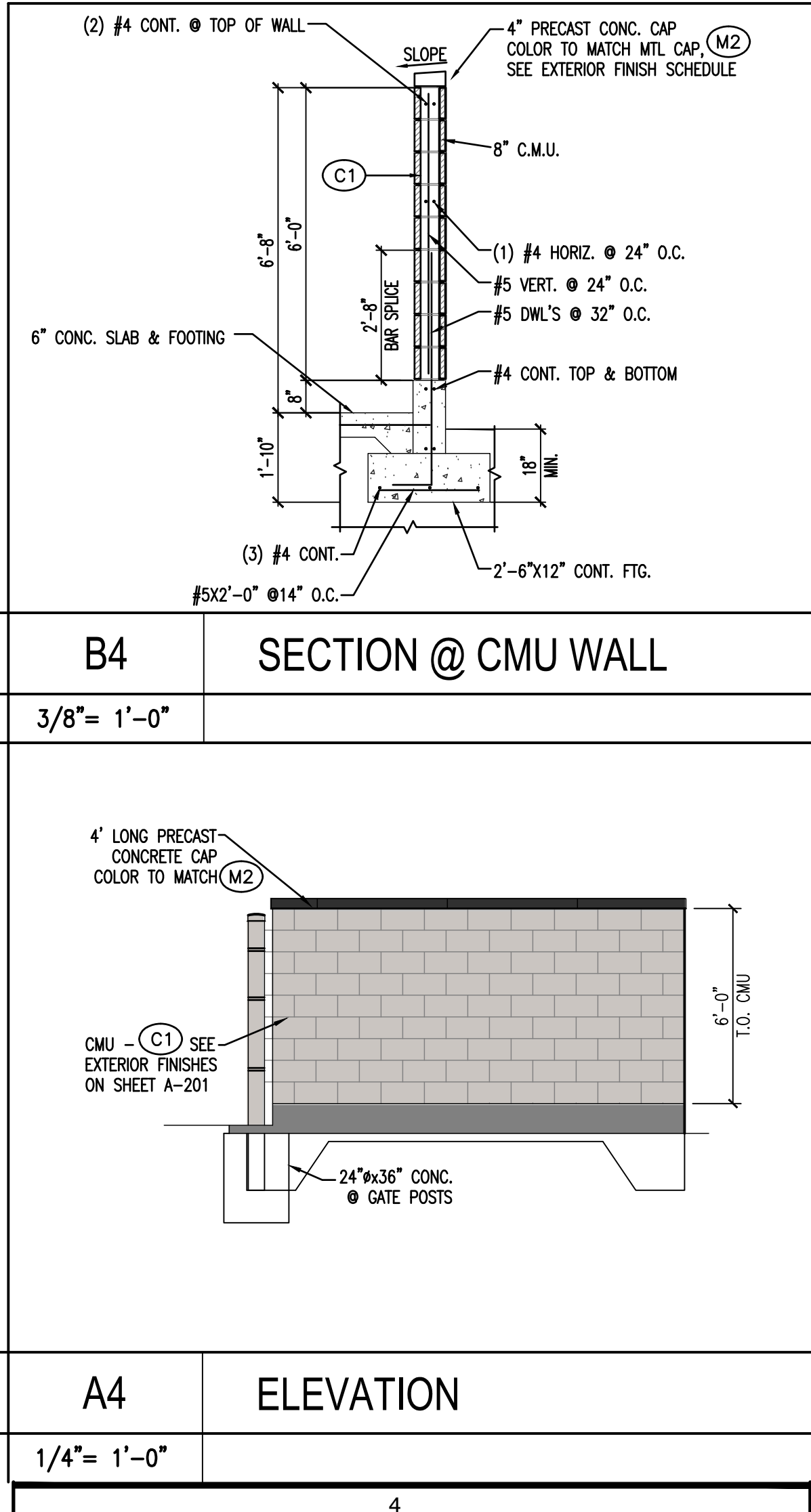
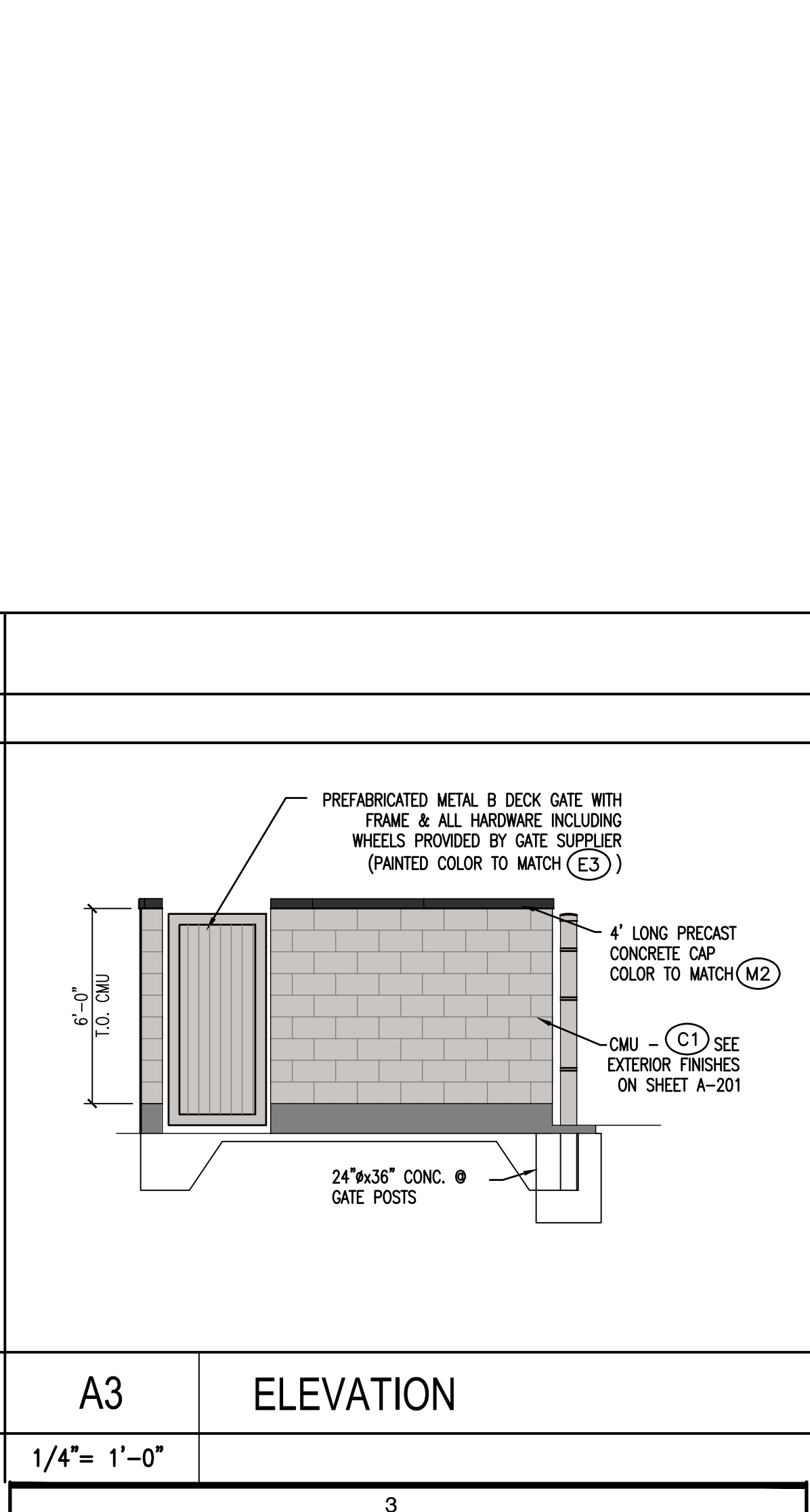
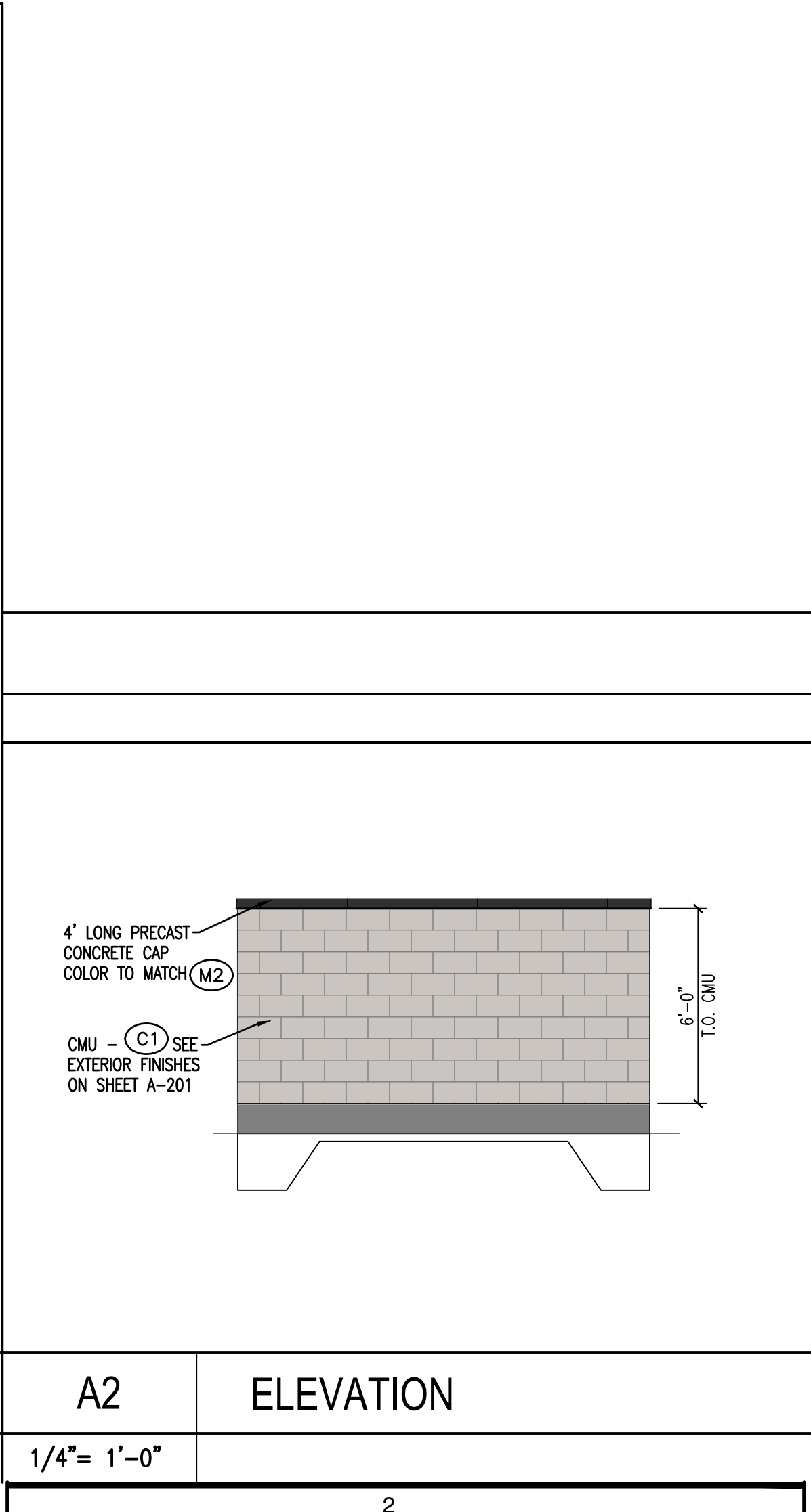
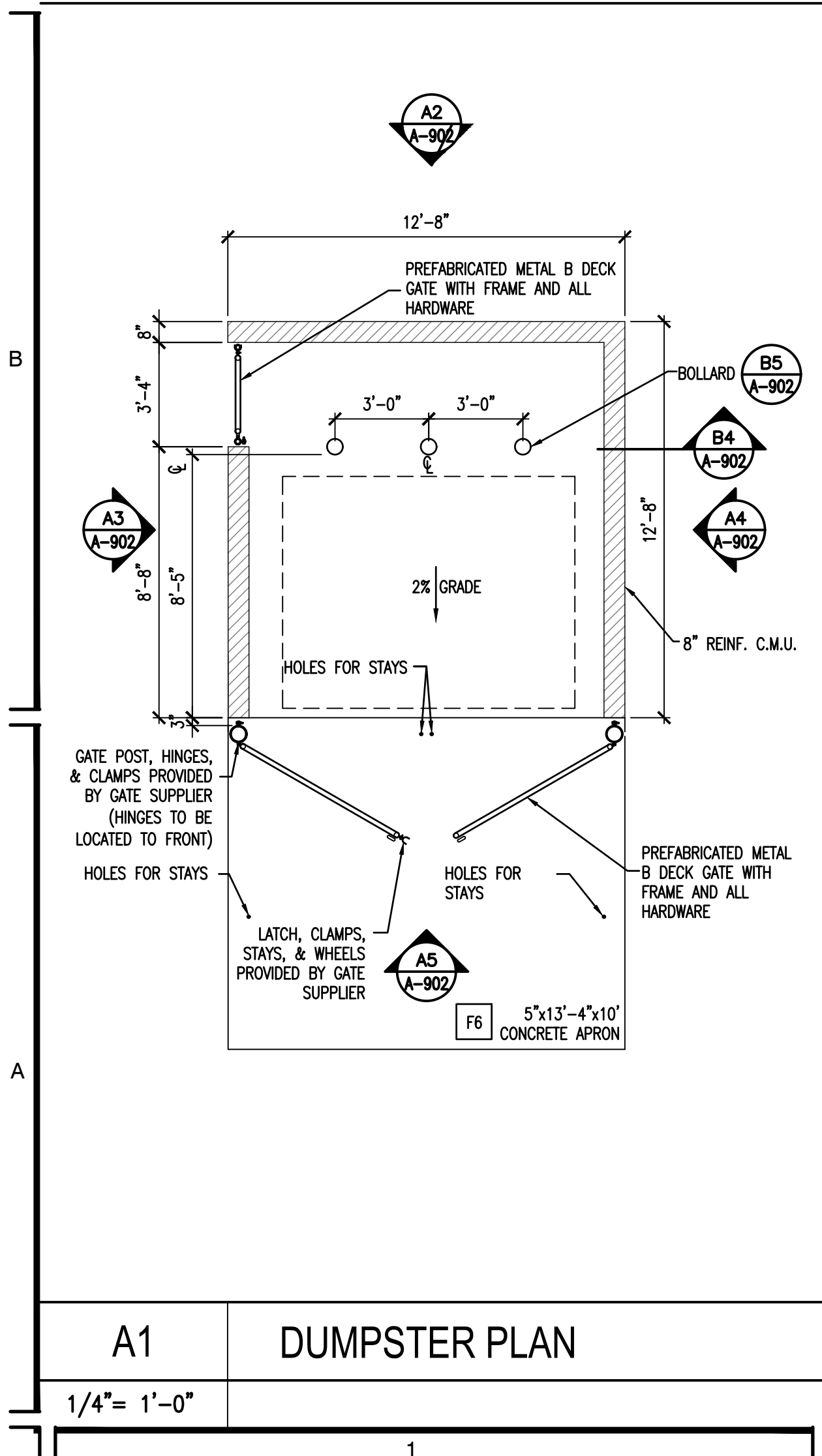
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DESIGN
WEST

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SALT LAKE CITY, UTAH
(801) 539-8221

JIFFY LUBE - DRAPER, UT

673 E 12300 S
DRAPER, UT 84020

LUBE MANAGEMENT

MARK:	DESCRIPTION:	PROJECT #:
1		425480
DATE:	2025-07-16	CITY COMMENTS
DRAWN BY:	CGD	07.16.2025
CHECKED BY:	CGD	
ISSUED:	07.16.2025	

DUMPSTER
RENDERING

A-950

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EXHIBIT J
LIGHTING PLAN

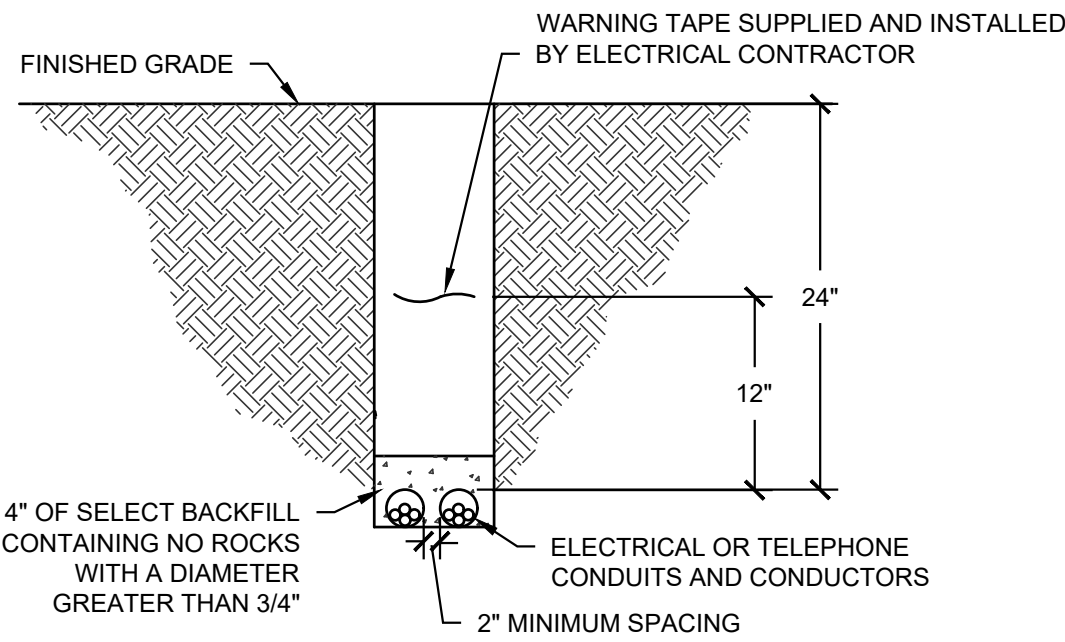
Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	F	5	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA	1	3912	1
	FA1	2	Lithonia Lighting	DSXW1 P1 30K 80CRI T3LG	2000 3000K 80CRI Type 3 Low Glare	1	1461	1
	B1	11	SIGNIFY -HADCO LIGHTING	DB30AA012LE	DB30AA012LE W/12.5W A19 ENDURALED	1	95	1
	FA	2	Pathway Lighting Products, Inc	C86DV2035M	4 INCH CYLINDER	1	988	1
	F3	1	Lithonia Lighting	DSXW1 P1 30K 80CRI BLC3	2000 3000K 80CRI Back Lit Type 3	1	1326	1

Statistics					
Description	Symbol	Avg	Max	Min	Max/Avg
EAST LANDSCAPE	+	1.2 fc	2.6 fc	0.1 fc	2.17
PARKING	+	3.2 fc	6.2 fc	0.1 fc	1.94
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	2.00
WALKWAY A	+	3.4 fc	5.9 fc	0.8 fc	1.74
WEST LANDSCAPE	+	1.1 fc	2.8 fc	0.0 fc	2.36

EXTERIOR LTG CTRL SEQUENCE OF OPERATION

EXTERIOR BUILDING & PARKING LIGHTING SHALL BE PROGRAMMED TO TURN ON ONLY FOR BUSINESS HOURS. LIGHTS SHALL BE TURNED OFF AFTER BUSINESS CLOSING. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

Statistics					
Description	Symbol	Avg	Max	Min	Max/Avg
EAST LANDSCAPE	+	0.0 fc	0.0 fc	0.0 fc	0.0
PARKING	+	0.0 fc	0.0 fc	0.0 fc	0.0
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	0.0
WALKWAY A	+	0.0 fc	0.0 fc	0.0 fc	0.0
WEST LANDSCAPE	+	0.0 fc	0.0 fc	0.0 fc	0.0

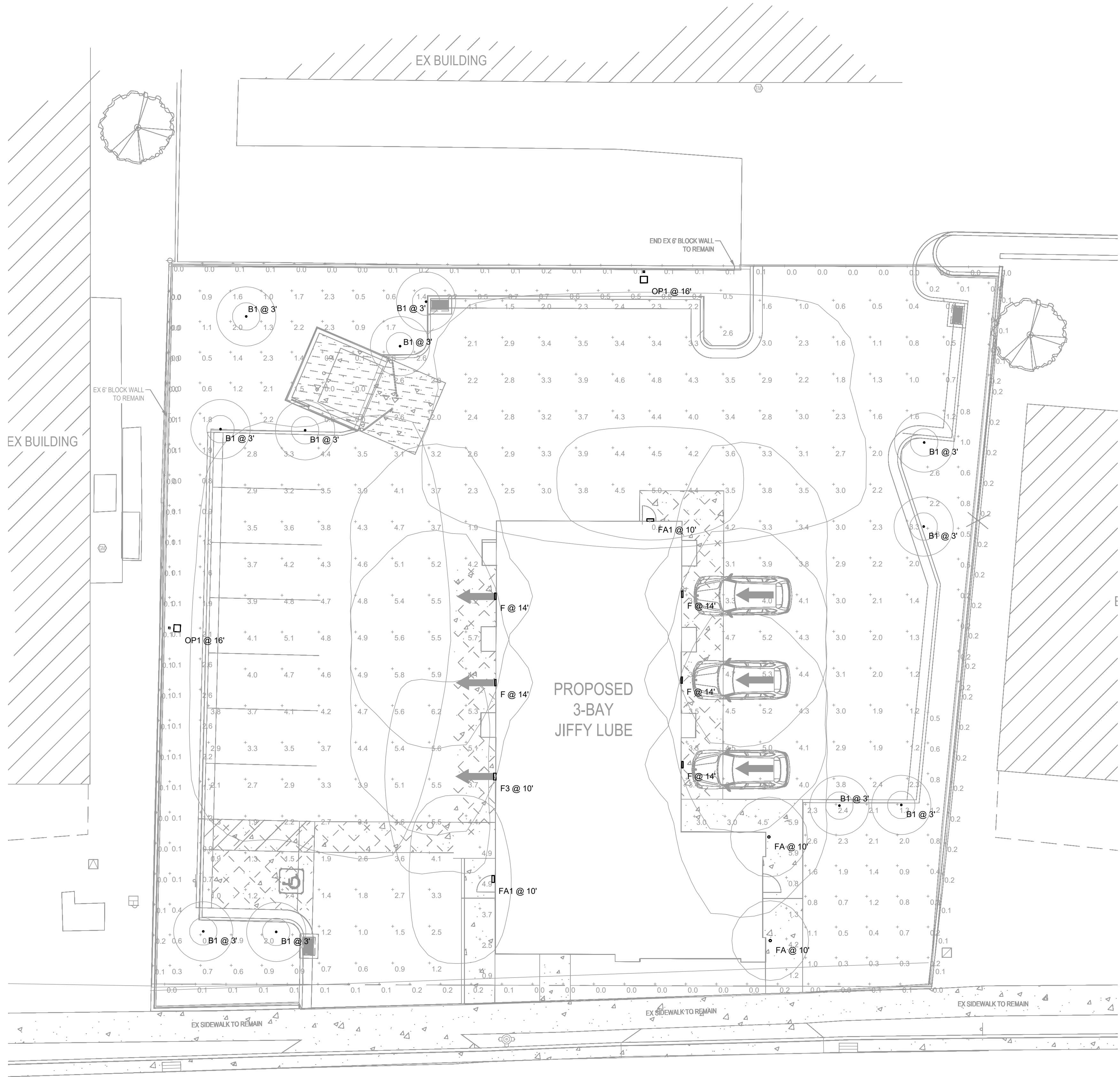


NOTES:

1. ELECTRICAL SERVICE CONDUIT AND CONDUCTORS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. BURIAL DEPTH SHALL BE PER NEC TABLE 300.5
2. TELEPHONE SERVICE CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TELEPHONE SERVICE CABLING SHALL BE PROVIDED BY THE LOCAL TELEPHONE COMPANY. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR ANY SPECIFIC REQUIREMENTS.
3. THE QUANTITY/SIZE OF CONDUITS AND/OR CONDUCTORS SHALL BE AS CALLED OUT ON THE ELECTRICAL DRAWINGS. COORDINATE WITH THE ELECTRICAL ENGINEER.
4. WHERE TELECOMMUNICATIONS AND ELECTRICAL SHARE THE SAME TRENCH, A MINIMUM 12" CLEARANCE SHALL BE MAINTAINED BETWEEN CONDUITS.

2 UNDERGROUND CONDUIT DETAIL
ES001 NO SCALE

1 PHOTOMETRIC SITE PLAN
ES001 SCALE: 1" = 10'-0"



DESIGN
WEST

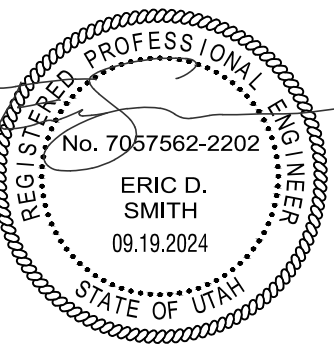
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(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

JIFFY LUBE - DRAPER, UT

741 E 12300 S
DRAPER, UT 84020
LUBE MANAGEMENT

MARK: 1
DATE: 07/14/2023
DESCRIPTION: CITY COMMENTS
2
08/12/2023
CITY COMMENTS

PROJECT #: 424213
DRAWN BY: NF / MS
CHECKED BY: ES
ISSUED: 09.19.2024



PHOTOMETRIC
SITE PLAN

ES001

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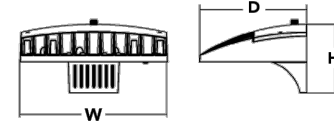


D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)			
Width:	13-3/4" (34.9 cm)	BBW Weight:	5 (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	1 (0.45 kg)
Height:	6-3/8" (16.2 cm)		

Catalog Number	
Notes	
Type	FA1

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

Series	Lumen Package	CCT	GBI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED							
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CR1 70CR1	T25 Type 2 Short	120V	Shipped included	Shipped installed
	P2 2200 Lumens	30K 3000K	80CR1 80CR1	T2M Type 2 Medium	120V	SRM Surface mounting bracket	PE Photocell; col. button type ⁸
	P3 3200 Lumens	35K 3500K	AMCR1 Amber CR	T3LG Type 3 Low	208V	DSW Surface-mounted back box (for conduct entry) ¹	DMG 0-10v dimming w/ pulled outside fence (for use with external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T4M Type 4 Medium	240V		PR 180° motion/ambient light sensor, <15' range ⁹
	P5 5200 Lumens	50K 5000K		T3M Type 3 Medium	277V		PIR 180° motion/ambient light sensor, <15' range ⁹
	P6 7200 Lumens	57K 5700K		T4M Type 4 Medium	347V ¹⁰		PIRHF 180° motion/ambient light sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
	P7 10000 Lumens	AMBCP Amber CR ¹²	AMBLW Amber CR ¹²	TFM Forward Throw Medium	480V ¹¹		PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
				BLC3 Back Light Control Type 3 ¹			PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
				BLC4 Back Light Control Type 4 ¹			PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹

Other Options	Finish Options
Shipped installed	Shipped separately ¹³
SF Single face (120, 277 or 347V) ¹⁴	BSW Bic-Sidet dimmable optics
DF Double face (208, 240 or 480V) ¹⁴	VG Vandal guard
HS House-side shield ¹⁵	DOL Diffused drop lens
SPD Separate surge protection	

Accessories	Notes
DSXW1 LED	1. Only available with P1 and P6 Packages.
DSXW1 LED	2. Not available with DSX.
DSXW1 LED	3. Only Available with AMCR1.
DSXW1 LED	4. Not available with DSX.
DSXW1 LED	5. Single face (120, 277 or 347V) or 347V voltage option. Double face (DF) requires 208, 240 or 480V voltage option.
DSXW1 LED	6. Not available with P1 packages. Not available with motion/ambient light sensors (PIR or PIRHF). Not Available with DMG.
DSXW1 LED	7. Back box when installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
DSXW1 LED	8. Photocell (PE) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensors (PIR or PIRHF).
DSXW1 LED	9. Reference Motion Sensor table on page 3. Not available with DMG.
DSXW1 LED	10. Not compatible with conduct entry applications. Not available with BBW mounting options. Not available with SP and DF ratings. Not available with 347, 480, 10VOLT voltage options. Emergency components located in back box housing. Not available with SPD.
DSXW1 LED	11. Not available with E20WC and E10WH.
DSXW1 LED	12. Also available as a separate accessory; see Accessories information.



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DSXW1 LED
Rev. 12/12/24



D-Series Size 1 LED Area Luminaire



Specifications

EPA:	0.69 ft ² (0.6 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15 kg)

Ordering Information

Series	LED	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED						
DSX1 LED	P1 P6	30K 3000K	70CR1 70CR1	T25 Type 2 Short	120V	Shipped included
	P2 P7	40K 4000K	70CR1 70CR1	T2M Type 2 Medium	120V	SRM Surface mounting bracket
	P3 P8	50K 5000K	70CR1 70CR1	T3M Type 3 Medium	120V	SRM Surface mounting bracket
	P4 P9	60K 6000K	70CR1 70CR1	T4M Type 4 Medium	120V	SRM Surface mounting bracket
	P5	70K 7000K	70CR1 70CR1	T5M Type 5 Medium	120V	SRM Surface mounting bracket
	P6 P10	80K 8000K	70CR1 70CR1	T6M Type 6 Medium	120V	SRM Surface mounting bracket
	P7 P11	90K 9000K	70CR1 70CR1	T7M Type 7 Medium	120V	SRM Surface mounting bracket

Control Options	Other Options	Finish Options
Shipped installed	Shipped separately	Shipped installed
NLMR2 PRHN d'super AB g12, enabled with 10-level motion / ambient sensor, 4-10' mounting height, ambient sensor enabled at 16" ¹¹	DSX1 LED	DSX1 LED
PIR High-low, motion/ambient sensor, 4-10' mounting height, ambient sensor enabled at 16" ¹¹	DSX1 LED	DSX1 LED
PER NEMA two-lock receptacle only (controls ordered separately) ¹²	DSX1 LED	DSX1 LED
PER5 Five-pin receptacle only (controls ordered separately) ¹²	DSX1 LED	DSX1 LED



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DSX1 LED
Rev. 09/05/23
Page 1 of 10

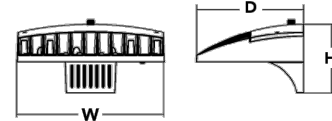


D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)	
Width:	13-3/4" (34.9 cm)
Depth:	4" (10.2 cm)
Height:	6-3/8" (16.2 cm)
BBW Weight:	5 lbs (2.3 kg)
E20WC Weight:	10 lbs (4.5 kg)

Catalog Number	
Notes	
Type	F2

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

Series	Lumen Package	CCT	GBI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED							
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CR1 70CR1	T25 Type 2 Short	120V	Shipped included	Shipped installed
	P2 2200 Lumens	30K 3000K	80CR1 80CR1	T2M Type 2 Medium	120V	SRM Surface mounting bracket	PE Photocell; col. button type ⁸
	P3 3200 Lumens	35K 3500K	AMCR1 Amber CR	T3LG Type 3 Low	208V	DSW Surface-mounted back box (for conduct entry) ¹	DMG 0-10v dimming w/ pulled outside fence (for use with external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T4M Type 4 Medium	240V		PR 180° motion/ambient light sensor, <15' range ⁹
	P5 5200 Lumens	50K 5000K		T3M Type 3 Medium	277V		PIR 180° motion/ambient light sensor, <15' range ⁹
	P6 7200 Lumens	57K 5700K		T4M Type 4 Medium	347V ¹⁰		PIRHF 180° motion/ambient light sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
	P7 10000 Lumens	AMBCP Amber CR ¹²	AMBLW Amber CR ¹²	TFM Forward Throw Medium	480V ¹¹		PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
				BLC3 Back Light Control Type 3 ¹			PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹
				BLC4 Back Light Control Type 4 ¹			PIRHFCEV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹

Other Options	Finish Options
Shipped installed	Shipped separately ¹³
SF Single face (120, 277 or 347V) ¹⁴	BSW Bic-Sidet dimmable optics
DF Double face (208, 240 or 480V) ¹⁴	VG Vandal guard
HS House-side shield ¹⁵	DOL Diffused drop lens
SPD Separate surge protection	

Accessories	Notes
DSXW1 LED	1. Only available with P1 and P6 Packages.
DSXW1 LED	2. Not available with DSX.
DSXW1 LED	3. Only Available with AMCR1.
DSXW1 LED	4. Not available with DSX.
DSXW1 LED	5. Single face (120, 277 or 347V) or 347V voltage option. Double face (DF) requires 208, 240 or 480V voltage option.
DSXW1 LED	6. Not available with P1 packages. Not available with motion/ambient light sensors (PIR or PIRHF). Not Available with DMG.
DSXW1 LED	7. Back box when installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
DSXW1 LED	8. Photocell (PE) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensors (PIR or PIRHF).
DSXW1 LED	9. Reference Motion Sensor table on page 3. Not available with DMG.
DSXW1 LED	10. Not compatible with conduct entry applications. Not available with BBW mounting options. Not available with SP and DF ratings. Not available with 347, 480, 10VOLT voltage options. Emergency components located in back box housing. Not available with SPD.
DSXW1 LED	11. Not available with E20WC and E10WH.
DSXW1 LED	12. Also available as a separate accessory; see Accessories information.

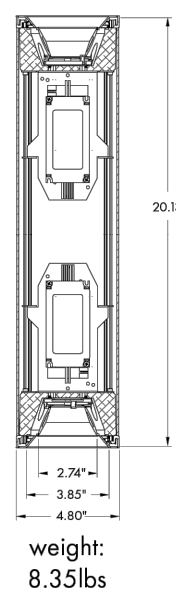


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DSXW1 LED
Rev. 12/12/24

HL SERIES

SERIES C86 Decorative LED Cylinders 633-5263 Lumens



weight:
8.35lbs

CALIBER PLUS⁺ ARCHITECTURAL

APPLICATION FA

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (10V) dimming. Other options listed on page 3. CRI = 90. Available in 90 CRI.
- Available with BridgeLux, Thrive™, high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

[Link to Remote Driver Fixtures](#)



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0392 • fax 800.207.0000 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBVS.25
022422

SSS Square Straight Steel Poles OP1

ORDERING INFORMATION				Lead times vary depending on options selected. Consult with sales representative.		Example SSS 20 SMC DM285 DORXO
Series	Nominal feature mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish	
SSS	16' 0"	4" x 4" (10.16")	Iron mounting	Shipped installed	Super durable paint colors	
	16' 0"	4" x 4" (10.16")	PT Open top (includes 100' gal)	VO Vibration dampen ³	DSX100 Dark bronze	
	16' 0"	4" x 4" (10.16")	T20 2.38" O.D. (2" NPS)	HA Horizontal arm bracket (11' max)	DSX100 Black	
	16' 0"	4" x 4" (10.16")	T25 2.38" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Natural aluminum	
	16' 0"	4" x 4" (10.16")	T30 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 White	
	16' 0"	4" x 4" (10.16")	T35 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Sandstone	
	16' 0"	4" x 4" (10.16")	T40 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Charcoal gray	
	16' 0"	4" x 4" (10.16")	T45 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Teal green	
	16' 0"	4" x 4" (10.16")	T50 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Bright red	
	16' 0"	4" x 4" (10.16")	T55 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Steel blue	
	16' 0"	4" x 4" (10.16")	T60 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Textured dark bronze	
	16' 0"	4" x 4" (10.16")	T65 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Textured black	
	16' 0"	4" x 4" (10.16")	T70 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Textured natural aluminum	
	16' 0"	4" x 4" (10.16")	T75 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Textured white	
	16' 0"	4" x 4" (10.16")	T80 3.12" O.D. (2" NPS)	FDLay FDLay (includes 11' max)	DSX100 Textured black	
See technical information table for complete ordering information.						
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MEMO



To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2025-09-11
Re:

Public Hearing: Beta-J LLC. Home Occupation Conditional Use Permit Request
(Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.30 acres located on the South side of Sunset Crest Way at approximately 563 W. Sunset Crest Way. The property is currently zoned R3 (Residential Single-Family). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business which creates custom magnets which are sold online.

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:

[Beta J LLC. Staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 28, 2025

To: Draper City Planning Commission
Business Date: September 11, 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: Beta-J, LLC. – Home Occupation Conditional Use Permit Request

Application No.: 2025-0067-USE

Applicant: Bryanne Fidler, representing Beta-J, LLC.

Project Location: 563 W. Sunset Crest Way.

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

Acreage: 0.30 Acres (Approximately 13,068 ft²)

Request: Request for approval of a Home Occupation Conditional Use Permit in the R3 zone to operate a Cottage Business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.30 acres located on the South side of Sunset Crest Way at approximately 563 W. Sunset Crest Way. (Exhibit C & D). The property is currently zoned R3. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business which creates custom magnets which are sold online.

The property is Lot 110 of the Sunset at Draper Ridge Subdivision, Phase 1. The property has a detached single-family dwelling that was built in 2007. The floor plan found in Exhibit G of this report indicates that the proposed Home Occupation utilizes a 78 ft² workroom located in the basement of the dwelling as an office space to print and assemble custom magnets and store supplies and inventory (Exhibits C, F, G & H).



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R3	Exhibit E
Adjacent Zoning		
East	R3	
West	R3	
North	R3	
South	R3	

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

Residential Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to, “*permit medium density residential development without special mitigation*”

requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan."

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

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and resides 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 indicates that they will obtain and maintain a business license with Draper City.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The applicant and her husband who resides at the dwelling are the only employees 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 has agreed to comply with necessary inspections (Exhibit H).
- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
 - The applicant will only keep supplies and inventory for the business in the workroom which is 78 ft² (Exhibits F & H)

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 there will not be any modifications to the property for the purpose of the business and that only the use of a computer, printer, and work table is required to operate their business (Exhibit 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 business requires the use of a computer, a printer, a handheld magnet press, and a paper cutter (Exhibit H).

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 business will utilize a workroom located in the basement of the dwelling. The room is 78 ft² which is 1.7% of the dwelling's total square footage. (Exhibits F & H).

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

- The home occupation will not have any signage on the property (Exhibit H).

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

- No customers come to the home. All customer interactions and sales are conducted online (Exhibit H).

- K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*
- There are no business vehicles used in the operation of the home occupation (Exhibit H).
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- There will not be any storage or production of materials and products of in the surrounding yards (Exhibit H).
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- No customers come to the home. All Customer activity is online (Exhibit H).
- N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*
- The applicant indicates that utility demands will not be high (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 all aspects of the business will be conducted within the home (Exhibit 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 (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.

The proposed Home Occupation is a Cottage Business which requires a Conditional Use Permit per DCMC 9-34-050.

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

The requirements and standards for approval of a Conditional Use Permit are found in 9-5-080(E) of the DCMC. The reasonably anticipated detrimental effects related to operating a cottage business are typically the potential for loud noises or odors discernable from outside of the property, and traffic generated by customers. In regards to this particular home occupation these detrimental effects are mitigated by the small size of the overall operation, and the fact that all business operations are conducted entirely within the applicant's residence. Additionally, there are no impacts to neighborhood traffic as no customers come to the home, and there are no business vehicles.

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.*

REVIEWS

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

the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

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

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

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

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

STAFF RECOMMENDATION

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

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

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

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Bryanne Fidler, representing Beta-J, LLC. Application 2025-

0067-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated August 28, 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 Bryanne Fidler, representing Beta-J, LLC. Application 2025-0067-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 28, 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 Bryanne Fidler, representing Beta-J, LLC. Application 2025-0067-USE, based on the following findings for denial listed in the Staff Report dated August 28, 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
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E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
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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: 2025.09.03
16:15:37 -06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City
Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2025.09.03 15:31:37-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
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O=Draper City Corp., CN=Matthew Symes
Date: 2025.09.03 11:12:46-06'00'

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

EXHIBIT B
VICINITY MAP

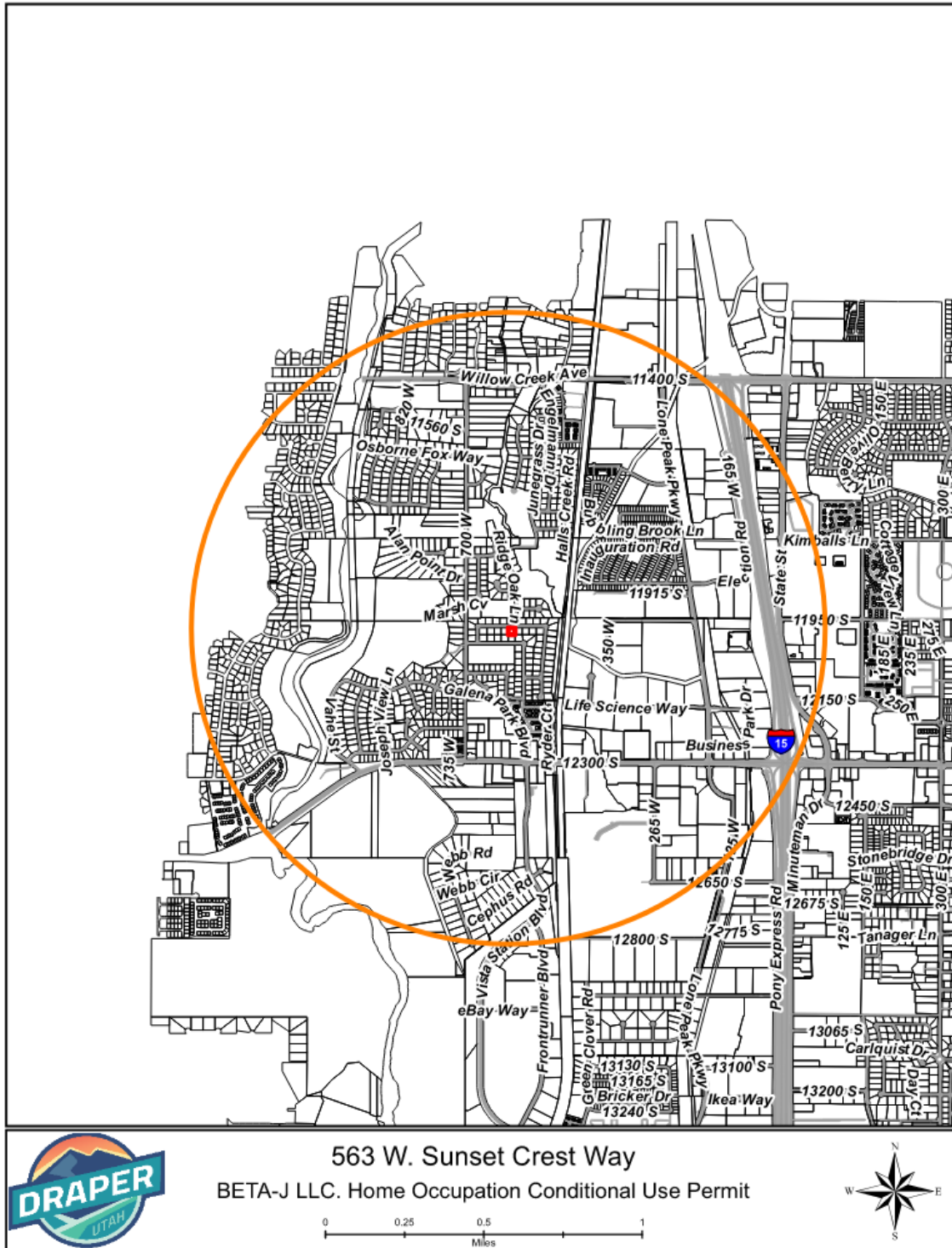


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

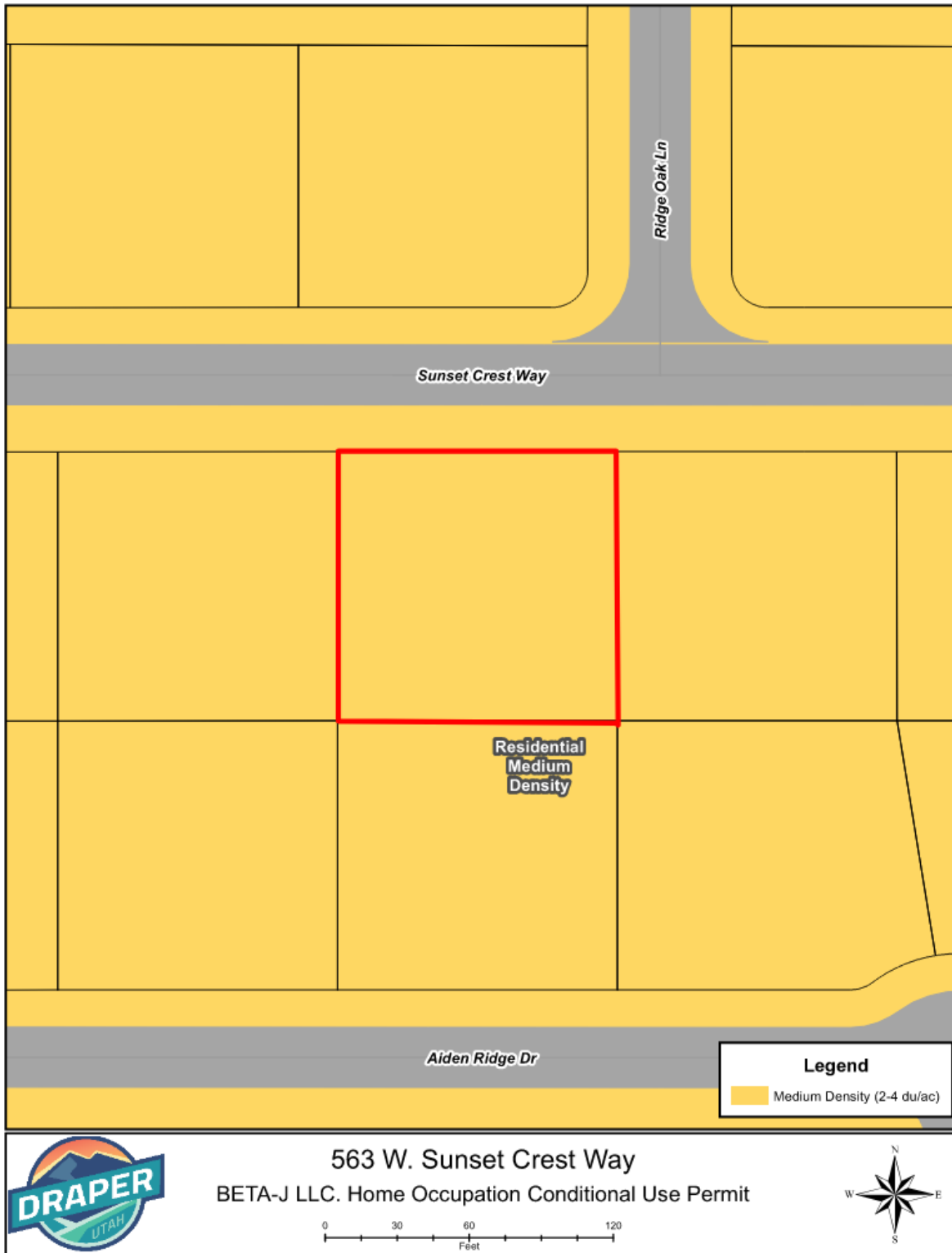
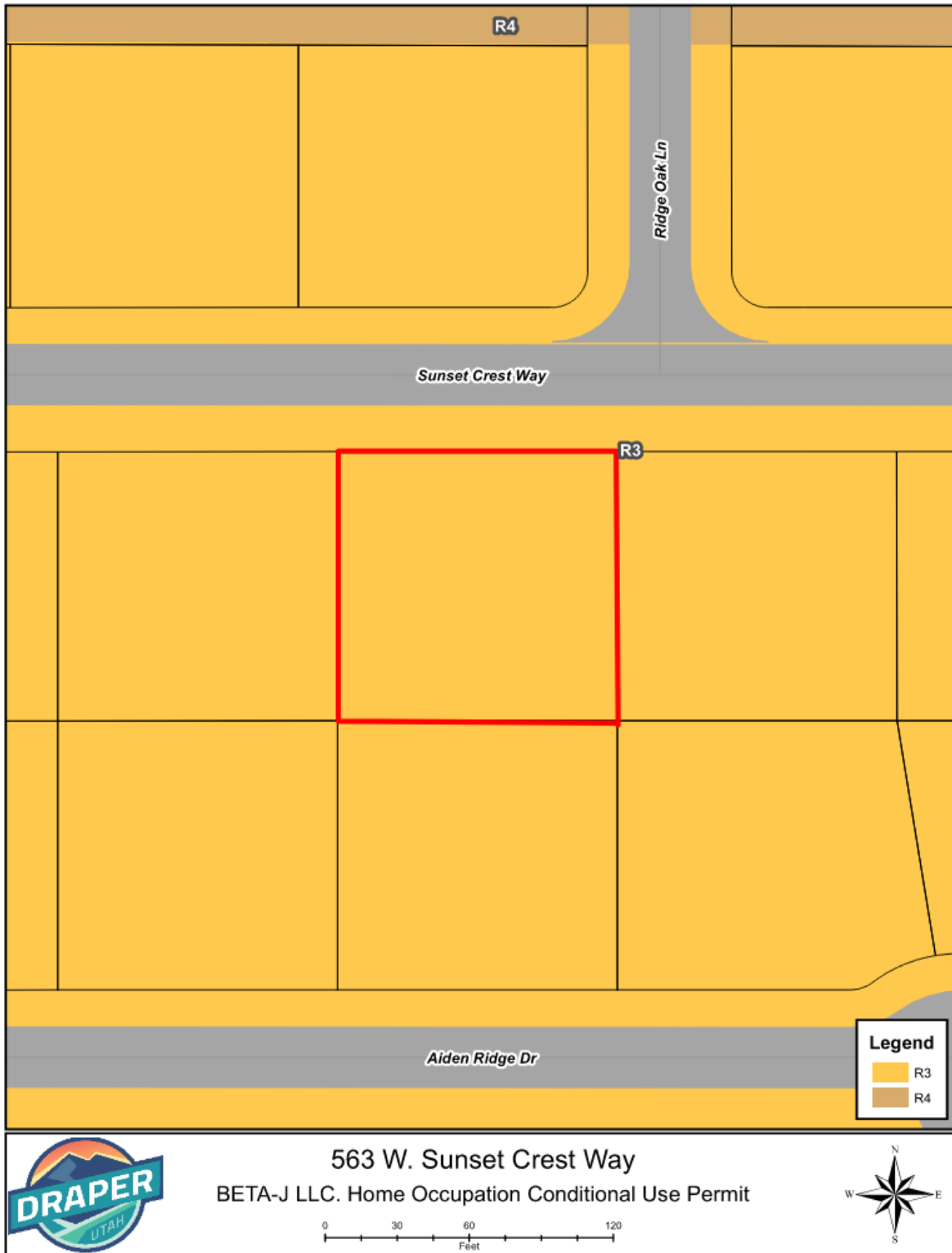


EXHIBIT E
ZONING MAP



**EXHIBIT F
SITE PLAN**

563 Sunset Crest Way



3D

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**EXHIBIT G
FLOOR PLANS**

Basement Floorplan.

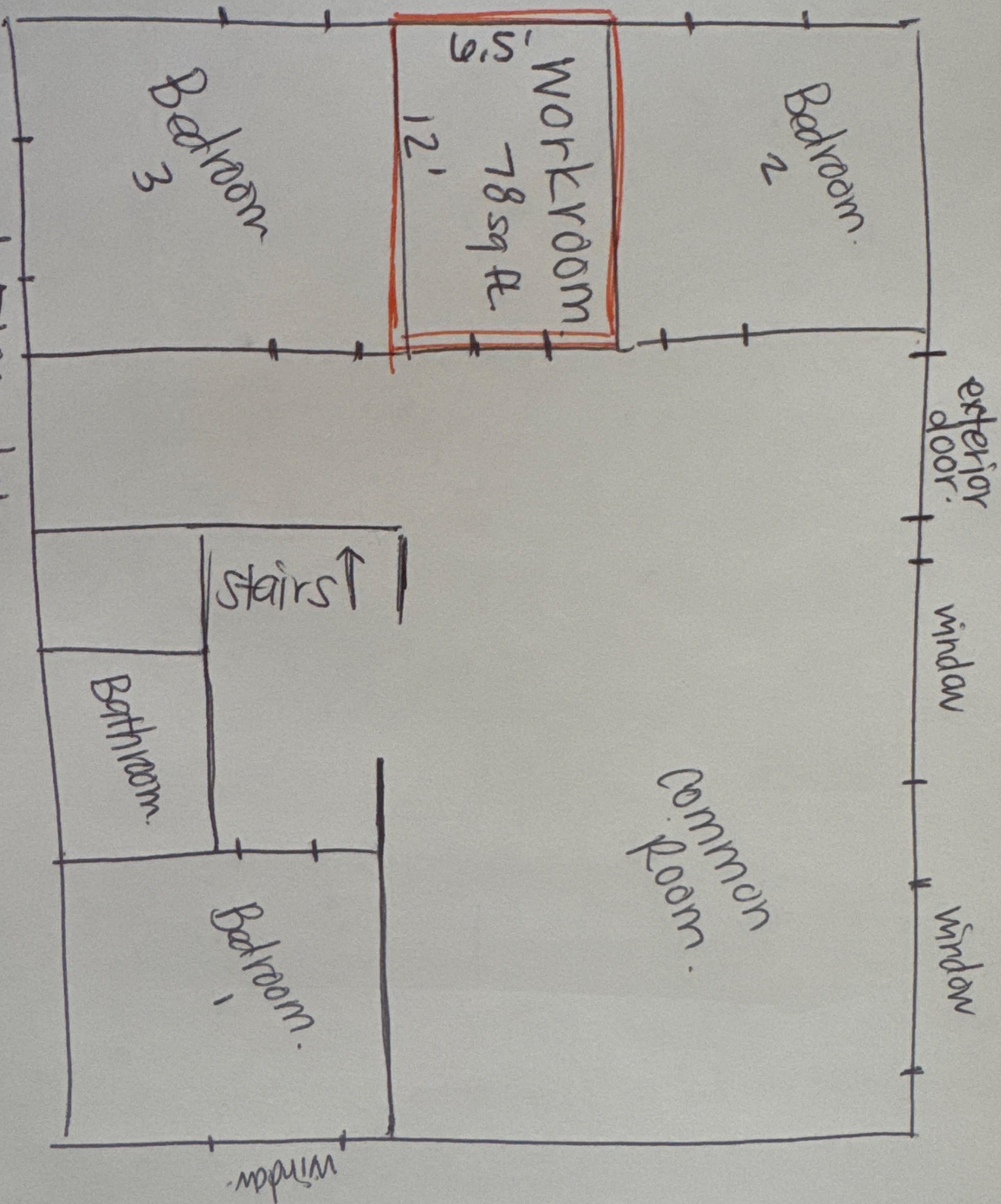


EXHIBIT H
APPLICANT STATEMENTS

Home Occupation Questionnaire

Overview of Proposed Use

- We are proposing to obtain a business license to be able to make small custom magnets here in our home that will be marketed and sold online through the websites, Etsy and Shopify. Items are only to be sold online and customers will not be coming to the home. The only employees are myself and my husband. We will be using a small room in the basement for this business. We do not see this business being something that will impact those residing around us. All production will be done in a small room and hours of operation will be done during reasonable waking hours.

Analysis of Home Occupation Standards Deviation

- Ownership: Yes, my husband and myself are the occupants of the home and are the only employees.
- Business License: It is understood that a business license will be obtained and continually maintained.
- Employees: The only employees for the business at this time will be myself and my husband. It is understood that if in the future additional help is needed that a nonfamily or nonresident employees shall be limited to one person.
- Inspection: It is understood that the residence shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Also, that inspections may occur as necessary to assure compliance with regulations.
- Inventory: We only plan to keep supplies and inventory for the business in the small workspace that is pictured. Being a magnet business, materials are small and do not require much space.
- Modification Of Structures Or Yards: There will not be any modifications to our property for the purpose of the business. Only need the use of a computer, printer and work table is required.
- Nuisance: Our business requires the use of a computer, a printer, a handheld magnet press and paper cutter.
- Secondary Use: The business will only require the use of a small room in the home. The primary purpose of the home is for residential use.
- Signs: There are no plans for any signage of any sort. We are purposing to start a business that sells items online and all sales and efforts will be made through social media and online markets like Shopify and Etsy.
- Traffic, Parking, And Access: Items are not being sold from the home. All sales will be conducted online and goods will be dropped off at shipping facilities like USPS and FedEx. This is NA to our business.
- Vehicles: There will only be family vehicles on the property. Our small magnet business will not have the need for a special vehicle required for business purposes.

- Yards: All assembly and storage of goods is to be in the small storage room. There will not be any storage of goods or production of goods in the yard.
- Customers: There will be no customers coming to the home for magnets. This is strictly a business conducted online.
- Utility Demand: There will not be any high utility demands from this business. We only require the use of a computer and printer to use the utilities. The magnet press is a hand press.
- Main Structure: It is understood that all aspects of the business will be conducted, located, and contained within the home.
- Single-Family And Multiple-Family Dwellings: This is a single-family home. Only my husband and myself will be the employees.
- Licensure: N/A The home occupation does not involve child care or food production

Draper City defines us a cottage business. We are seeking a business license because we would like to make goods here in the home and as such need this type of license to be in compliance with city regulations.



Magnet making machine



Photo printer



Sample of custom magnets



Workspace 11.5' x 6.5' located in basement of house.