



PLANNING COMMISSION AGENDA

Thursday, November 13, 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 October 9, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for October 9, 2025

1.b Action Item: Approve Planning Commission Meeting Minutes for October 23, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for October 23, 2025

1.c Action Item: 2026 Draper City Planning Commission Meeting Schedule Recommendation to the Draper City Council (Administrative Action)

1.d Action Item: Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment Request (Administrative Item)

On the request of Brett and Elizabeth Lewis for a Subdivision Plat Amendment located at 1952 E Gray Fox Dr. on 0.34 acres of property in the RSD-2-Corner Canyon Vista (Residential Special District) zone. Application known as Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment. Application 2025-0099-SUB. Staff contact is Nick Whittaker, 801-576-6522, nick.whittaker@draperutah.gov.

1.e Public Hearing: The Ozzy Shepherd, LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

On the behalf of Kim Mazzucchelli representing The Ozzy Shepherd LLC, a Home Occupation Conditional Use Permit request on approximately 0.34 acres, located at 13034 S. Mountain Crest Cir, Known as application 2025-0156-USE. Staff Contact: Nick Whittaker, (801)576-6522, Nick.Whittaker@draperutah.gov.

1.f Public Hearing: Huber Land Use and Zoning Map Amendment Requests (Legislative Action)

On the request of Tom Spencer of Wright Homes, representing the Huber Family, a Zoning Map Amendment from the RA1 (Residential Agricultural) zone to the R3 (Single Family Residential Zone) and a Land Use Map Amendment from the Residential Low/Medium Density to Residential Medium Density land use designation for approximately 1.38 acres, located at approximately 11730 S. 700 West. Known as applications 2025-0222-MA and 2025-0223-MA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.g Public Hearing: Fetzer Land Use and Zoning Map Amendment Requests (Legislative Item)

On the request of Robert Fetzer, Land Use Map and Zoning Map Amendments for approximately 0.89 acres of property located at 1394 E. 12900 S., known as applications 2025-0192-MA and 2025-0193-MA. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.h Public Hearing: Water Use and Preservation Element General Plan Amendment Request (Legislative Action)

On the request of Draper City, a request to adopt the Water Use and Preservation Element as part of the General Plan. Known as Application No. 2025-0258-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.i Public Hearing: Plummer Zoning Map Amendment (Legislative Item)

On the request of Benchmark Engineering, representing LRP TR and Home Ice, LLC, for a Zoning Map Amendment on 1.31 acres of property located at 1360 E. 13200 S. and 0.97 acres of property located at 13239 S. 1300 E. in the RA1 (Residential Agricultural) zone, application 2025-0137-MA. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.j Public Hearing: Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment (Legislative Action)

On the request of Draper City, a request to adopt an amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans to change several figures. Known as Application No. 2025-0255-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.k Public Hearing: City Initiated Boundary Adjustment Update Text Amendment Request (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 9 and 17 of the Draper City Municipal Code (DCMC) in order to address recent changes to Utah State Code related to boundary adjustments. Known as application 2025-0254-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.l Public Hearing: Donald Tate Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Donald Tate a Conditional Use Permit Request for a Home Occupation to allow for private glass engraving lessons within the home on approximately 0.39 acres located at 12891 S Trailside Dr. Known as application 2025-0133-USE. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

This application was withdrawn prior to the publication of the meeting agenda.

1.m Public Hearing: City Initiated Geologic Hazards Zoning Text Amendment (Legislative Item)

On the request of Draper City, a Zoning Text Amendment to Draper City Municipal Code (DCMC) Chapter 9-19, related to the applicability for geologic hazard study reports. Known as Application No. 2025-0259-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

This item is being continued to a date uncertain.

2. Other Business

Coordination between City Staff and Planning Commission (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 **November 13, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in cursive script, reading "Nicole Smedley".

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

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

MEMO



To: Planning Commission

From:

Date: 2025-11-13

Re: Action Item: Approve Planning Commission Meeting Minutes for October 9, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 100925.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 9, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Kendra Shirey
Commission Member Mary Squire
Commission Member Gary Ogden

NOT SITTING: Alternate Commission Member Shivam Shah
Alternate Commission Member Christine Green

EXCUSED: Andrew Adams, Chair
Alternate Commission Member Laura Fidler

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Todd Taylor, City Planner
Nick Whitaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:32 PM Business Meeting

In the absence of Chair Andrew Adams, Vice Chair Lisa Fowler called the meeting to order at 6:32 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for September 11, 2025.
(Administrative Action)**
Approval of Planning Commission Meeting Minutes for September 11, 2025.

Motion: Commissioner Squire moved to APPROVE the September 11, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Ogden 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	

**B. Public Meeting: Ridgewood Subdivision Plat Amendment Request.
(Administrative Action)**

On the request of Blaine Smith of the Safecare Family Trust, a Subdivision Plat Amendment on approximately 0.32 acres, located at 14684 S. Maple Park Court. Known as application 2025-0002-SUB. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

Planning Manager, Todd Draper, presented the staff report and reviewed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property is designated residential Low-Medium Density, is zoned RM, and is part of the South Mountain Development Agreement. The amendment was for a boundary line adjustment. Both lots would continue to meet the minimum standards for the RM Zone, and all existing structures would meet minimum setback requirements.

The applicant, Blaine Smith, stated that he has lived in his home for approximately six years, and a section of his backyard had always been on the neighboring property. The new property owner wishes to install a fence but could not on the subject portion due to the steep grade. They then agreed for Mr. Smith to purchase that portion of the property. The fence was already installed on the new property line.

Motion: Commissioner Nixon moved to APPROVE the Subdivision Plat Amendment, as requested by Blaine Smith of the Safecare Family Trust and property owner, for the Ridgewood Subdivision Plat Amendment, application 2025-0002-SUB, based on the following Findings for Approval and subject to the requirements as listed in the Staff Report dated September 30, 2025.

Findings 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 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. Action Item: Zwicky I-ADU Deviation Request.
(Administrative Action)**

On behalf of Geri and Frank Zwicky, a Deviation Request from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADUs) for approximately 0.28 acres located at 1712 East Wylie Lane. Known as Application 2025-0162-VAR, Staff Contact Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

City Planner Nick Whittaker presented the staff report and the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property is designated Residential Medium Density, zoned RM, and is part of the South Mountain Development Agreement. It is in the I-ADU prohibited area. The proposed I-ADU would be in the home's basement, and two off-street parking stalls would be provided, per Draper City Municipal Code ("DCMC") requirements.

The floor plan and elevations were reviewed, indicating that the I-ADU would be accessed via the walk-out basement doors. Mr. Whittaker reviewed the Criteria for Approval and reported that the application met all criteria.

The applicant, Frank Zwicky, stated that their general contractor failed to obtain the correct permits. He was grateful to the city staff who helped him with the matter. They plan to move to the basement and have his mother-in-law live in the upstairs home.

In response to a question, Mr. Whittaker clarified that owner occupancy is required, but which unit they must occupy is not specified in the DCMC. An owner-occupant affidavit must be submitted with the ADU application, but the deviation request could be approved.

Motion: Commissioner Shirey moved to APPROVE the Deviation request from strict compliance with the geographical restrictions for I-ADUs, as requested by Geri and Frank Zwicky, Application 2025-0162-VAR, based on the following Findings and the Criteria for Approval as listed in the Staff Report dated September 9, 2025.

Findings for Approval:

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

Second: Commissioner Ogden 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: Kimball's Junction Addition Zoning Map and Land Use Map Amendments Request.
(Legislative Action)**

On the request of Mike Winters, representing Edge Homes, for a Zoning Map Amendment from the RA2 (Residential Agricultural) zone to the RM2 (Multi-Family Residential) zone and a Land Use Map Amendment from the Residential Low/Medium Density designation to the Residential High-Density designation, on 0.83 acres of property located at 625 East 11900 South, known as applications 2025-0171-MA and 2025-0169-MA. Staff contact: Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

Community Development Director Jennifer Jastremsky reported that the Planning Commission considered applications for adjacent property in June 2025, and the applicant, Edge Homes, was considering purchasing additional property to add to the project. The Aerial Map was displayed, indicating the subject property is an adjacent triangular parcel that is accessed from 11900 South.

The applicant requested that the property be designated Residential High Density and rezoned from RA2 to RM2 in alignment with the rest of the project. The RM2 Zone allows up to 12 units per acre, and the previously approved development agreement allows 25 to 27 units per acre as the property is part of the Station Area Plan for the nearby TRAX station. The Kimballs Junction Development Agreement included language allowing this adjacent property to be included in the agreement and density allocation.

In response to a question from Commissioner Nixon, Ms. Jastremsky confirmed that the Development Agreement would need to be amended in the future to include the conceptual Site Plan, and the subject property would be added at that time.

Brandon Watson spoke on behalf of Edge Homes. The subject property is contiguous to their current property. They did not intend to purchase it when the Development Agreement was drafted but wanted to include the expansion clause in case the opportunity presented itself. They would be open to discussing additional land purchases if a property owner approached them. In response to a question raised by Vice-Chair Fowler, he reported that 11900 South is a dedicated public roadway across the subject property and then becomes private as it moves to the west. They intend to restrict traffic by having access from Kimball's Lane and an easement across the East Jordan Canal to connect the project.

Vice-Chair Fowler reported that one written comment was received from a citizen who expressed concern about road connections and access. She encouraged anyone with questions about roads to contact City Engineer Brien Maxfield.

Vice-Chair Fowler opened the public hearing. There were no comments. The public hearing was closed.

In response to a question raised by Commissioner Nixon, Ms. Jastremsky reported that 11900 South is a public road between 700 East and the western border of the subject property and then is private along the remaining length of the future development. Staff and the applicant were in ongoing discussions regarding access, but Edge Homes had indicated that the roads would be private. There would be two access points from Kimballs Lane, as well as a cross-access over the East Jordan Canal. There may be access to the public portion of 11900 South through the subject property.

Mr. Watson stated that a major concern expressed during the public comment period for the development agreement was regarding how additional traffic on 11900 South would add to the congestion on 700 East. They were working with City Staff to determine the best access location and treatment of 11900 South.

Motion: Commissioner Ogden moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment, as requested by Mike Winters, representing Edge Homes for Kimballs Junction Addition, Application 2025-0169-MA, based on the Findings for Approval listed in the Staff Report dated September 26, 2025.

Findings for Approval:

1. **The Zoning Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.**
2. **The Zoning Map Amendment is consistent with the standards of any applicable overlay zone.**
3. **Adequate facilities and services will be available to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**
4. **The Zoning Map Amendment is appropriate given the approved Kimballs Station Area Plan with respect to the Utah State Code requirements of 10-9a-403.1.**

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	

Motion: Commissioner Squire moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Mike Winters, representing Edge Homes for Kimballs Junction Addition, Application 2025-0171-MA, based on the findings for approval listed in the Staff Report dated September 26, 2025.

Findings for Approval:

1. **The Land Use Map Amendment is appropriate and complies with the requirements of DCMC Section 9-2-020(F) and Utah State Code 10-9a-404.**

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	

2. Other Business.

A. Study Session: General Plan Water Conservation Element - Presentation by Todd Taylor.

City Planner, Todd Taylor, reported that in 2022, the State Legislature passed SB-110, requiring cities to adopt a water use and preservation element into their general plans by December 31, 2025. The first administrative draft was received from the consultant and staff wanted to bring the proposed goals and implementation measures to the Planning Commission for review. After reviewing, the element is scheduled to return for adoption by the Commission on November 13, 2025, and by the City Council on December 2, 2025. Mr. Taylor then reviewed the proposed Water Use and Preservation Element goals and implementation measures.

Goal 1: Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.

Implementation 1.1: Explore the formation of a Water Conservation Team to support the Conservation Coordinator in addressing existing and future water use and preservation goals.

Implementation 1.2: Consider developing a Water Conservation Intern or similar position for the development and support of additional programming, outreach, and education.

Goal 2: Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.

Implementation 2.1: Develop and implement a Time-of-Day Watering Ordinance to restrict outdoor watering between the hours of 10:00 a.m. and 6:00 p.m.

Implementation 2.2: Develop a Water Shortage Plan to help protect public health, safety, and welfare during periods of drought, temporary water shortage, and supply interruption.

Goal 3: Increase public awareness of water conservation through educational programming.

Implementation 3.1: Educate and empower residents with water-conserving skills through do-it-yourself workshops such as Fix a Leak and Fix Your Sprinklers.

Implementation 3.2: Provide residents with the resources to conserve water at home by providing free water-conserving tools such as smart leak monitors, leak detection tablets, and conservation kits at public events.

Implementation 3.3: Encourage waterwise landscaping by annually recognizing and awarding households with exceptional waterwise yards through the development of a Beautiful Yard Award Program.

Implementation 3.4: Partner with the Jordan Valley Water Conservancy District (“JVWCD”) to provide businesses the opportunity to learn about water conserving practices alongside incentives and rebate programs.

Mr. Taylor reported that the City could apply for a grant through the JVWCD to fund the above programs.

Goal 4: Increase public awareness of water conservation through the City’s website, social media, and other digital tools.

Implementation 4.1: Increase ease of access to water conservation information on Draper City’s website by consolidating water conservation information from the Water and Stormwater and Landscaping webpages into one Water Conservation page.

Implementation 4.2: Promote commercial rebate programs by creating a commercial opportunities section on the existing Landscaping webpage or the new Water Conservation webpage. Sections may include the JVWCD’s Landscape Incentive Program and Strategic Water Management resources, as well as Utah Water Savers rebates.

Implementation 4.3: Enhance existing outreach to residents and businesses by developing a social media calendar to plan seasonal water conservation outreach throughout the year. Existing programs like Slow the Flow, Utah State University’s Center for Water Efficient Landscaping, and WaterSense could be referenced for potential messaging.

Implementation 4.4: Promote the EyeOnWater app, which lets users connect to their utility account to view water usage, detect leaks, and set leak notifications.

Goal 5: Lead by example and increase water efficiency throughout Draper City’s public landscapes.

Implementation 5.1: Develop a plan to convert Draper City park strips to waterwise landscapes gradually.

Implementation 5.2: Develop a plan to reduce turf in Draper City parks and other civic properties that do not fill a recreational role.

Implementation 5.3: Develop a plan to upgrade older Draper City park and civic irrigation systems to more water-efficient systems.

Commissioner Nixon asked whether the watering-hour restrictions would apply to both residential and commercial water users. Mr. Taylor stated that he believed it was for both. Commissioner Nixon noted that it should apply to all users, including schools, and that it would need to be enforced. Vice-Chair Fowler indicated that several of her neighbors water their lawns during the day. The Commissioners appreciated the outreach-oriented goals.

B. Annual Planning Commissioner Training by City Staff.

Planning Manager Todd Draper conducted training on subdivisions, which are governed by Utah Municipal Code Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act (“LUDMA”), Part 6: Subdivisions.

Per Utah Municipal Code §10-9a-103-76a, “subdivision” means *any land that is divided, re-subdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions*. This can be accomplished via plat, metes and bounds description, devise and testacy, etc., and includes divisions of land for both residential and nonresidential uses.

Per §10-9a-103-76c, a subdivision does not include:

- i. The division of agricultural land;
- ii. A recorded conveyance document that either consolidates multiple lots or parcels into one legal description or joins a lot to a parcel, such as boundary line adjustments;
- iii. A bona fide division of land by deed or other instrument if it states in writing that the division:
 - A. Is in anticipation of a future land use approval;
 - B. Does not confer any land use approval; and
 - C. Has not been approved by the Land Use Authority.
- iv. A boundary adjustment;
- v. A boundary establishment;
- vi. A road, street, or highway dedication plat;
- vii. A deed or easement for a road, street, or highway purpose; or
- viii. Any other division of land authorized by law.

Per DCMC § 17-1-020, the purpose of the subdivision code is to:

- A. Promote and protect the public health.
- B. Regulate future growth and development activity within the City in a manner that promotes the physical integration of diverse housing forms, preservation of Draper City community values, social integration of residents, and the efficient and orderly growth of the City.

- C. Provide standards for the physical development of land, including roads, parks, water, and sewer systems, etc.
- D. Provide adequate light, air, and privacy to secure safety from fire, flood, and other dangers, and prevent overcrowding and undue congestion of the population.
- E. Assure the site is suitable for building and human habitation.

Subdivision types include:

- Regular subdivisions (more than 10 lots)
- Minor subdivisions (10 or fewer lots)
- Condominium plats
- Amended subdivisions
- Residential subdivision (dictated by State code)
- Commercial subdivisions

Mr. Draper then reviewed the basic subdivision process.

The Development Review Committee reviews the Conceptual Plan before beginning the official process outlined below.

Preliminary Plat

- Application shows the location of existing buildings, grading, special features, etc.
- Staff review for compliance with DCMC
- Planning Commission or Zoning Administrator review
- If approved, the applicant has one year to move to the next step in the process or request a six-month extension.
- State law now allows applications for Preliminary and Final Plats to be submitted concurrently, which can be confusing but also speeds up the process, as most review and approval occur during the Preliminary Plat phase.

Final Plat

- Single-page document that is submitted for final approval.
- Applicant prints the Final Plat on mylar, and it is then submitted for signatures, reviewed by the City Attorney, and sent to the County Recorder for recordation.

In response to a question from Commissioner Nixon, Mr. Draper reported that the County Recorder typically reviews the Final Plat before the mylar is printed, but sometimes reviews the Preliminary Plat as well. That review is required before scheduling an appointment for the recording of the mylar.

The Planning Commission reviews Preliminary Plat applications for regular subdivisions at a public meeting and must approve the Plat if it complies with the ordinance. For amended subdivisions, the Commission reviews the Final Plat and may approve it if good cause is found to do so.

The following requirements are reviewed for all subdivisions:

- Lots
 - Layout to conform to zoning
 - Minimum street frontage
 - Minimum area
 - Side lot lines must be at right angles (the Planning Commission can allow exceptions)
 - Corner lots (must be 10 feet wider than other lots in the zone)
 - Remnant parcels and double frontage requirements
- Streets
 - Private versus public
 - Curb, gutter, sidewalk
 - Connections
 - Emergency access
- Storm drainage
 - Onsite and offsite
- Utilities
 - Water, sewer, power, gas, communications
 - Fire hydrants
 - Streetlights
 - Public utility easements (required in the front, rear, and at least one side)
- Landscaping
 - Park strips

Mr. Draper reviewed example regular subdivision Final Plats, including example final signatures. He then reviewed subdivision amendments.

Per Utah Municipal Code 10-9a-103(77):

- a) *“Subdivision amendment” means an amendment to a recorded subdivision in accordance with Section 10-9a-608 that:*
 - i. *vacates all or a portion of the subdivision;*
 - ii. *increases the number of lots within the subdivision;*
 - iii. *alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or*
 - iv. *alters a common area or other common amenity within the subdivision.*
- b) *“Subdivision amendment” does not include a simple boundary adjustment.*

Mr. Draper then reviewed definitions of various items that could be included on a Plat.

Protection Strip: A strip of land running parallel and adjacent to a public street and the abutting private property, created for the purpose of controlling the access of property owners abutting the street until the adjacent owners share in the cost of infrastructure improvements.

In response to a question, Mr. Draper confirmed that the City allows protection strips. Ms. Jastremsky added that standards for protection strips were included in a text amendment several years previously and require an agreement outlining the adjacent property owner's responsibilities and financial obligations. There are several protection strips in the City, but they are uncommon.

Commissioner Nixon asked if the cost was determined based on fair market value. Ms. Jastremsky reported that a pioneering/reimbursement agreement is required, and the subdivider shall contract to deed the strip to the existing or future owners of the contiguous property for consideration named in the agreement. Such consideration shall not be more than the fair cost of the land in the protection strip, the street improvements properly chargeable to the adjacent property, plus the value of one-half the land in the street at the time of the agreement, together with interest at a fair rate from the time of the agreement until the subdivision of the adjacent property.

Easement: A present or future right of use under, on, or above the surface of property by a person or agency other than the legal owner of the property.

In response to a question from Commissioner Ogden, Mr. Draper clarified that public utility easements are not always explicit. Still, the City Code identifies the entities to which the easement would apply. Easements are not clear on all Plats, and in some cases staff requests that they be clarified in an amended Plat. Easement owners have some control over what the property owner can do within the easement area.

Trail: A path, hard or soft surfaced, intended for public use for recreation or alternative transportation methods, and which may provide access to City, State, or Federal open lands or recreation areas.

Alley: A public thoroughfare less than 26 feet wide for the use of pedestrians and vehicles, providing a secondary means of access to the rear of abutting properties.

The training was concluded.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The vice chair adjourned the meeting at 7:36 PM.

MEMO



To: Planning Commission

From:

Date: 2025-11-13

Re: Action Item: Approve Planning Commission Meeting Minutes for October 23, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 102325.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 23, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Laura Fidler
Alternate Commission Member Christine Green

NOT SITTING: Alternate Commission Member Shivam Shah

EXCUSED: Andrew Adams, Chair
Commission Member Kendra Shirey
Commission Member Gary Ogden
Jennifer Jastremsky, Community Development Director

STAFF: Todd Draper, Planning Manager
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney

6:31 PM Business Meeting

In the absence of Chair Andrew Adams, Vice-Chair Lisa Fowler called the Planning Commission Meeting to order at 6:31 PM. Since Vice-Chair Fowler is a voting member, she will vote on the agenda items. She thanked Commissioners, City Staff, applicants, and members of the public for attending the meeting. It was noted that the last two agenda items have been continued.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for September 25, 2025.
(Administrative Action)**
Approval of Planning Commission Meeting Minutes for September 25, 2025.

Motion: Commissioner Nixon moved to **APPROVE** the September 25, 2025, Planning Commission Meeting Minutes, as presented.

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				

**B. Public Hearing: Pond Lane Plat Amendment Request.
(Administrative Action)**

On the request of Garrett Daw, representing Trent and Candice Eyre, for a Plat Amendment on 0.54 acres of property located at 291 East Pond Lane in the RA2 (Residential Agricultural) Zone, application 2025-0082-SUB. Staff contact is Todd Draper at 801-576-6335 or todd.draper@draperutah.gov.

Planning Manager, Todd Draper, presented the Staff Report and stated that this is a Plat Amendment request for property located at 291 East Pond Lane in the RA2 (Residential Agricultural) Zone. It is approximately 0.54 acres, with a land use of Residential Medium Density. Mr. Draper shared the Vicinity Map, Aerial Map, and Land Use Map with the Commission. The recorded subdivision plat was reviewed. With this subdivision, there is a settlement agreement and setbacks were recorded on the plat. The Settlement Agreement was recently amended, and has been approved and signed.

The applicant is requesting that a Plat Amendment be approved to allow for a modification to the building setback from the western property line. This amendment would shift from a 20-foot minimum to a 12-foot minimum. The proposed subdivision plat was reviewed. Images of the existing site were shared. Mr. Draper explained that the amendment would allow for a side addition to the home.

The applicant, Trent Eyre, introduced himself and reiterated that the request is for a Plat Amendment. Switching the setback from 20 feet to 12 feet is still compliant with City Code. He noted that this is a reasonably simple request. There were no Commissioner questions.

Vice-Chair Fowler opened the public hearing.

Mark Johnson identified himself as the owner of Lot 1. The setback is not a problem, and he expressed his support for the Plat Amendment requested for Lot 2 of the Pond Lane Subdivision.

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

Commissioner Nixon noted that the Settlement Agreement has already been approved. She thought the Plat Amendment made sense and noted that this is a straightforward application.

Motion: Commissioner Nixon moved to **APPROVE** the Plat Amendment, as requested by Garrett Daw, representing Trent and Candice Eyre for Pond Lane Plat Amendment, application 2025-0082-SUB, based on the following findings for approval and subject to the requirements listed in the Staff Report dated October 9, 2025:

Findings for Approval:

1. There is Good Cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

Second: Commissioner Fidler 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: Specialized Manufacturing Site Plan, Conditional Use Permit, and Deviation Requests.

(Administrative Actions)

On the request of Robert Simons, Site Plan, Conditional Use Permit, and Deviation Requests for construction of a new commercial building for limited manufacturing and limited wholesale and warehousing uses on approximately 4.2 acres located at approximately 687 West 12300 South. Known as applications 2025-0123-SP, 2025-0079-USE, and 2025-0219-VAR. Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Draper presented the Staff Report and stated that the request is for approval of a Site Plan, Conditional Use Permit (“CUP”), and Parking Deviation for approximately 4.2 acres of property. The subject property is at approximately 687 West 12300 South, and the property is currently zoned CG (General Commercial). The Vicinity Map, Aerial Map, and Land Use Map were shared with the Commission. Mr. Draper reviewed the Site Plan and explained that the building will be centrally located. There will be a shared entrance with the property to the east. There is another access point on the west side. In the Staff Report, one condition that is included is that there must

be final approval from the Utah Department of Transportation (“UDOT”) for the access. Mr. Draper reported that the proposed parking spaces are evenly distributed around the building. Freight will be directed to use the shared access and will be immediately routed to the back. A few smaller doors are available for box trucks. He explained that the larger trucks will be able to pull into the back area to use the docks.

The Landscape Plan was shared. Mr. Draper reported that the use of grass is slightly too high, so another Condition of Approval is proposed in the staff report to make the necessary modifications. No changes will need to be made to the actual locations where the landscaping will be installed. He reviewed the elevations and explained that the materials and colors for the facades comply. The façade materials will primarily be architectural precast concrete panels, colored with admixture and scored and form-lined per the proposed plan. The building is 35 feet tall. There will be additional mechanical screening needed on the sides of the building. Other elevations were also shared.

Information about the colors and materials was presented. Mr. Draper mentioned the metal composite ACM panels and some of the different colors that will be used. An image of the dumpster construction was shared. Mr. Draper next reviewed the floor plans and pointed out where the specialized manufacturing will initially be located inside the building. The remaining area will be leased to other potential tenants. The idea is that over time, it will be possible for Specialize Manufacturing to expand within the building. There will be some second-floor mezzanine space, which has also been included in the parking calculations. Information about the trash enclosure and fencing was provided. Mr. Draper pointed out the fence location on the landscape plan. He reported that a six-foot fence will be required as part of the land use buffer on the western site. On the southern side, where the parking is a little closer, there is an eight-foot height requirement for the fencing.

Mr. Draper discussed the CUP and explained that two conditional uses are proposed: Limited Manufacturing and Limited Wholesale and Warehousing. Potential impacts are limited as the uses are contained within the building. Information about the Parking Deviation request was shared. Mr. Draper reported that a Parking Study was provided and that there is a request to increase the number of parking stalls from 94 to 135. He next shared a site photo for reference and pointed out the overhead power line. Work is being done with Rocky Mountain Power to bring the power needed to the building and to remove the overhead line. The issue is that some of the proposed street trees are not on the list of allowed trees under a power line. As a result, a Condition of Approval is included in the staff report to allow the trees to be used if the power line is removed. However, if the power line cannot be removed, the trees will need to be replaced with those on the list approved for use under power lines.

Commissioner Green asked about the excess grass or turf on the landscaping plan. Mr. Draper clarified that there is too much turf grass proposed. The amount proposed is a bit too high, so a reduction is needed. The overall coverage rate with the plants was also slightly short, so a few more plants also need to be added. With a decrease in the turf and increase in the number of plantings, it should be possible to make the necessary changes.

The applicant, Bob Simons, introduced himself and shared the history of the business, which was founded 30 years earlier in Draper. This will be their fourth location in Draper, as the business continues to expand. They have around 100 employees in total. He explained that there is a desire for the business to remain in Draper and there is excitement about the project. There was support expressed for the built-in growth plan. Mr. Simons explained that the business began with three people and now there are nearly 80 employees. It continues to grow.

Commissioner Nixon asked for clarification about the 100 employees mentioned earlier. Mr. Simons clarified that there are almost 80 employees currently, but the plan is to expand once more space becomes available. Commissioner Nixon wanted to better understand the request for increased parking. Mr. Simons explained that in previous locations, there has been a shortage of parking, so the intention is to address that through the proposal. Commissioner Nixon noted that it is uncommon to request additional parking, but it seems to make sense given the information provided. Mr. Simons reported that there is a willingness to address the landscaping needs that were mentioned earlier.

Vice-Chair Fowler opened the public hearing.

Mason Chavez is one of the architects working on the project. There has been close collaboration with Staff throughout this process to ensure compliance. The comments from Staff are accurate regarding the landscape, and they have since been addressed to bring it into compliance.

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

Vice-Chair Fowler expressed support for the additional parking request because parking can be an issue, and sufficient parking must be provided for its use. It was noted that three motions will be required to address the requests related to this property.

Motion: Commissioner Squire moved to APPROVE the Parking Deviation, as requested by Robert Simons, representing Concord Properties, application 2025-0219-VAR, based on the findings for approval listed in the Staff Report dated October 16, 2025:

Findings for Approval:

1. Adequate parking will be provided.
2. The total number of spaces otherwise required would be overly burdensome to individual establishments in the development.
3. Site or use specific conditions or factors do not provide for compliance with the parking requirements of the DCMC.
4. Potential for future expansion or addition to the development will have adequate parking for the expansion or addition.

5. ADA-compliant parking requirements are not proposed for adjustment.

Second: Commissioner Fidler 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				

Motion: Commissioner Nixon moved to APPROVE the Site Plan, as requested by Robert Simons, representing Concord Properties for the Specialized Manufacturing Site, application 2025-0123-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025:

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, the Site Plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the General Plan and the purpose of the Zone District in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Second: Commissioner Green 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				

Motion: Commissioner Squire moved to APPROVE the Conditional Use Permit, as requested by Robert Simons, representing Concord Properties for the Limited Manufacturing and Limited Wholesale and Warehousing uses, application 2025-0079-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025:

Finding 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.

Second: Commissioner Fidler 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: Premier Engraving and Awards. Home Occupation Conditional Use Permit Request. (Administrative Item)

On the request of Chloe Wardle, representing Premier Engraving and Awards, a Home Occupation Conditional Use Permit to operate a cottage business for approximately 0.50 acres, located at approximately 201 East 13560 South, known as Application 2025-0173-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

City Planner Nick Whittaker presented the Staff Report and stated that the request is for a Home Occupation CUP. The request is to operate a cottage business for approximately 0.50 acres. The applicant property is located at approximately 201 East 13560 South. It is Residential Medium Density and is in the RA2 (Residential Agricultural) Zone. The Vicinity Map, Aerial Map, and Land Use Map were shared with the Commission. Mr. Whittaker reported that the applicant is seeking a Home Occupation CUP to operate a cottage business that provides custom engraving and creates small custom awards and gifts sold online. The Draper City Municipal Code considers this a cottage business. In DCMC 9-3-040, a cottage business is defined as the following:

- A business where products are created in the home. The products are unique in nature, such as handicrafts, 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 site plan was shared with the Commission. Mr. Whittaker reported that no customers will come to the home, and there are no business vehicles. The business use will be contained within the home. The floor plan was reviewed, and Mr. Whittaker explained that two spaces in the home will be utilized. One space is an office area with two computers and administrative storage. The other space is the main engraving area with three engraving machines, two UV printers, four computers, and supplies. The identified potential impacts were shared. These relate to the possibility of loud noises and traffic generated by customers. He reviewed the proposed mitigation measures:

- That all engraving and assembly of the custom gift items shall be confined to the areas indicated in this report and as shown on the approved plans;
- No customers come to the home;
- All requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions shall be satisfied;
- The applicant shall maintain an active Business License for as long as the business is in operation from the residence.

Commissioner Squire noted that customer traffic will not be an issue because customers are not coming to the home. However, she wondered whether noise might be an issue and asked for additional information about the equipment to be used. She wanted to know whether the equipment's sound could be heard outside the home. Mr. Whittaker reported that, according to the

materials submitted by the applicant, the equipment does not make discernible noise. The applicant, Chloe Wardle, introduced herself to the Commission. She and her husband recently purchased this business. The previous owners ran it out of their home in Taylorsville for 35 years without complaint. As for the equipment, there are three engraving machines and two UV printers. The sound is contained within the room. It cannot be heard within the rest of the home or outside of the house. Commissioner Fidler asked about mail and deliveries. Ms. Wardle reported that mail is taken to the post office. Deliveries will be minimal to standard UPS shipping.

Vice-Chair Fowler opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Fidler moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Chloe Wardle, representing Premier Engraving and Awards, application 2025-0173-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated October 8, 2025:

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 95-080(E) and potential negative impacts are 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				

**E. Public Meeting: Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment Request.
(Administrative Item)**

On the request of John and Krista Lebaron, a Subdivision Plat Amendment on 0.83 acres of property located at 15641 South Winged Trace Court in the RR-22 (Rural Residential) Zone, Suncrest Development Agreement, known as application 2025-0056-SUB. Staff contact is Nick Whittaker at 801-576-6522 or nick.whittaker@draperutah.gov.

Mr. Whittaker presented the Staff Report and stated that a request for a Subdivision Plat Amendment has been received. The property is located at 15641 South Winged Trace Court and is in the RR-22 (Rural Residential) Zone. The Vicinity Map, Aerial Map, and Land Use Map were shared with the Commission. Beyond the property lines, the area is rural, with residential low- to medium-density land use. Mr. Whittaker reported that the request is for a proposed adjustment of the area of non-disturbance located on the subject property. The adjustment to the non-disturbance area is to allow for more developable space on the property. A geotechnical study was conducted at the subject property, and the report concludes that the proposed non-disturbance area can support development so long as the structures built in that area follow the stipulations listed in the geotechnical report.

The site plan was shared with the Commission. Mr. Whittaker identified the original non-disturbance area. He explained that the applicant proposes to change the non-disturbance area to the red lines shown in the image. This shift does not remove the non-disturbance area, but pushes it back. The current subdivision Plat was reviewed. He highlighted the non-disturbance area as shown on the original subdivision plat and noted that there has not been an amendment made to Eagle Crest No. 3 at Suncrest to date. The plat amendment document was presented. He explained that no boundary lines are proposed for change, but the non-disturbance area is proposed for change.

Commissioner Fidler asked about the difference. She wanted to understand how much would be removed from the non-disturbance area. Mr. Whittaker reported that the non-disturbance area of the subject property is approximately 0.54 acres. The total acreage of the property is 0.83 acres, so a significant amount of the property is the non-disturbance area. As for what is proposed, he did not add the exact number into the Staff Report but shared the site plan with the Planning Commission for reference. The Commission further reviewed the current subdivision plat presentation slide.

Commissioner Nixon mentioned compliance with the geotechnical report. She asked if the City Engineer had had the opportunity to review the report. City Engineer Brien Maxfield confirmed that he has reviewed the geotechnical report. It was reviewed to verify that there were no issues with pulling the non-disturbance back. Staff does not see any issues with the proposed amendment. Discussions were had about the non-disturbance area and the rationale for it on the subject property. Mr. Whittaker reported that the proposal is to remove 1,641 square feet of the non-disturbance area.

It was noted that on the earlier aerial image, something appeared to be built in the non-disturbance area. It was reported that there is currently a garden bed. The property owners disturbed that area before there was an awareness of the non-disturbance, so this amendment will also correct that situation. However, the amendment is mainly to allow for future expansion of the home. There are also some retaining walls in the non-disturbance area, so this amendment will correct that by removing them from the non-disturbance area. The current subdivision plat was further reviewed. There were concerns about setting a precedent if the non-disturbance area of this lot is amended. It is important to think about what other property owners might request in the future. Commissioner Nixon did not have an issue with the amendment, as long as what is outlined in the geotechnical report is followed. It makes sense to allow the owners to utilize the lot as much as possible. Commissioners felt the increase in square footage seemed reasonable given the lot size.

Mr. Whittaker addressed concerns about what other property owners might request in the future. He explained that the procedure requires a Geotechnical Report. The city reviews the geotechnical report before presenting anything to the Planning Commission.

The applicants, John and Krista Lebaron, introduced themselves to the Commission. Mr. Lebaron explained that they have lived at the property for 10 years. There is a desire to have a greenhouse and use more of the land. Commissioner Green asked if the non-disturbance area was communicated to the property owners at the time of purchase. Mr. Lebaron explained that it is shown on the plat. There was a misunderstanding that the non-disturbance was issued by the Homeowners Association (“HOA”) rather than the City. There was a discussion with the HOA when the outdoor garden was built, but the HOA did not actually have permission to grant that use. As a result, work has been done with the staff to see what can be done about the current situation. Commissioner Squire wondered whether the retaining walls were in place when the property was purchased, but this was denied. Mr. Lebaron believed the builder received approval for the walls and was previously unaware that a small portion of the retaining walls was non-conforming. He discussed the rationale for the location.

Vice-Chair Fowler noted that this is not a public hearing item and asked for additional comments from the Commissioners. Commissioner Squire stated that in these cases, it would be preferable to see a trade of some sort. For example, some of the land removed from the non-disturbance area to be added back in somewhere else. She asked for clarity about the lines shown on the site plan. Mr. Whittaker provided clarification on the locations of the existing and proposed lines.

Commissioners further reviewed the site plan image and discussed the proposed plat amendment. It was noted that an earlier version did not include one of the wall sections. However, the neighbors built across the line, so a request was made to include that wall in the proposal. That retaining wall is from a neighboring property, but was built across the property line.

Motion: Commissioner Nixon moved to APPROVE the Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment for Lot 539,, as requested by John and Krista Lebaron, application 2025-0056-SUB, based on the following findings for approval and subject to the requirements listed in the Staff Report dated October 8, 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 Fidler 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				

**F. Public Hearing: Plummer Zoning Map Amendment Request.
(Legislative Item)**

On the request of Benchmark Engineering, representing LRP TR, for a Land Use Map and Zoning Map Amendment on 1.31 acres of property located at 1360 East 13200 South in the RA1 (Residential Agricultural) Zone, applications 2025-0137-MA. Staff contact is Nick Whittaker at 801-576-6522 or nick.whittaker@draperutah.gov.

The above item was continued to the November 13, 2025 Planning Commission Meeting.

**G. Public Hearing: Fetzer Land Use and Zoning Map Amendment Requests.
(Legislative Item)**

On the request of Natalie Thorell, representing Robert and Debbie Fetzer, a Land Use Map and Zoning Map Amendment on 0.89 acres of property located at 1394 East 12900 South in the RA2 (Residential Agricultural) Zone, applications 2025-0192-MA and 2025-0193-MA. Staff contact is Nick Whittaker at 801-576-6522 or nick.whittaker@draperutah.gov.

This item was continued to a future Planning Commission Meeting.

2. Other Business.

A. Coordination Between City Staff and Planning Commission (as needed).

It was reported that Station Area Plans were certified by the Wasatch Front Regional Council (“WFRC”) earlier in the day. As for the City Council Meeting on October 21, 2025, the Kimballs

Junction Addition Zoning Map and Land Use Map Amendments were approved. Commissioners expressed appreciation for the update.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The Vice-Chair adjourned the meeting at 7:23 pm.

DRAFT

MEMO



To: Planning Commission

From:

Date: 2025-11-13

Re: Action Item: 2026 Draper City Planning Commission Meeting Schedule
Recommendation to the Draper City Council (Administrative Action)

Comments:

Staff has attached a proposed meeting schedule for the Planning Commission in 2026. All dates are either second or fourth Thursdays of each month with the following proposed exceptions:

- Meeting on the fourth Thursday in July (July 23) moved back to the fifth Thursday (July 30) due to the Pioneer Day Holiday.
- Meeting on the fourth Thursday in November (November 26) moved up to the third Thursday (November 19) due to the Thanksgiving Holiday.
- Meeting on the fourth Thursday in December (December 24) moved up to the third Thursday (December 17) due to the Christmas Holiday.

Another potential alternative to the proposed meeting dates for November and December would be to move both meetings in those months to the 1st and 3rd Thursdays (not included in proposal).

Model Motions:

Sample Motion for a positive recommendation - I move that we forward a positive recommendation to the City Council for the 2026 Planning Commission Meeting Schedule as presented.

Sample Motion for a positive recommendation with modifications- I move that we forward a positive recommendation to the City Council for the 2026 Planning Commission Meeting Schedule as presented, together with the following modifications:

1. (List proposed schedule modifications...)

ATTACHMENTS:

[Recommended PC Meeting Dates 2026.pdf](#)

2026 Meeting Schedule													
(Potential Meeting Dates)		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Planning Commission	2nd and 4th Thursdays	8	12	12	9	14	11	9	13	10	8	12	10
Business Meeting at 6:30 pm		22	26	26	23	28	25	30	27	24	22	19	17

- **July meeting moved one week later due to 24th of July Holiday.
- **November meetings are back to back due to Thanksgiving holiday.
- **December meetings are back to back due to Christmas holiday.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-11-13

Re: Action Item: Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment Request (Administrative Item)

Comments:

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.34 acres located on the south side of Gray Fox Dr. at approximately 1952 E Gray Fox Dr. The property is currently zoned RSD-2-Corner Canyon Vista. The applicant is requesting to remove the area of non-disturbance located on Lot 33 of the Corner Canyon Vista Subdivision Plat.

Findings for approval:

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

Findings for denial:

1. Good cause does not exist for the amendment.

ATTACHMENTS:

[Corner Canyon Vista amend no 6 Staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

November 3, 2025

To: Draper City Planning Commission
Business Date: November 13, 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: **Corner Canyon Vista Amendment No. 6 - Subdivision Plat Amendment Request**

Application No.: 2025-0099-SUB

Applicant: Brett & Elizabeth Lewis

Project Location: 1952 E Gray Fox Dr.

Current Zoning: RSD-2-Corner Canyon Vista (Residential Special District)

Acreage: Approximately 0.34 acres (approximately 14,810 square feet)

Request: Removal of the area of non-disturbance located on Lot 33 of the
Corner Canyon Vista Subdivision Plat.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.34 acres located on the south side of Gray Fox Dr. at approximately 1952 E Gray Fox Dr (Exhibits B and C). The property is currently zoned RSD-2-Corner Canyon Vista. The applicant is requesting to remove the area of non-disturbance located on Lot 33 of the Corner Canyon Vista Subdivision Plat.

The subject property is currently undeveloped. The Corner Canyon Vista Subdivision Plat was recorded in 2003 and contains 62 residential lots which are approximately one third of an acre to over one half of an acre in size. The original subdivision plat included an area of non-disturbance on 12 of the lots.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RSD-2-Corner Canyon Vista	Exhibit E
Proposed Use	Single-family	
Adjacent Zoning		
East	RSD-2-Corner Canyon Vista	
West	RSD-2-Corner Canyon Vista	
North	RSD-2-Corner Canyon Vista	
South	RSD-2-Corner Canyon Vista	

The Residential Low/Medium Density and Sensitive River Overlay land use designations are characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to DCMC Section 9-17B-010 the purpose of the RSD-2-Corner Canyon Vista zone is to *“provide a residential environment within Draper City that is characterized by a low overall residential density with single-family detached dwellings providing a compatible transition between neighboring residential, open space, and natural areas. Significant features of the development include open space preservation, trailhead accommodation, and a tie in to the local street network. (Ord. 623, 2-8-2005)”*

Subdivision Plat. The applicant is requesting to remove the non-disturbance area located on Lot 33 as recorded on the original Corner Canyon Vista Subdivision Plat (Exhibit F). The property is 0.34 acres in size and the non-disturbance area of the subject property is approximately 0.10 acres and is located at the south end of the property. Geotechnical work was conducted and a report was provided to Draper City which indicates that the subject lot will have adequate stability and suitable buildable area with regards to geological hazards for the proposed development. A copy of the proposed Subdivision Plat Amendment can be found in Exhibit G.

Staff notes that the applicants request to remove the area of non-disturbance from their lot is not the first request of this kind in the history of the Corner Canyon Vista Subdivision Plat. The two most recent plat amendments - Amendment No. 4 and Amendment No. 5 - removed the area of non-disturbance from Lots 27 and 36 of the original subdivision respectively.

The applicant has also included a street tree plan which can be found in Exhibit H of this report.

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

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

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and development of the subdivision:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.
4. The proposed plat shall be updated to reflect the current month and year and reflect the lot address prior to being printed to Mylar and obtaining the necessary signatures prior to recordation of the Amended Subdivision Plat.
6. That the proposed lot shall reflect the approved street tree plan.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Subdivision Plat Amendment, as requested by Brett and Elizabeth Lewis for the Corner Canyon Vista Amendment No. 6

Subdivision Plat, application 2025-0099-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated November 3, 2025.

Findings for approval:

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

Sample Motion for Denial – I move that we deny the Subdivision Plat Amendment, as requested Brett and Elizabeth Lewis for the Corner Canyon Vista Amendment No. 6 Subdivision Plat, application 2025-0099-SUB, based on the following findings for denial as listed in the Staff Report dated November 3, 2025.

Findings for denial:

1. Good cause does not exist for the amendment.

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: 2025.11.05 09:20:50 -0700

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: 2025.11.05
18:04:02-0700

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.11.05 09:06:33 -0700

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: 2025.11.05 11:17:29 -0700

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

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

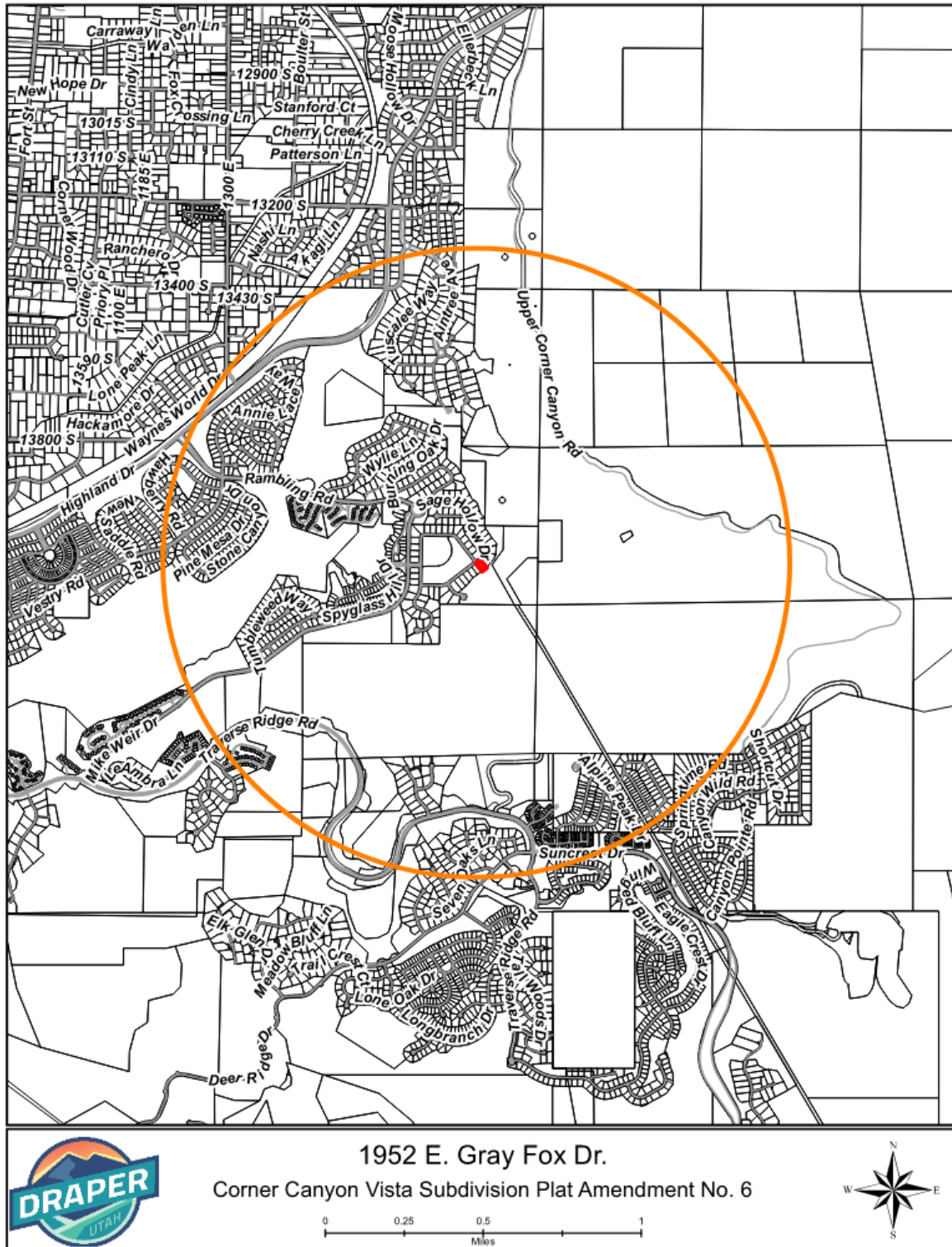


EXHIBIT C
AERIAL MAP

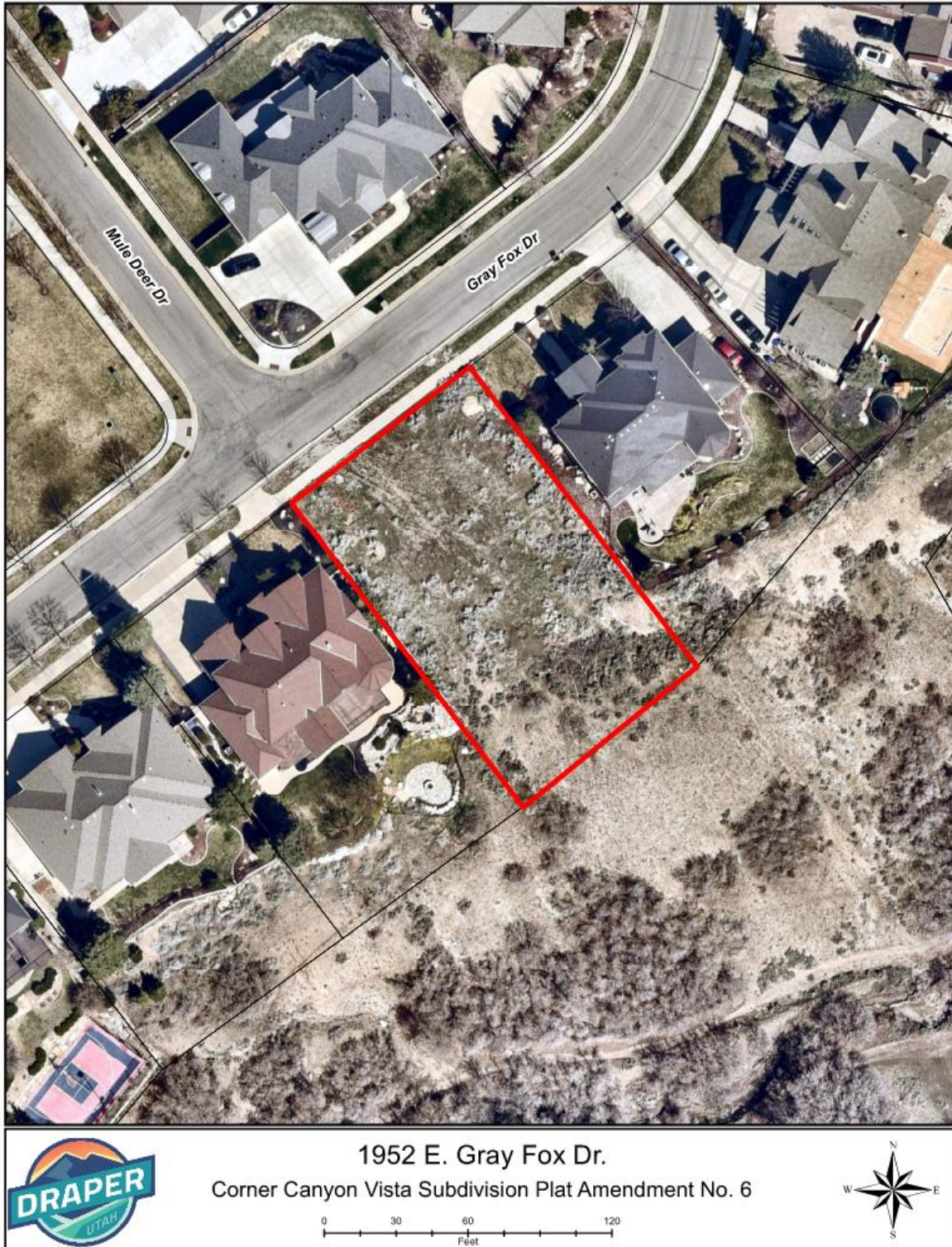


EXHIBIT D
LAND USE MAP



EXHIBIT E
ZONING MAP

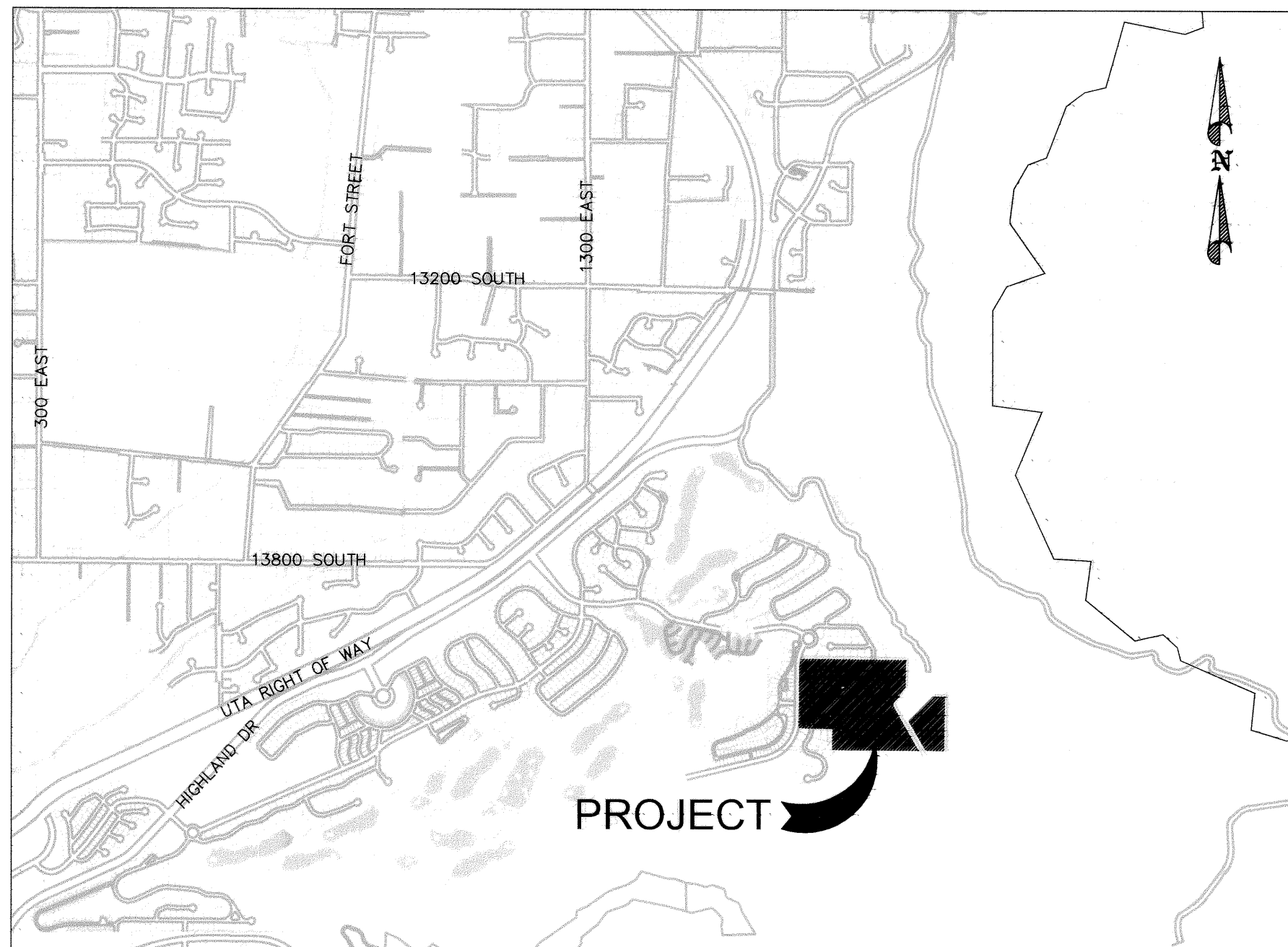


EXHIBIT F
EXISTING SUBDIVISION PLAT

CORNER CANYON VISTA

A PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FINAL PLAT
SHEET 1 OF 2

VICINITY MAP



NARRATIVE:

THE STATED PURPOSE OF THIS SURVEY IS TO DELINEATE THE LINES OF OWNERSHIP.

GENERAL NOTES:

- (1) THIS MAP WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY INTEGRATED TITLE INSURANCE SERVICES, LLC, ORDER NUMBER 01677, DATED DECEMBER 24, 2002 AT 8:00 AM.
- (2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH REFERENCED TITLE REPORT HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
- (3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B, SPECIAL EXCEPTIONS, OF REFERENCED TITLE REPORT:

ITEMS 1-14 NOT ADDRESSED BY THIS MAP.
ITEM 15 UTILITY EASEMENT (AS SHOWN HEREON).
ITEMS 16-22 NOT ADDRESSED BY THIS MAP.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____
ON THE ____ DAY OF _____, 200__, A.D. PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

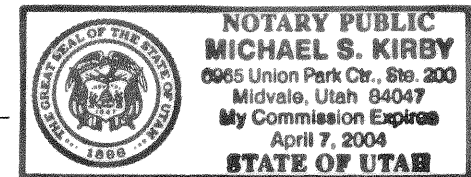
STATE OF UTAH
COUNTY OF _____
ON THE ____ DAY OF _____, 200__, A.D. PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____
ON THE ____ DAY OF _____, 200__, A.D. PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATE:

I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4948 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AS, CORNER CANYON VISTA, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

12/30/02
DATE
MARTIN W. SHEARER
No. 4948
STATE OF UTAH
Expires 12/31/02

PROPERTY DESCRIPTION:

BEGINNING AT A POINT ON THE EAST LINE OF RAMBLING ROAD, (72.00 FEET WIDE) AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 11, 1998, AS ENTRY NUMBER 7083331, IN BOOK 98-09P AT PAGE 247, SALT LAKE COUNTY PUBLIC RECORDS, SAID POINT OF BEGINNING ALSO BEING NORTH 00°38'10" EAST, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, 1325.57 FEET, AND EAST 503.55 FEET FROM THE GRANITE STONE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 4, AND RUNNING;

THENCE, SOUTH 89°23'27" EAST A DISTANCE OF 1530.81 FEET;
THENCE, SOUTH 00°38'02" WEST A DISTANCE OF 396.75 FEET;
THENCE, SOUTH 35°12'16" WEST A DISTANCE OF 320.78 FEET;
THENCE, SOUTH 29°13'57" EAST A DISTANCE OF 762.91 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 4;
THENCE ALONG SAID SOUTH SECTION LINE, SOUTH 89°43'08" EAST A DISTANCE OF 115.04 FEET;
THENCE LEAVING SAID SECTION LINE, NORTH 29°13'57" WEST A DISTANCE OF 495.55 FEET;
THENCE, NORTH 44°13'47" EAST A DISTANCE OF 499.58 FEET;
THENCE, SOUTH 89°43'08" EAST A DISTANCE OF 170.58 FEET TO A POINT ON THE EASTERN SECTION LINE OF SAID SECTION 4;
THENCE ALONG SAID EAST SECTION LINE, SOUTH 00°37'54" WEST A DISTANCE OF 788.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4;
THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 4, THE FOLLOWING THREE COURSES:
NORTH 89°43'08" WEST A DISTANCE OF 263.35 FEET;
THENCE, NORTH 89°43'08" WEST A DISTANCE OF 115.04 FEET;
THENCE, NORTH 89°43'08" WEST A DISTANCE OF 1258.10 FEET;
THENCE LEAVING SAID SOUTH SECTION LINE, NORTH 00°38'07" EAST A DISTANCE OF 313.77 FEET;
THENCE, NORTH 89°21'13" WEST A DISTANCE OF 416.30 FEET;
THENCE, ALONG A 575.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°44'48", AN ARC DISTANCE OF 67.68 FEET;
THENCE, ALONG AN 18.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°35'33", AN ARC DISTANCE OF 28.15 FEET TO A POINT ON SAID EAST LINE OF RAMBLING ROAD, A 72 FOOT RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, ALONG A 611.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°24'07", AN ARC DISTANCE OF 68.27 FEET;
THENCE, NORTH 00°34'51" EAST A DISTANCE OF 779.63 FEET;
THENCE, ALONG A 539.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°00'37", AN ARC DISTANCE OF 141.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH APPURTENANT RIGHT OF WAY OVER AND ACROSS THE ADJOINING LAND AS PROVIDED FOR IN THAT CERTAIN ADMINISTRATOR'S DEED DATED JANUARY 7, 1939 AND RECORDED JANUARY 12, 1939 AS ENTRY NO. 849402 IN BOOK 217 AT PAGE 572 OF OFFICIAL RECORDS.

LESS AND EXCEPTING FROM A PORTION OF THE PROPERTY FIRST DESCRIBED ABOVE ALL COAL, OIL, GAS, MINES, METALS, GRAVEL, AND ALL OTHER MINERALS OF WHATSOEVER KIND OR NATURE IN SUBJECT PROPERTY AS EXPECTED BY DRAPER IRRIGATION COMPANY, INC., A CORPORATION, IN THAT CERTAIN WARRANTY DEED, DATED MAY 25, 1993, RECORDED JUNE 14, 1993, AS ENTRY NO. 5553452 IN BOOK 6708 AT PAGE 1890 OF OFFICIAL RECORDS.

CONTAINS AN AREA OF 49.74 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BEARING N 00°38'10" E ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "VILLAGE ON THE GREEN" AS RECORDED IN BOOK 2000P AT PAGE 274 SALT LAKE COUNTY RECORDERS OFFICE, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

CORNER CANYON VISTA

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF DRAPER CITY AND ITS ASSIGNS THE PARCELS OF LAND SHOWN ON THIS PLAT MARKED AND INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HEREUNTO SIGNED THIS PLAT, THIS ____ DAY OF _____, 200__ A.D.

Daniel Riedout, D.B.A. Pine Hills Associates
Pine Hills Associates, a Utah Partnership
Daniel Riedout, Daniel Riedout General Partner
Gough Construction, LLC, a Utah Limited Liability Company
BY: Blaine G. Conner, Manager

Blaine G. Conner, Manager
AUTHORIZED AGENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 13 DAY OF JAN, 2003 A.D. PERSONALLY APPEARED BEFORE ME, TERRY F. RYAN, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY IS/ARE AUTHORIZED AGENT OF _____ AND THAT HE/SHE/THEY SIGNED THE WITHIN OWNER'S DEDICATION WITH THE AUTHORITY, OF AND ON BEHALF OF SAID _____ FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09-06-04

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 13 DAY OF JAN, 2003 A.D. PERSONALLY APPEARED BEFORE ME, DANIEL RIEDOULT, D.B.A. PINE HILLS ASSOCIATES, DANIEL RIEDOULT WHO BEING DULY SWORN OR AFFIRMED DID SAY THAT HE IS THE GENERAL PARTNER OF PINE HILLS ASSOCIATES, A UTAH PARTNERSHIP. BLAINE G. GOUGH WHO BEING DULY SWORN OR AFFIRMED DID SAY THAT HE IS THE MANAGER OF GOUGH CONSTRUCTION, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE WITHIN OWNERS DEDICATION WITH THE AUTHORITY, OF AND ON BEHALF OF SAID PINE HILLS ASSOCIATES AND GOUGH CONSTRUCTION, LLC FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF City of Draper
DATE 1-17-03 ENTRY 849797 BOOK 2003P PAGE 21
Time 2:15pm
FEE \$125.00
Jeanne Reddis, Recorder
SALT LAKE COUNTY RECORDER



BOARD OF HEALTH

APPROVED THIS 31 DAY OF Dec., A.D., 2002

Blaine W. Benson
REPRESENTATIVE

DRAPER IRRIGATION

APPROVED THIS 8th DAY OF Jan., A.D., 2003

Daniel A. Conner
DRAPER IRRIGATION

SOUTH VALLEY SEWER

APPROVED THIS 16 DAY OF January, A.D., 2003 BY SOUTH VALLEY SEWER

SOUTH VALLEY SEWER

QUESTAR

APPROVED THIS 31 DAY OF December, A.D., 2002

Blaine Riedout
QUESTAR

QWEST

APPROVED THIS 31 DAY OF Dec., A.D., 2002

Val Spradell
QWEST

PACIFICORP

APPROVED THIS 31 DAY OF Dec., A.D., 2002

Wendy Carter
UTAH POWER & LIGHT

CORNER CANYON VISTA

DATE 12/30/02 SCALE NONE SHEET 1 OF 2
FILE NAME: G:\DATA\02031\dwg\Gough\02031 - Final Plat.dwg
DRAWN: TAG CHECKED: MWS

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

Don E. Quinn
CITY ENGINEER
1/16/03
DATE

PLANNING COMMISSION

APPROVED THIS 16 DAY OF January, A.D., 2003 BY THE DRAPER PLANNING COMMISSION.

CHAIRMAN DRAPER CITY PLANNING COMM.

APPROVAL AS TO FORM

APPROVED THIS 17th DAY OF Jan., A.D., 2003

DRAPER CITY ATTORNEY

CITY MAYOR

PRESENTED TO THE DRAPER CITY MAYOR THIS 17 DAY OF January, A.D., 2003

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
Daniel H. Smith
MAYOR

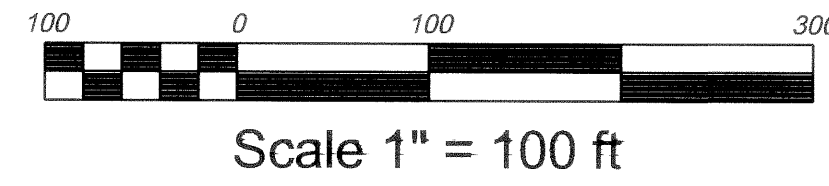
CORNER CANYON VISTA

A PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FINAL PLAT
SHEET 2 OF 2

- NOTES:
1. ALL LOTS WITHOUT BACKYARD DRAINAGE SYSTEMS SHALL CONVEY DRAINAGE WATER TO APPROVED SYSTEM OR DETAIN ALL IMPERVIOUS DRAINAGE ON SITE.
 2. ALL BACKYARD DRAINAGE SYSTEMS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) OR IF THERE IS NO H.O.A., THEN BY THE HOME OWNERS IT SERVES.
 3. ANY DRAINAGE DESIGN THAT WILL NOT COMPLY WITH NOTES 1 AND 2 SHALL BE ENGINEERED BY A UTAH PROFESSIONAL ENGINEER AND SUBMITTED AND APPROVED BY THE DRAPER CITY ENGINEER.
 4. ALL PUBLIC STREETS CONTAIN A SANITARY SEWER EASEMENT ENCOMPASSING THE ENTIRE RIGHT OF WAY. GRAVITY SEWER SERVICE IS NOT AVAILABLE TO LOTS 40 AND 41. THESE LOTS WILL BE REQUIRED TO HOOK ONTO THE SANITARY SEWER SYSTEM WITH A PRIVATE SEWER PUMP OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 5. NO MAIL BOXES, DRIVEWAYS, LIGHT POLES, FIREHYDRANTS, OR TREES SHALL BE ALLOWED IN AREAS MARKED FOR SNOW STORAGE.
 6. NO CLEARING, GRUBBING, BUILDING, CONSTRUCTION, OR FENCING IS ALLOWED WITHIN THE AREA OF NON-DISTURBANCE AS SHOWN ON THIS PLAT.
 7. PARCELS A AND B ARE DEDICATED TO DRAPER CITY FOR THE PURPOSES INDICATED HEREON.
 8. LOTS 26-31 ARE RIDGELINE LOTS.
 9. ALL DEVELOPMENT TO BE DONE IN ACCORDANCE WITH DRAPER CITY DEVELOPMENT CODE 9-17-020.
 10. "SHALLOW SEWER" CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT HOMES WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENT"

FOUND MONUMENT
NORTH QUARTER CORNER
SECTION 4, TOWNSHIP 4
SOUTH, RANGE 1 EAST,
SALT LAKE BASE &
MERIDIAN

FOUND MONUMENT
EAST QUARTER CORNER
SECTION 4, TOWNSHIP 4
SOUTH, RANGE 1 EAST,
SALT LAKE BASE &
MERIDIAN



MON - MON		
LINE	BEARING	LENGTH
A - B	N00°34'51"E	331.81'
B - D	N00°34'51"E	459.49'
D - E	N45°35'42"E	70.73'
E - F	S89°23'27"E	271.47'
F - H	S89°23'27"E	197.27'
H - I	S63°29'24"E	87.36'
I - J	S37°35'21"E	517.86'
J - P	N52°24'39"E	165.04'
P - O	N06°30'51"E	186.70'
O - R	N39°22'58"W	200.55'
R - S	N19°23'13"W	170.98'
J - L	S52°28'01"W	586.94'
L - K	S73°42'01"W	116.59'
K - A	N89°21'13"W	344.01'
L - M	S33°14'45"E	121.39'
M - N	S66°28'24"E	228.49'
N - O	S07°53'22"W	25.00'
F - G	S00°34'51"W	235.51'
B - C	N89°25'09"W	173.50'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°01'42"	78.56'	50.00'	S 45°35'42" W	70.73'
C2	24°17'54"	84.82'	200.00'	N 78°29'50" E	84.18'
C3	9°35'39"	33.49'	200.00'	N 61°33'04" E	33.45'
C4	4°20'35"	15.16'	200.00'	N 54°34'57" E	15.16'
C5	38°14'08"	133.47'	200.00'	N 71°31'43" E	131.00'
C6	48°51'53"	153.51'	180.00'	S 57°40'42" E	148.90'
C7	91°47'38"	208.27'	130.00'	N 06°30'51" E	186.70'
C8	39°59'31"	174.50'	250.00'	S 19°23'13" E	170.98'
C10	51°48'06"	90.41'	100.00'	N 63°28'24" W	87.36'
C50	89°56'04"	23.54'	15.00'	S 44°23'11" E	21.20'
C51	90°00'00"	23.56'	15.00'	N 44°25'09" W	21.21'
C52	90°00'00"	23.56'	15.00'	N 45°34'51" E	21.21'
C53	90°01'42"	39.28'	25.00'	S 45°35'42" W	35.36'
C54	47°01'10"	61.55'	75.00'	S 24°05'26" W	59.84'
C55	43°00'32"	56.30'	75.00'	S 69°06'17" W	54.99'
C56	89°58'18"	23.55'	15.00'	N 44°24'18" W	21.21'
C57	90°01'42"	23.57'	15.00'	S 45°35'42" W	21.22'
C58	52°01'12"	13.62'	15.00'	N 28°35'27" E	13.16'
C59	52°01'12"	13.62'	15.00'	S 25°25'45" E	13.16'
C60	43°58'42"	38.38'	50.00'	N 29°27'00" W	37.44'
C61	59°52'19"	52.25'	50.00'	N 22°28'30" E	49.90'
C62	76°06'36"	66.42'	50.00'	S 89°32'02" E	61.64'
C63	61°07'39"	53.34'	50.00'	S 20°54'55" E	50.85'
C64	42°57'08"	37.48'	50.00'	S 31°07'29" W	36.61'
C65	6°22'01"	13.89'	125.00'	N 86°12'26" W	13.88'
C66	31°36'12"	68.95'	125.00'	N 67°13'20" W	68.08'
C67	13°49'53"	30.18'	125.00'	N 44°30'17" W	30.10'
C68	51°48'06"	67.81'	75.00'	N 63°29'24" W	65.52'
C69	90°00'00"	23.56'	15.00'	S 82°35'21" E	21.21'
C70	90°00'00"	23.56'	15.00'	N 07°24'39" E	21.21'
C71	4°51'08"	13.13'	155.00'	N 49°59'06" E	13.12'
C72	31°56'09"	86.39'	155.00'	N 31°35'27" E	85.28'
C73	30°47'17"	83.29'	155.00'	N 00°13'45" E	82.29'
C74	24°13'04"	65.52'	155.00'	N 27°16'26" W	65.03'
C75	91°47'38"	168.22'	105.00'	N 06°30'51" E	150.80'
C76	8°21'13"	40.09'	275.00'	S 35°12'22" E	40.06'
C77	39°59'31"	157.05'	225.00'	S 19°23'13" E	153.88'
C78	17°38'34"	84.68'	275.00'	S 22°12'28" E	84.34'
C79	13°59'44"	67.17'	275.00'	S 06°23'19" E	67.01'
C80	24°17'54"	95.42'	225.00'	N 78°29'50" E	94.71'
C81	80°24'21"	21.05'	15.00'	N 73°26'56" W	19.36'
C82	23°38'25"	84.58'	205.00'	S 45°03'58" E	83.98'
C83	41°07'12"	111.24'	155.00'	S 53°48'22" E	108.87'
C84	25°13'28"	90.25'	205.00'	S 69°29'54" E	89.52'
C85	7°44'41"	20.95'	155.00'	S 78°14'18" E	20.94'
C86	134°13'38"	139.39'	59.50'	S 59°13'27" W	109.63'
C87	135°46'22"	118.48'	50.00'	N 14°13'27" W	92.64'
C88	38°14'08"	116.78'	175.00'	S 71°31'43" W	114.63'

N 00°36'23" E (SLCg. A.R.P.)
N 00°36'10" E (S702.06 MEASURED)
BASIS OF BEARINGS

S00°37'54" W
788.07'

TOTAL AREA BEING DEDICATED
TO DRAPER CITY = 22.68 ACRES

LEGEND	
FIRE HYDRANT	+
MONUMENT (TO BE INSTALLED)	⊙
PUE	7' REAR AND SIDEYARD 10' FRONT



CORNER CANYON VISTA

DATE	12/30/02	SCALE	1" = 100'	SHEET	2 OF 2
FILE NAME:	G:\DATA\02031\dwg\Gough\02031 - Final Plat.dwg				
DRAWN:	TAG		CHECKED:	MWS	

RECORDED # 8497917

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF CITY of Draper
DATE 1-17-03 ENTRY 8497917 BOOK 2003p PAGE 21
Time 2:15pm

#125.00
FEE

Jeanne Redding
SALT LAKE COUNTY RECORDER

2003p-21

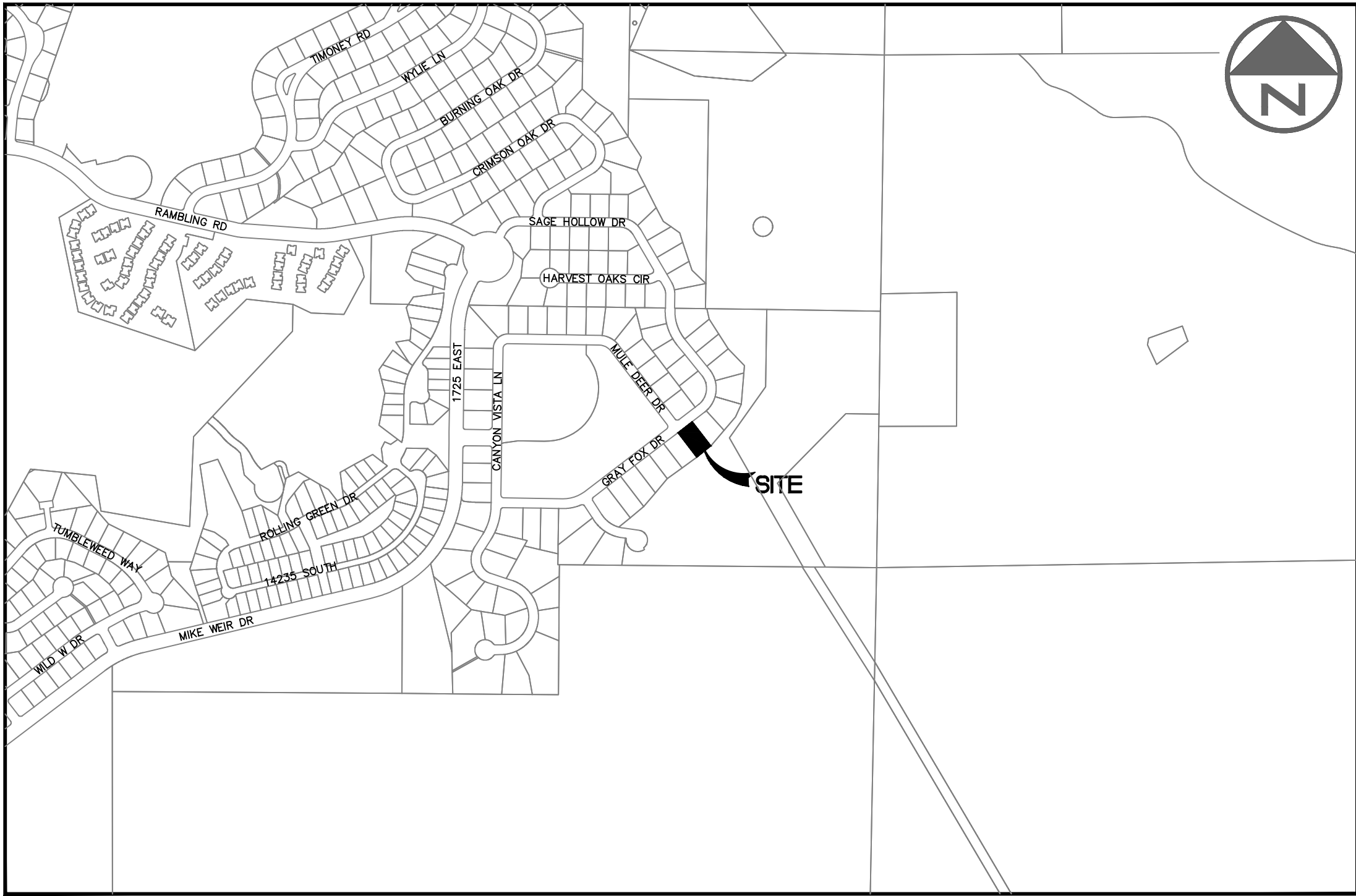
EXHIBIT G
PROPOSED SUBDIVISION PLAT AMENDMENT

CORNER CANYON VISTA LOT 33

PLAT AMENDMENT SUBMITTAL

DRAPER, UTAH

VICINITY MAP



GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAPER CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN CURRENT STANDARDS AT DRAPER CITY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTOR SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH LOCAL STANDARDS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
- CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
- WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
- IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR IS TO SAWCUT EXISTING ASPHALT FOR MATCH.
- ALL SUBSURFACE DRAINS SHALL BE PRIVATE AND ARE REQUIRED TO BE MAINTAINED BY DMC 17-5-050(E).
- ALL OBSTACLES WITHIN THE CLEAR VIEW TRIANGLE ARE REQUIRED TO BE LESS THAN THREE FEET. WHERE THE PROJECT DOES NOT OWN THE AREA WITHIN THE CLEAR VIEW AREAS, COORDINATION WILL BE REQUIRED. FENCE SHALL NOT EXCEED MAXIMUM HEIGHT IN CLEAR VIEW AREA.

EROSION CONTROL NOTES

- SITE SOIL STABILITY SHALL BE MAINTAINED BY GRADING TEMPORARY SWALES AND BERMS DURING MASS GRADING. DISTURBED AREAS WHERE CONSTRUCTION IS NOT UNDERWAY WILL BE STABILIZED BY BERMS AND SWALES. THIS CAN BE ACCOMPLISHED BY USING TRACK MOUNTED HEAVY EQUIPMENT TO TRACK SLOPES PARALLEL TO SITE TOPOGRAPHY. THIS WILL SLOW THE VELOCITY OF SHEETING STORM WATER RUNOFF AND MITIGATE AGAINST LARGE RILL AND GULLY FORMATION, THUS LESSENING SITE SOIL EROSION.
- 1 1/2" TO 2 FOOT EARTHEN BERMS WILL BE PLACED STRATEGICALLY ONSITE TO MITIGATE AGAINST SOIL EROSION DURING TIMES OF INCLEMENT WEATHER. THE LOCATION OF THOSE BERMS WILL BE DETERMINED DURING THE SWPPP MONITORING PROCESS AND WILL BE BASED ON CHANGING SITE CONDITIONS DURING MASS GRADING.
- THE ENTIRE SITE, ALL DISTURBED AREAS, WILL BE FINALLY STABILIZED, REVEGETATED, ACCORDING TO THE APPROVED LANDSCAPING PLANS FOR THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS EROSION CONTROL PLAN.
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF THE EROSION CONTROL PLAN. ACCORDING TO THE REQUIREMENTS PRESENTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND UPDES PERMIT PREPARED FOR THIS PROJECT.
- THIS IS A LIVING DOCUMENT. AS CONSTRUCTION PROGRESSES CHANGES WILL BE MADE TO MITIGATE THE EFFECTS OF EROSION THAT CAN BE CAUSED BY DEVELOPMENT. ALL CHANGES, REVISIONS, ADDITIONS, OR SUBTRACTIONS TO OR FROM THIS PLAN SHALL BE NOTED ON THIS PLAN WITH THE DATE OF IMPLEMENTATION.
- THIS PLAN SHALL BE PART OF THE SWPPP FOR THIS PROJECT AND MAINTAINED ON SITE ACCORDING TO THE SWPPP AND UPDES REQUIREMENTS.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS OF BMP'S.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ORIGINALS OF NOTICE OF INTENT (NOI), APPROVAL ORDER (AO), AND NOTICE OF TERMINATION (NOT) PERMITS FROM THE STATE OF UTAH, DIVISION OF WATER QUALITY TO DRAPER CITY, ENGINEERING DEPARTMENT, ACCORDING TO UPDES REGULATIONS.



DRAWING NOTES:



6:00 PM 2/25/24 Corner Canyon Vista Lot 33 - Brett Lewis\dwg\25184 Corner Canyon Vista Lot 33 - Overall.dwg
PLOT DATE: Aug 21, 2025

SHEET INDEX

C101	COVER SHEET
1 OF 1	AMENDED PLAT
C201	EXISTING CONDITIONS
C202	SITE & GRADING PLAN
C203	STREET TREE PLAN

CONTACT INFORMATION

DEVELOPER/OWNER:
BRETT LEWIS
(801)-360-6813
brettlewis@kruwis.com

PROJECT SURVEYOR
WILDING ENGINEERING
KAGAN DIXON, P.L.S.
(801)-553-8112
kdixon@wildingengineering.com

PROJECT ENGINEER:
WILDING ENGINEERING
BROCK ANDERSON
(801)-553-8112
banderson@wildingengineering.com

1	DRAPER CITY COMMENTS	8.21.25
NO.	REVISION	DATE

PROJECT INFORMATION

CORNER CANYON VISTA LOT 33

COVER SHEET

1952 E GRAY FOX DRIVE
DRAPER, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 25184
DATE 5/13/25		
SCALE NONE		
SHEET C101		

CORNER CANYON VISTA AMENDMENT NO. 6

AMENDING LOT 33, CORNER CANYON VISTA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MAY 2025

PI MONUMENT IN MULE DEER DRIVE
(BRASS CAP MONUMENT)

N77°03'35"W 117.85' (MEAS)
MULE DEER DRIVE
(PUBLIC WAY)

GRAY FOX DRIVE
(PUBLIC WAY)
N52°24'39"E 185.00' (MEAS)
BASIS OF EASINGS

PI MONUMENT IN GRAY FOX DRIVE
(BRASS CAP MONUMENT)

S24°19'47"E 25.68' (TIE)

P.O.B.

10.0' PUE

7.0' PUE

7.0' PUE

LOT 63
0.338 AC.
14,726 sq.ft.

7.0' PUE

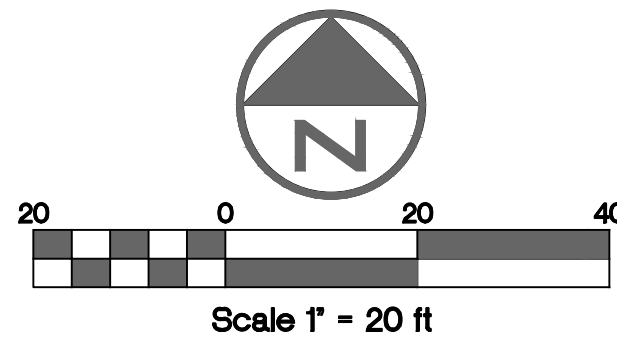
S50°55'59"W 93.11'

7.0' PUE

25.0'

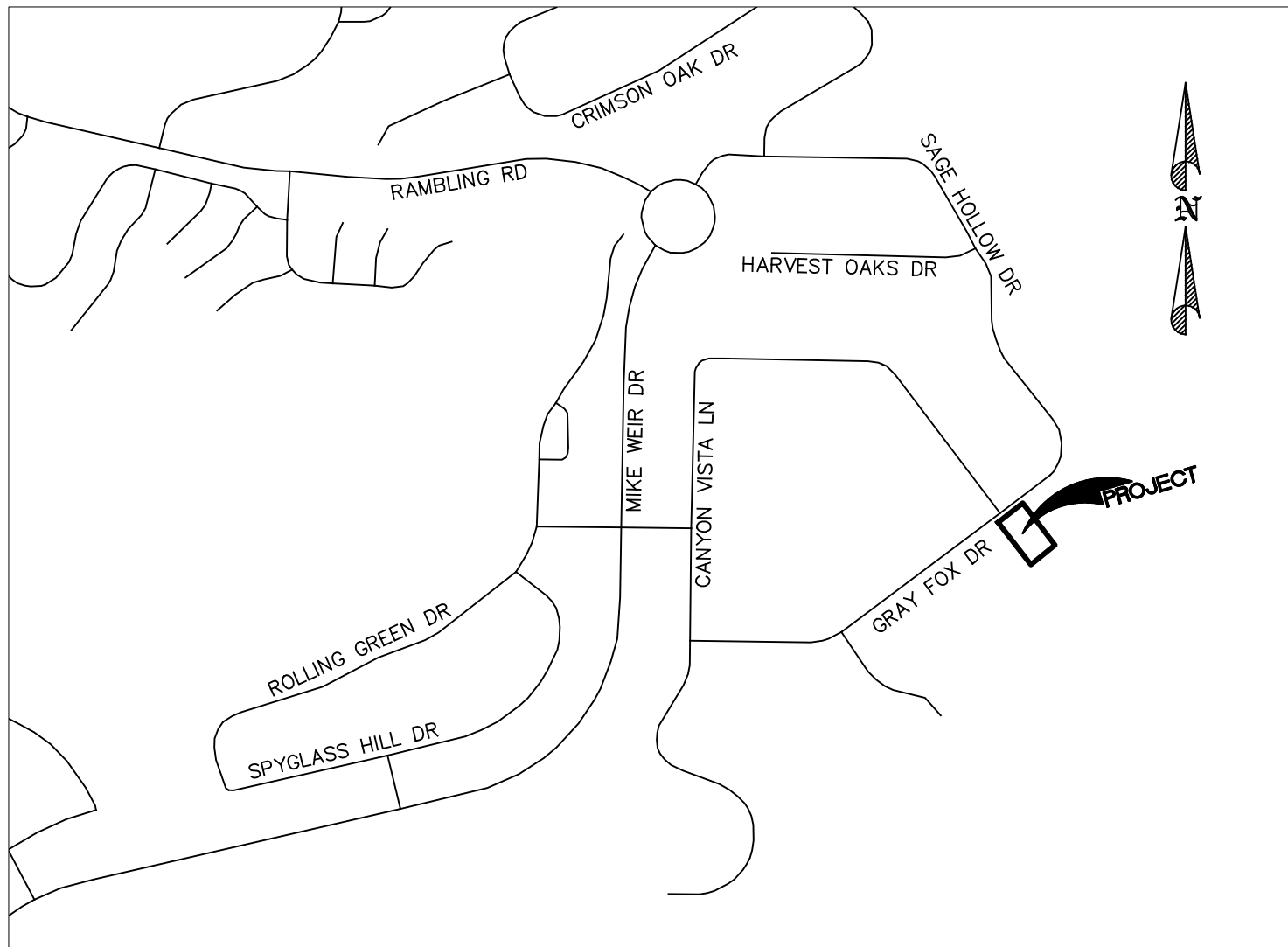
N52°24'39"E 93.03'

S37°35'21"E 157.00'



LEGEND

- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- FOUND REBAR AND CAP
- BOUNDARY LINE
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG



VICINITY MAP

SCALE: 1" = 500'
DRAPER, UTAH

NOTES FOR THIS AMENDED PLAT:

- REAR LOT RETENTION BASIN, VOLUME AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 63, AND SHALL BE DONE IN ACCORDANCE WITH DRAPER CITY MUNICIPAL CODE 17-5-040. RETENTION POND SHALL BE MAINTAINED TO ACCOMMODATE THE 100 YR STORM EVENT.
- NOTICE TO PROPERTY OWNERS: INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO PLANT AND MAINTAIN STREET TREES ADJACENT TO OR ON THEIR PROPERTY IN COMPLIANCE WITH THE APPROVED STREET TREE PLAN FOR THE SUBDIVISION ON FILE IN THE COMMUNITY DEVELOPMENT OFFICE OF DRAPER CITY.

NOTES FROM ORIGINAL CORNER CANYON VISTA PLAT:

- ALL LOTS WITHOUT BACKYARD DRAINAGE SYSTEMS SHALL CONVEY DRAINAGE WATER TO APPROVED SYSTEM OR DETAIN ALL IMPERVIOUS DRAINAGE ON SITE.
- ALL BACKYARD DRAINAGE SYSTEMS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) OR IF THERE IS NO H.O.A., THEN BY THE HOME OWNERS IT SERVES.
- ANY DRAINAGE DESIGN THAT WILL NOT COMPLY WITH NOTES 1 AND 2 SHALL BE ENGINEERED BY A UTAH PROFESSIONAL ENGINEER AND SUBMITTED AND APPROVED BY THE DRAPER CITY ENGINEER.
- ALL PUBLIC STREETS CONTAIN A SANITARY SEWER EASEMENT ENCOMPASSING THE ENTIRE RIGHT OF WAY. GRAVITY SEWER SERVICE IS NOT AVAILABLE TO LOTS 40 AND 41. THESE LOTS WILL BE REQUIRED TO HOOK ONTO THE SANITARY SEWER SYSTEM WITH A PRIVATE SEWER PUMP OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- NO MAIL BOXES, DRIVEWAYS, LIGHT POLES, FIREHYDRANTS, OR TREES SHALL BE ALLOWED IN AREAS MARKED FOR SNOW STORAGE.
- NO CLEARING, GRUBBING, BUILDING, CONSTRUCTION, OR FENCING IS ALLOWED WITHIN THE AREA OF NON-DISTURBANCE AS SHOWN ON THIS PLAT.
- PARCELS A AND B ARE DEDICATED TO DRAPER CITY FOR THE PURPOSES INDICATED HEREON.
- LOTS 26-31 ARE RIDGELINE LOTS.
- ALL DEVELOPMENT TO BE DONE IN ACCORDANCE WITH DRAPER CITY DEVELOPMENT CODE 9-17-020.
- "SHALLOW SEWER" CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFORE EXCAVATING OR BASEMENT. HOMES WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENT"

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 84, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 20____

BY: _____
TITLE: _____

LUMEN

APPROVED THIS ____ DAY OF _____
A.D., 20____.

LUMEN

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF _____
A.D., 20____.

ROCKY MOUNTAIN POWER

WATERPRO

APPROVED THIS ____ DAY OF _____
A.D., 20____.

WATERPRO



CITY MAYOR

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

MAYOR ATTEST

JORDAN BASIN IMPROVEMENT DISTRICT

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

JORDAN BASIN IMPROVEMENT DISTRICT

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____
A.D., 20____ BY THE DRAPER PLANNING COMMISSION.

CHAIRMAN, DRAPER CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY ENGINEER

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____
A.D., 20____.

REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED THIS ____ DAY OF _____
A.D., 20____

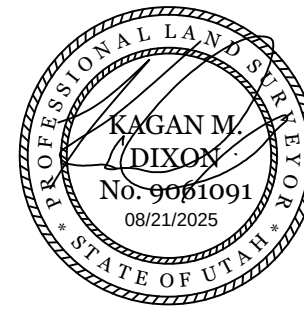
DRAPER CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

CORNER CANYON VISTA AMENDMENT NO. 6
AMENDING LOT 33, CORNER CANYON VISTA

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION:

ALL OF LOT 33, CORNER CANYON VISTA, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2003P, AT PAGE 21 OF PLATS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 24°19'47" EAST 25.68 FEET FROM THE PI MONUMENT AT THE INTERSECTION OF GRAY FOX DRIVE AND MULE DEER DRIVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 33, AND RUNNING ALONG SAID LOT THE FOLLOWING FOUR (4) COURSES, 1) NORTH 52°24'39" EAST 93.08 FEET, 2) SOUTH 37°35'21" EAST 157.00 FEET, 3) SOUTH 50°55'39" WEST 93.11 FEET, 4) NORTH 37°35'21" WEST 158.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.338 ACRES, MORE OR LESS.
1 LOT

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REMOVE THE AREA OF NON-DISTURBANCE FROM LOT 33 OF CORNER CANYON VISTA.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE THIS PLAT AND NAME SAID PLAT:

CORNER CANYON VISTA AMENDMENT NO. 6
AMENDING LOT 33, CORNER CANYON VISTA

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____, A.D. 20____.

BRETT LEWIS

ELIZABETH LEWIS

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME BRETT LEWIS, WHO BEING DULY

SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME ELIZABETH LEWIS, WHO BEING DULY

SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

CORNER CANYON VISTA AMENDMENT NO. 6
AMENDING LOT 33, CORNER CANYON VISTA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY, SALT LAKE COUNTY RECORDER



2. THE BOUNDARY (AND ASSOCIATED SETBACKS AND EASEMENTS THAT MAY BE OFFSETS FROM THE PARCEL BOUNDARY) ARE FROM THE RECORDED CORNER CANYON VISTA PLAT. REFER TO THAT DRAWING FOR FURTHER INFORMATION REGARDING THE BOUNDARY AND PARCEL.

ADDRESS: 1952 E GRAY FOX DRIVE
LOT SIZE: 14,725 SQ FT
LOT 33, CORNER CANYON VISTA

EXISTING INDEX CONTOUR (5')

EXISTING CONTOUR (1')

NO.	REVISION	DATE

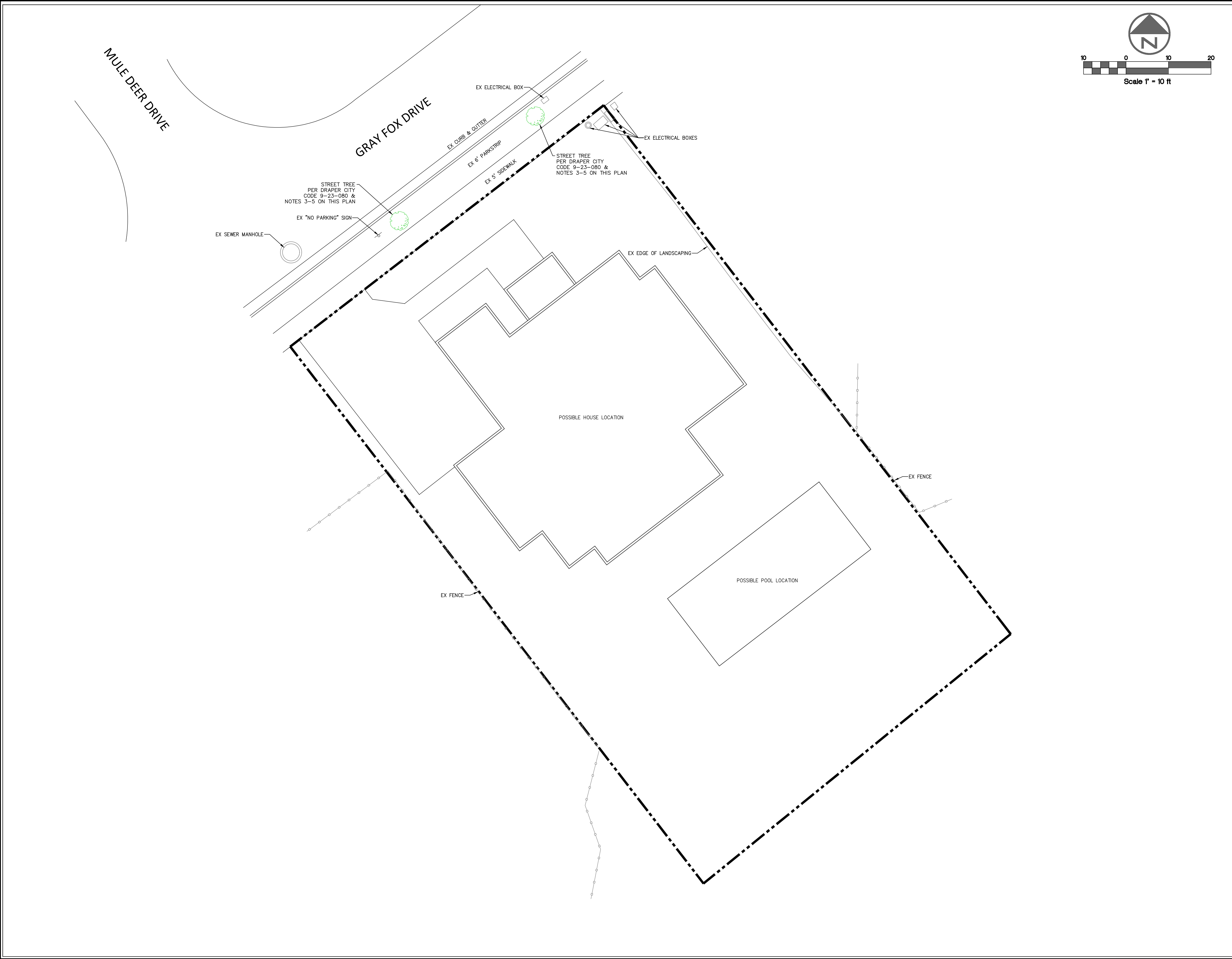
CORNER CANYON VISTA
LOT 33

1952 E GRAY FOX DRIVE
DRAPER, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 25184
 ENGINEER'S STAMP	DATE 5/12/25	
	SCALE 1" = 10'	
	SHEET C201	

G:\DATA\25184 Corner Canyon Vista Lot 33 - Brett Lewis\dwg\25184 Corner Canyon Vista Lot 33 - Overall.dwg
PLOT DATE: May 12, 2025

EXHIBIT H
STREET TREE PLAN





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. PARKSTRIP LANDSCAPING TO BE INSTALLED PER DRAPER CITY CODE 9-23-080 SPECIFICATIONS
 2. CORNER SIGHT TRIANGLES TO BE DESIGNED TO DRAPER CITY CODE 9-27-080 SPECIFICATIONS
 3. INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO PLANT AND MAINTAIN STREET TREES AND INSTALL ANY NECESSARY IRRIGATION SYSTEM ADJACENT TO OR ON THEIR PROPERTY IN COMPLIANCE WITH APPROVED STREET TREE PLAN FOR THE SUBDIVISION.
 4. THE FOLLOWING TREE SPECIES MAY BE USED:
 - 4.1. CRABAPPLE, FLOWERING – MALUS (NON-WEeping ONLY) 15' OR UNDER
 - 4.2. GOLDENCHAIN TREE – LABURNUM X WATERERI
 - 4.3. HAWTHORNE, CRUSADER COCKSPUR – CRATAEGUS CRUS-GALLI "CRUSADER"
 - 4.4. CHINESE LILAC TREE – SYRINGA PEKINENSIS (ALL CULTIVARS)
 - 4.5. MAPLE, TATARIAN – ACER TATARICUM (ALL CULTIVARS)
 - 4.6. PLUM, FLOWERING – PRUNUS Cerasifera
 5. DRIP IRRIGATION SYSTEM WILL BE REQUIRED TO PROVIDE IRRIGATION TO ALL STREET TREES
 6. THE EXACT LOCATION OF THE STREET TREES MAY BE CHANGED BASED ON THE LOCATION OF THE DRIVEWAY APPROACH.

DATA TABLE

ADDRESS: 1952 E GRAY FOX DRIVE
LOT SIZE: 14,725 SQ FT
LOT 33, CORNER CANYON VISTA

NO.	REVISION	DATE

PROJECT INFORMATION

CORNER CANYON VISTA LOT 33

STREET TREE PLAN

1952 E GRAY FOX DRIVE
DRAPER, UTAH

DRAWN
BDA

CHECKED
MEC

PROJECT #
25184

DATE
8/21/25

SCALE
1" = 10'

SHEET
C203



ENGINEER'S STAMP

G:\DATA\25184 Corner Canyon Vista Lot 33 - Brett Lewis\dwg\25184 Corner Canyon Vista Lot 33 - Overall.dwg
PLOT DATE: Aug 21, 2025

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-11-13

Re: Public Hearing: The Ozzy Shepherd, 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 0.34 acres located on the west side of Mountain Crest Cir. at approximately 13034 S. Mountain Crest Cir. The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office that provides firearm transfer services and the online sales of firearms, outdoor apparel and novelty Australian products.

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:

[The Ozzy Shepherd LLC. HOCUP.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 31, 2025

To: Draper City Planning Commission
Business Date: November 13, 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: **The Ozzy Shepherd, LLC. – Home Occupation Conditional Use Permit Request**

Application No.: 2025-0156-USE

Applicant: Kim Mazzucchelli representing The Ozzy Shepherd, LLC.

Project Location: 13034 S. Mountain Crest Cir.

Current Zoning: RA2 (Residential Agricultural 20,000 ft² minimum lot size) Zone

Acreage: 0.34 Acres (Approximately 14,810 ft²)

Request: Request for approval of a Home Occupation Conditional Use Permit in the RA2 zone to operate a home office.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.34 acres located on the west side of Mountain Crest Cir. at approximately 13034 S. Mountain Crest Cir. (Exhibit C & D). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office that provides firearm transfer services and the online sales of firearms, outdoor apparel and novelty Australian products.

The subject property is Lot 113 of the Deer Hollow Subdivision, Phase One. A detached single-family dwelling was built on the subject property in 1998. The business will utilize an approximately 215 ft² office space located within the dwelling for business administration and storing inventory (Exhibits 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	RA2	Exhibit E
Adjacent Zoning		
East	RA2 (Residential Agricultural)	
West	RA2	
North	RA2	
South	RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 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 is the only employee of the business (Exhibit H).
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
 - The applicant 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 indicates that there is no outside storage and that the total area of indoor storage and office space combined equates to 215 ft² (Exhibits G & 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 be a designated off-street parking stall located in front of the third car garage for customer appointments. (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.*
- The applicant indicates that the home occupation will not create nuisances. (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 215 ft² within the dwelling for operating the home office and storing inventory, which is approximately 4.5% of the dwelling total square footage. (Exhibits G & H).
- I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*
- The home occupation will not have any signage on the property (Exhibit H).
- J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.*

- The applicant indicates that there will be an off-street parking stall located on the driveway and in front of the third car garage which is designated for customers during their scheduled appointments (Exhibits F, G & 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.*
- Customers will park their personal vehicles in front of the third car garage during their scheduled appointments (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 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.*
- The applicant requests a deviation to this standard as customers will come to the home. Details regarding customer appointments are discussed later in this report (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 the business will not create additional utility demands (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 business is located within a single-family dwelling. Approval from an HOA or management company is not required.

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

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

The applicant is requesting a deviation from criteria listed in DCMC 9-34-40 regarding customers coming to the home. With the exception of firearms that must be picked up in person, other items are primarily shipped direct to the consumer. A home occupation that does not comply with the criteria may be established through a conditional use permit per DCMC 9-34-060. 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 home office with customers coming to the home is people coming and going from the property and the potential vehicle traffic generated by customers and vehicles parked on the street. In regards to this particular home occupation the potential for such detrimental effects is mitigated by how the applicant operates the business. As described in Exhibit H, the anticipated number of customer appointments in a single week is low, between 5 and 10. Customers schedule their appointment online to pick up their orders and go through the required background checks and paper work with the business owner inside of the home. Appointments last approximately 30 minutes and are scheduled one at a time during the hours of operation which are 9 a.m. to 2:30 p.m., Monday through Thursday. An off-street parking stall is located on the driveway in front of the third car garage.

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 customer coming to the home shall be by appointment only.
4. That there shall be only one customer at the subject property at a time.
5. That one (1) off street parking stall shall be provided for the customer for the duration of their scheduled appointment.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Kim Mazzucchelli representing, The Ozzy Shepherd, LLC. Application 2025-0156-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated October 31, 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 Kim Mazzucchelli representing, The Ozzy Shepherd, LLC. Application 2025-0156-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 31, 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 Kim Mazzucchelli representing, The Ozzy Shepherd, LLC. Application 2025-0156-USE, based on the following findings for denial listed in the Staff Report dated October 31, 2025.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.11.05 09:20:50 -0700

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: 2025.11.05
18:04:02-0700

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.11.05 09:06:33 -0700

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: 2025.11.05 11:17:29 -0700

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

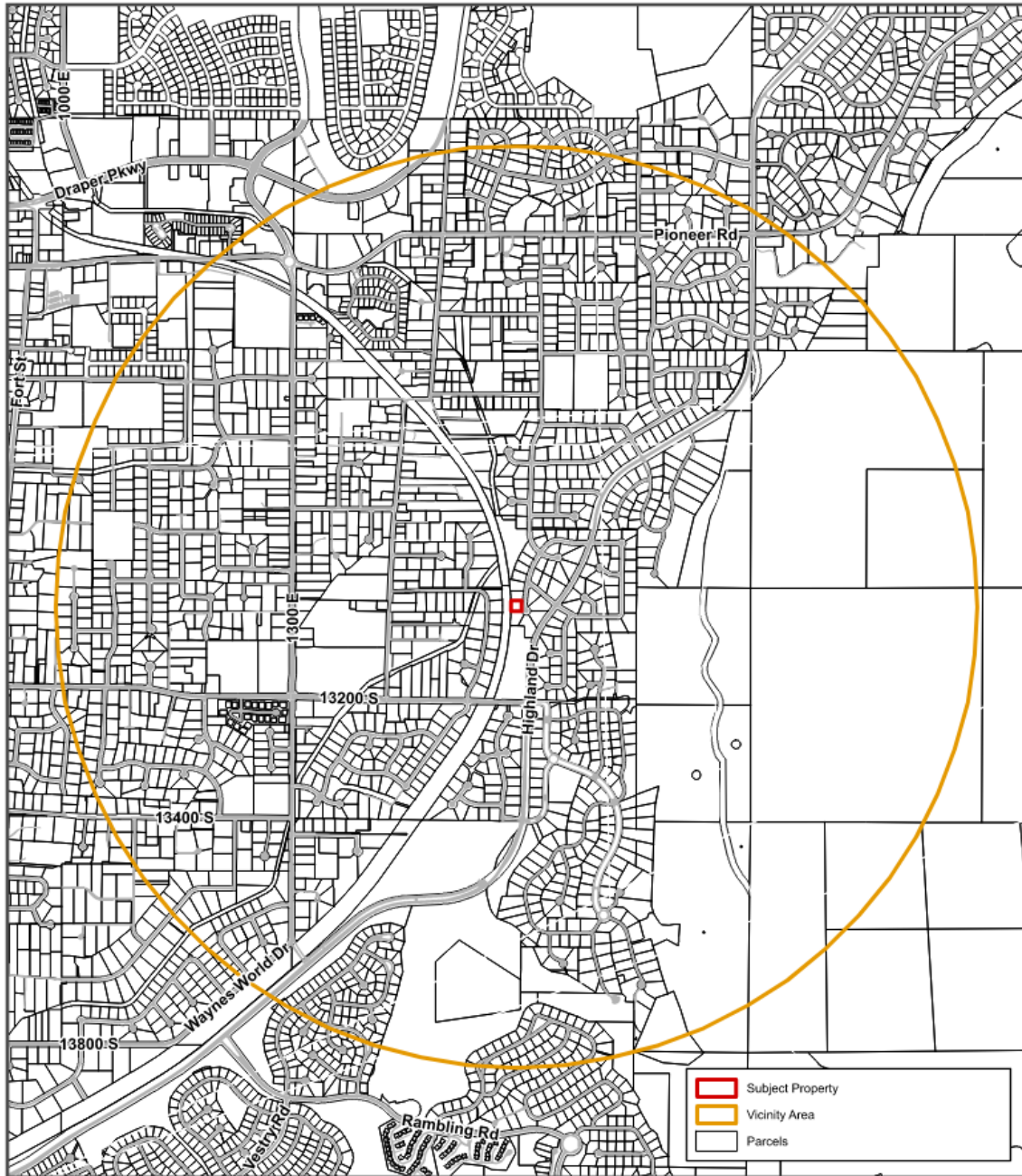
Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B
VICINITY MAP



Date Printed: 10/30/2025

13034 S MOUNTAIN CREST CIR
The Ozzy Shepherd LLC. Home Occupation Conditional Use

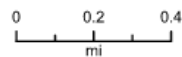
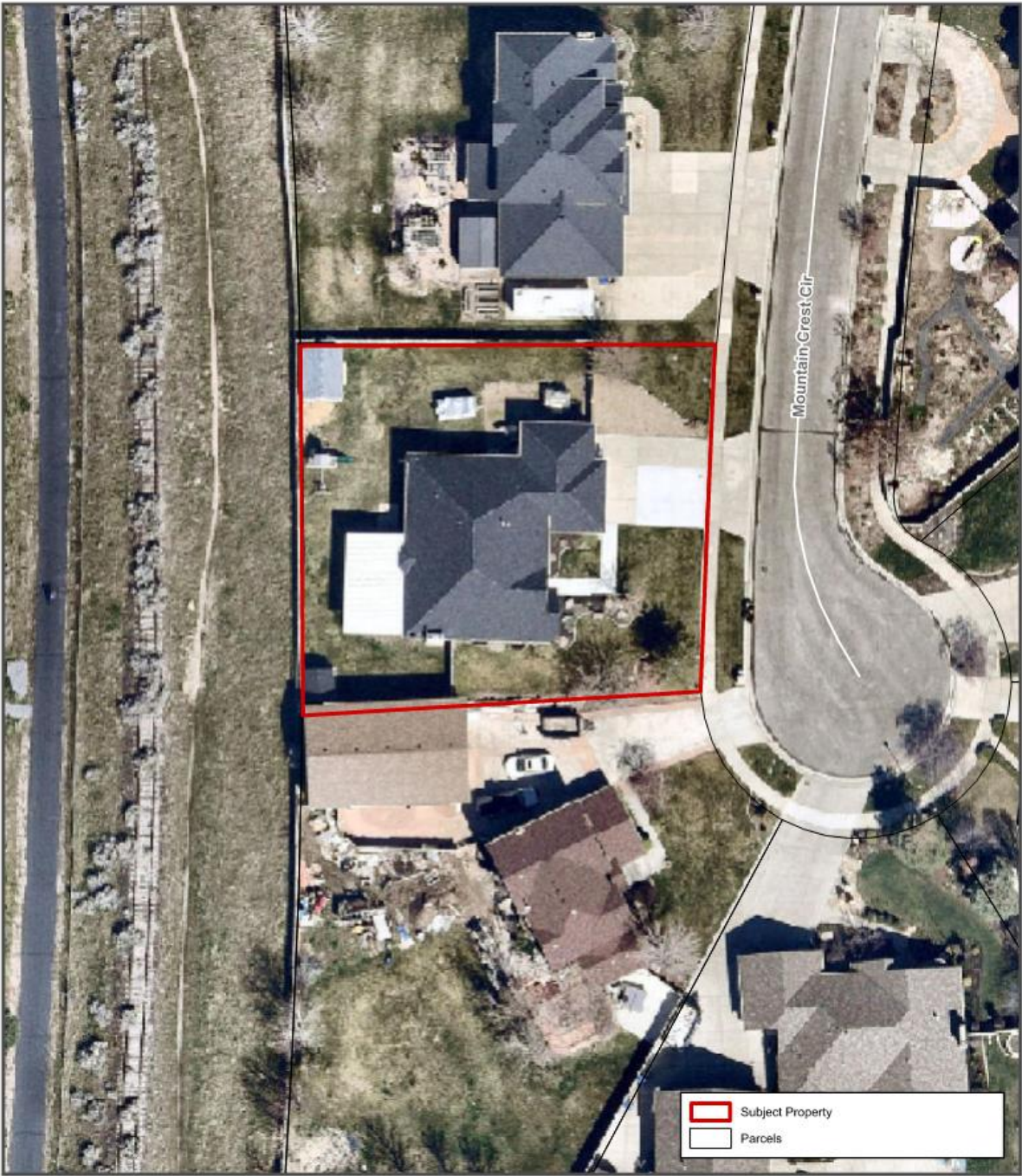


EXHIBIT C
AERIAL MAP



Date Printed: 10/30/2025

13034 S MOUNTAIN CREST CIR

The Ozzy Shepherd LLC. Home Occupation Conditional Use

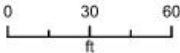
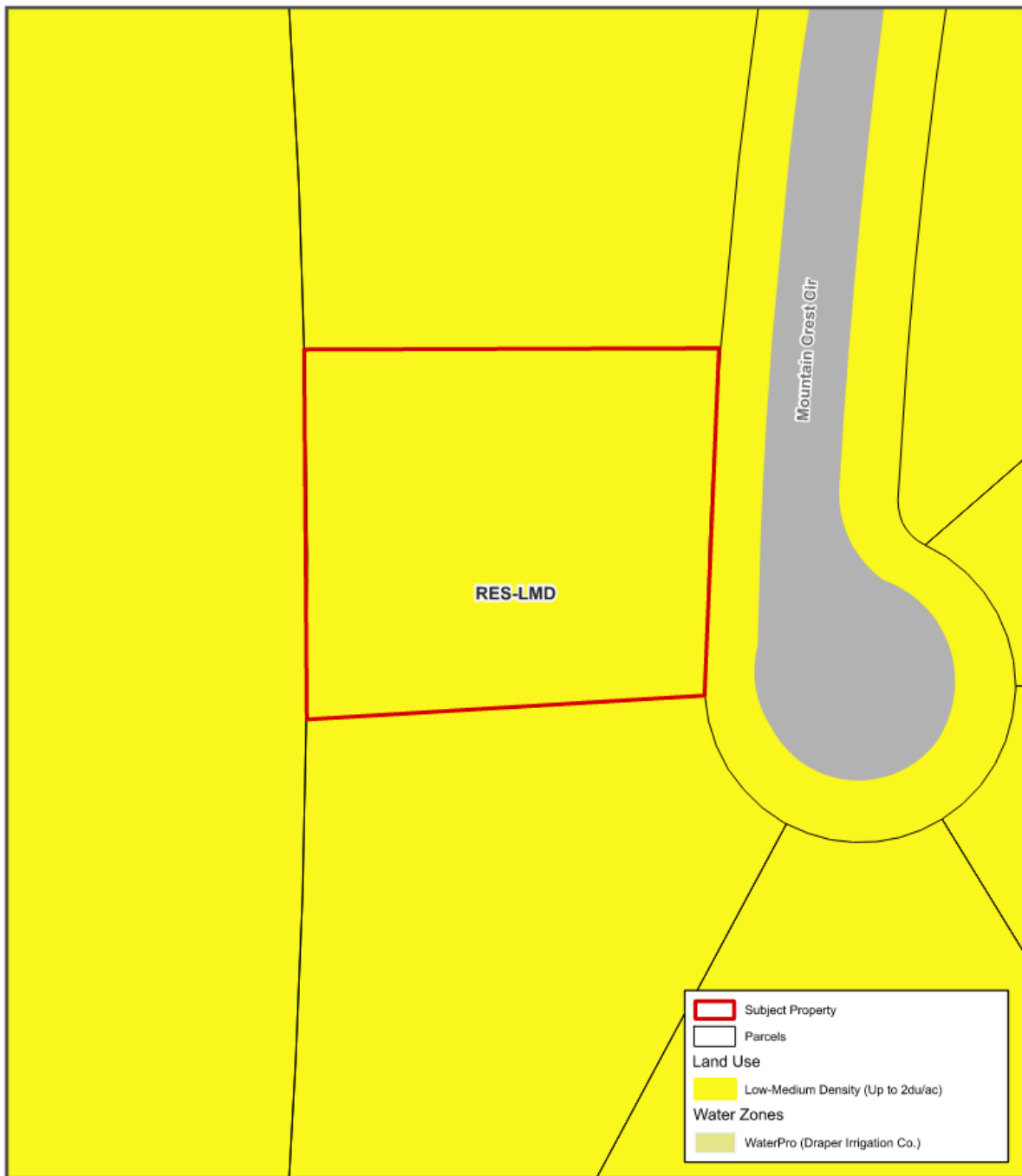


EXHIBIT D
LAND USE MAP



Date Printed: 10/30/2025

13034 S MOUNTAIN CREST CIR

The Ozzy Shepherd LLC. Home Occupation Conditional Use

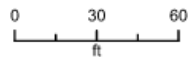
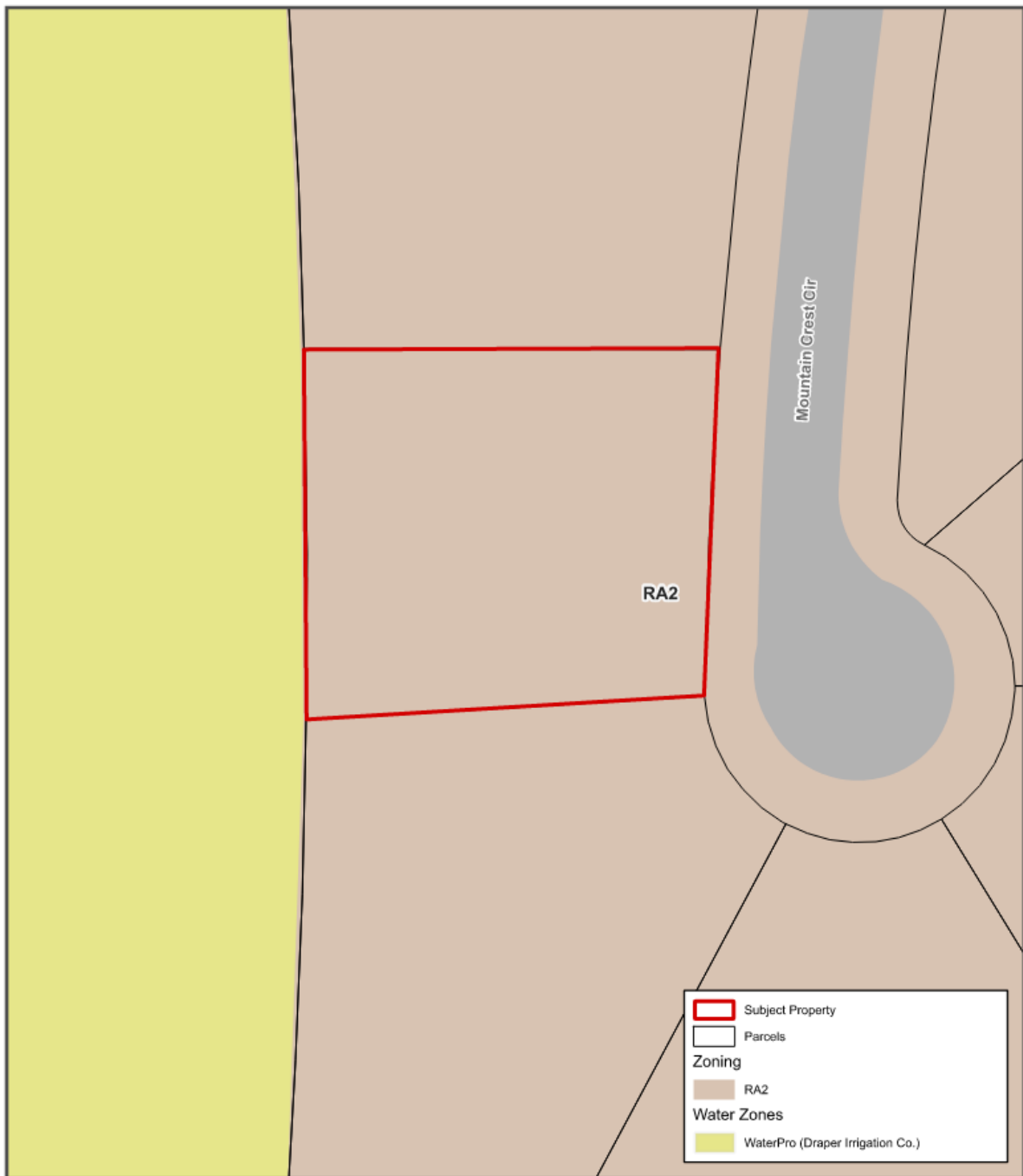


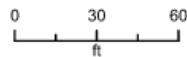
EXHIBIT E
ZONING MAP



Date Printed: 10/30/2025

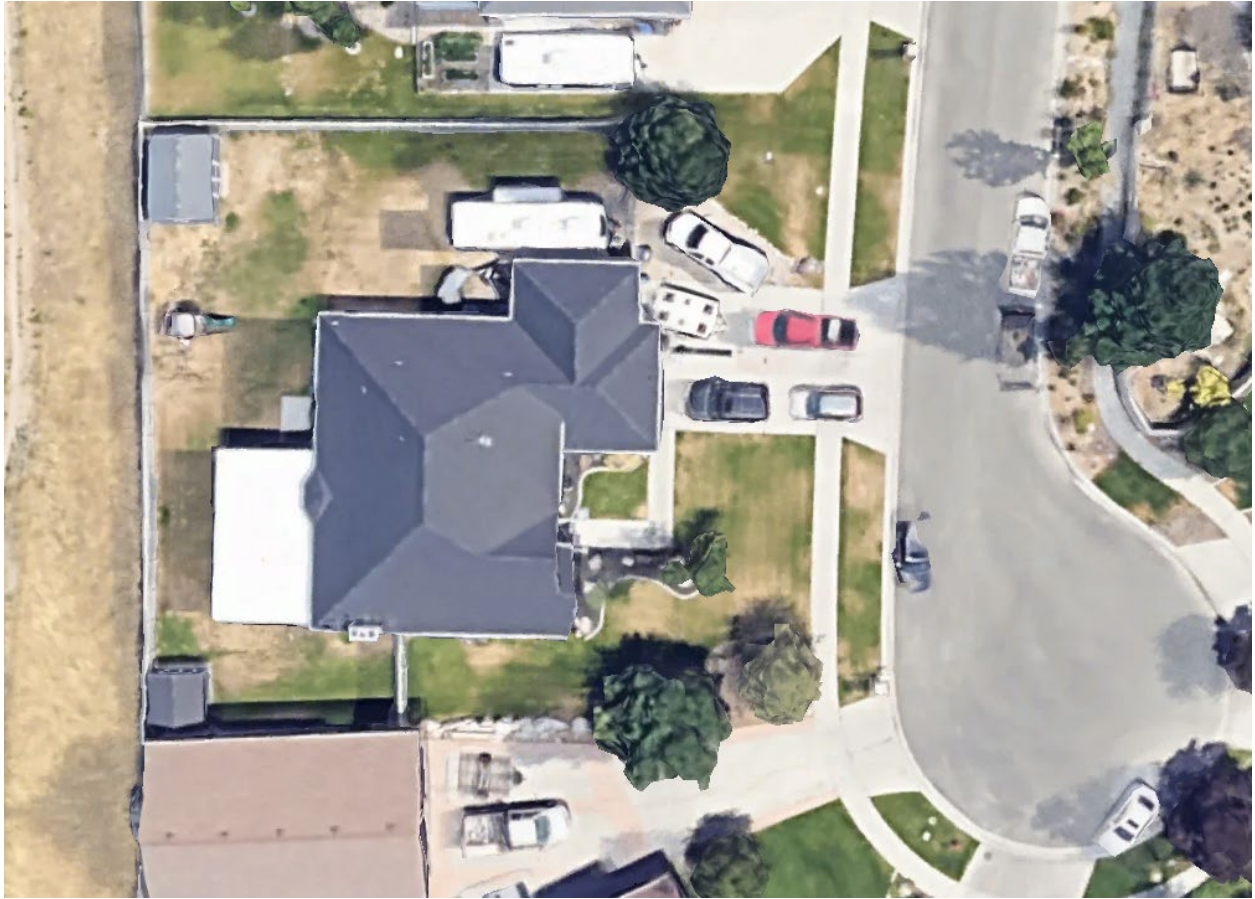
13034 S MOUNTAIN CREST CIR

The Ozzy Shepherd LLC. Home Occupation Conditional Use

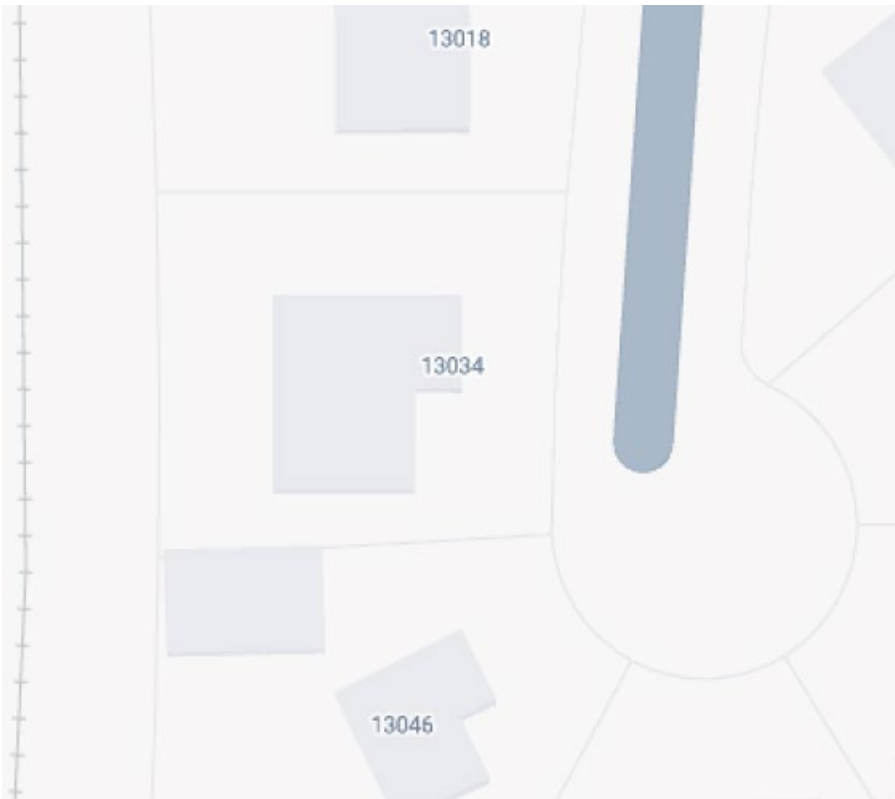


**EXHIBIT F
SITE PLAN**

Aerial & Street View Site Plan 13034 Mountain Crest Cir, Draper:



Note: Northern third car driveway to be designated for customer parking, customers will be advised of Traffic Management Plan (TMP)

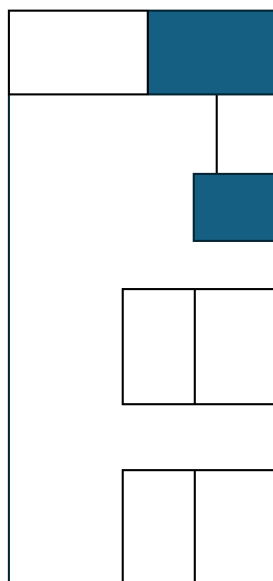


**EXHIBIT G
FLOOR PLANS**

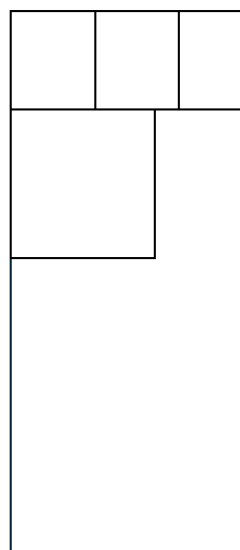
Note:

1. 4857 square feet
2. Business occupied areas for storage and office space shaded in blue
3. Total area for storage and office space = 215 square feet and 4.5% of the total dwelling

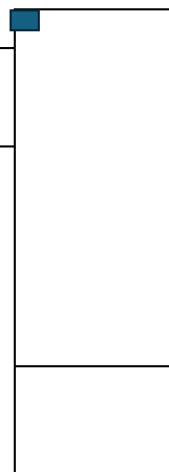
Basement



Ground Floor



Garage



Driveway / Offstreet Parking

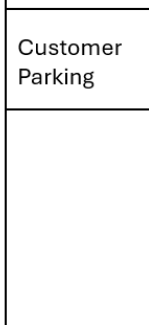


EXHIBIT H
APPLICANT STATEMENTS

Business Description & Site Layout

The Ozzy Shepherd LLC

13034 Mountain Crest Cir, Draper, Utah, USA, 84020

Online Shop: The Ozzy Shepherd, our mission is to provide our customers with the highest quality products at affordable prices. We believe that everyone should have access to the quality products to meet a market need and showcase the best from Australia. We offer a wide range of the best quality Australian products to meet the diverse needs of our customers. From Quality Australian Icons to Bespoke Australian Products, all in which we personally use and can stand behind.

In addition to the Online Retail, major contracts for Federal, State and Local Government contracts both USA and Australia are being tendered for in multiple categories including defense and police contracts for firearms requiring FFL ATF restricted items. FFL transfers for Firearms to the general public will also be a service that will be provided and the only customer interface that will occur at the property.

Our Values At The Ozzy Shepherd, we are committed to operating with integrity, honesty, and transparency bringing with us the hardworking Australian values. We believe in treating our customers, partners and employees with respect , and always strive to do what is right. We acknowledge all First Peoples of Australia and celebrate their enduring connections to Country. We give our respects to Elders who guide Aboriginal and Torres Strait Islander community.

1. Services Provided at 13034 Mountain Crest Cir, Draper, Utah
 - a. FFL and ATF NFA Transfers for qualifying public and service personnel
 - i. Customers by Appointment only – Schedule tool to built into the existing Website www.theozzyshepherd.com
 - ii. Appointment for 30 minutes slots
 - iii. Operating Hours
 1. Monday to Thursday – 0900 – 1430
 - iv. Anticipated Customers per week 5 – 10
 - v. Completing FFL transfers and/or ATF NFA transfers with the service open to qualifying customers
 - vi. Parking will be off street on the Driveway in front of the 3rd Garage
 - vii. All business activities are physically separated from the main dwelling

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

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

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

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

- 13034 Mountain Crest Cir, Draper, Utah, 84020 is owned and occupied by my Wife & I along with our 2 children

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.

- Yes – See Business Registration for the State of Utah for further information
- All required business licenses will be maintained

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.

- Kim Mazzucchelli (Member) of The Ozzy Shepherd LLC is currently the only person involved in the LLC

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

- All facilities comply to standards. The property was only purchased in December 2024 and a complete building inspection was conducted prior to sale to ensure compliance. Will comply with any additional required inspections.

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

- No stock or merchandise will exceed 250 square feet – see attached Floor Plan
- The total area of storage and office space equates to 215 square feet
- No storage or operations to be conducted outside of designated residence

F. Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- No modifications or indication that the premises is used for any purpose other than a dwelling see photo below:



Note: Northern third car driveway to be designated for customer parking, customers will be advised of Traffic Management Plan (TMP)

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.

- No Nuisance will be caused

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.

- Less than 25% of the dwelling will be used for business purposes – see attached layout
- The total area of the dwelling is 4857 square feet
- Total percentage for secondary use of 215 square feet = 4.5%

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

- No signage intended to be installed

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.



-
- Designated Customer Parking & Loading Zone
- Customer attendance by appointment only

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.

- No personal vehicles have advertising or marketing decals or other

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

- No Yards or surrounding areas of the dwelling will be used

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

- No customers will be allowed to access any other area than the designated office space
- Customer attendance by appointment only

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.

- No additional demand will be placed on any Public Utilities

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

- Occupations will only be conducted within the primary structure – see attached layout

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

- Single -family dwelling only

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

- No childcare, agriculture or food activities will be conducted

Please answer the questions below. You must explain how your proposal will meet the standards listed below. If it does not apply explain why (N/A is not a valid response).

Helpful resources and relevant information can be found in the following links

- the general plan can be accessed by following this link:
<https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024.pdf>
- Title 9 (Land Use And Development Regulations) of The Draper City Code can be accessed by following this link:
https://codelibrary.amlegal.com/codes/draperut/latest/draper_ut/0-0-0-29634
- Draper City Zoning maps can be accessed by following this link:
<https://experience.arcgis.com/experience/601a6dd2a14c4739a90f4eac930a9528>

PLEASE PROVIDE YOUR ANSWER(S) AT THE BULLET POINT LOCATED BELOW EACH SECTION

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

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

- a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
 - Primary activities are focused around Major Contracts through local, state and federal agencies that require no customers to attend the residence.
 - Where customers are required to attend the premises in person there is a designated off street parking on the North third car garage
 - All business activities with customers will be conducted within the dwelling in my office (1 room of the house)
 - All storage of materials will only be kept in the designated areas less than 250 square feet and 25% of the dwelling – 215 square feet of Office and Storage space which equates to 4.5% of the total 4857 square feet.
 - Customer attendance by appointment only
- b. The suitability of the specific property for the proposed use;
 - The property has all the requirements to support being primarily a family dwelling with the secondary purpose of conducting business activities.
 - The dwelling is a total of 4857 square feet
 - The property supports off street customer parking
 - Customer traffic is not intended to be high
 - Appropriate scheduling for customers to attend in-person
 - Customer attendance by appointment only
- c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - No impact to development will be caused
- d. The economic impact of the proposed facility or use on the surrounding area;
 - No economic impact to the facility or surrounding facility will occur
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - No aesthetic impact to the facility or surrounding area will occur
- 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;

- Designated off-street parking
- Scheduling customer visitation
- Low frequency of in-person customers intended
- No impact to Utilities in the area
- Drainage will not be impacted
- Parking and Loading Space will be designated through and in front of the Northern third car garage
- Exterior house lighting both sensor and switch
- No additional screening required
- Smoke Alarms, Fire Extinguishers & Fire Blankets
- The sidewalk will not be obstructed at any time
- Customer attendance by appointment only

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;

- No noxious or offensive emissions will be caused

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.

- The business activities being conducted pose no adverse impact to the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area

MEMO



To: Planning Commission

From: Maryann Pickering, AICP

Date: 2025-11-13

Re: Public Hearing: Huber Land Use and Zoning Map Amendment Requests (Legislative Action)

Comments:

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendment for an approximate 1.38 acres located on the west side of 700 West at approximately 11730 S. 700 West. The property is currently zoned RA1. The applicant is requesting that the applications be approved to rezone the rear portion of the property (19,601 sq. ft.) to be sold to the developer of the subdivision to the west. The subject parcel is currently developed with a single-family residence that was built in 1979.

Land Use Amendment

Findings for Approval:

1. The proposed land use map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will not adversely affect adjacent property.
4. 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.
5. The proposed land use map amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Findings for Denial:

1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will adversely affect adjacent property.
4. The legislative body may reject any amendment to the general plan land use map

that the legislative body considers appropriate.

Zoning Map Amendment:

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

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

ATTACHMENTS:

[PC Staff Report \(Huber\).pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

November 4, 2025

To: Draper City Planning Commission
Business Date: November 13, 2025

From: Development Review Committee

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

Re: Huber – Land Use and Zoning Map Amendment Requests

Application Nos.: 2025-0222-MA and 2025-0223-MA

Applicant: Tom Spencer of Wright Homes, representing the Huber Family

Project Location: Approximately 11730 S. 700 West

Current Zoning: RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum)

Acreage: Approximately 1.38 acres (approximately 60,112.8 sq. ft.)

Request: Request is to amend the land use designation from Residential Low/Medium Density to Residential Medium Density and amend the zoning designation from RA1 (Residential Agricultural, 40,000 sq. ft. minimum) to R3 (Single Family Residential, 13,000 sq. ft. lot minimum).

SUMMARY AND BACKGROUND

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendment for an approximate 1.38 acres located on the west side of 700 West at approximately 11730 S. 700 West (Exhibits C and D). The property is currently zoned RA1. The applicant is requesting that the applications be approved to rezone the rear portion of the property (19,601 sq. ft.) to be sold to the developer of the subdivision to the west. The subject parcel is currently developed with a single-family residence that was built in 1979.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Land Use	Residential Medium Density	
Adjacent Zoning		
East	R3	
West	RA1	
North	RA1 and R3	
South	RA1	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 and RA2 zones is to *“foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.”*

Land Use Map Amendment. The applicant has requested a land use amendment to the Residential Medium Density land use designation (Exhibit G). The proposed designation is compatible with the requested zoning designation of R3. The Residential Medium Density land use designation is described as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• 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 • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• 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	

Zoning Map Amendment. The applicant has requested the R3 zoning designation for the property (Exhibit G). According to 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."

The applicant is requesting the land use and zoning changes for the rear approximate one third of the property. The area proposed as part of the amendments (19,601 sq. ft.) will be sold to Wright Homes who will then incorporate the land into the existing Fox Landing subdivision and create a new lot. The remaining portion of the Huber property (40,511 sq. ft.) will remain as RA1 and meets the minimum lot size for the RA1 zone.

Criteria for Approval:

Land Use Map Amendment:

The Land Use Map Amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan Amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D).

Section 9-5-060(D) is noted as follows:

- D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
- 1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
 - b. The name and address of every person or company the applicant represents.*
 - c. The requested amendment and reasons supporting the request.*
 - d. If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) An accurate property map showing present and proposed zoning classifications;*
 - (2) All abutting properties showing present zoning classifications; and*
 - (3) An accurate legal description and an approximate common address of the area proposed to be rezoned.*

- e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
3. *The Planning Commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the Planning Commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the City Council for review and decision.*
4. *The City Council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the City Council may approve, approve with modifications, or deny the proposed amendment.*

Zoning Map Amendment 9-5-060(E)

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

1. *Map Amendments:*
 - a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 - b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
 - d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
 - e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

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

Fire Division Review. The Draper City Fire Marshal has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the requests, receive public comment, and makes decisions based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS AND FINDINGS

Land Use Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Tom Spencer of Wright Homes, representing the Huber Family, application 2025-0222-MA, based on the findings for approval listed in the Staff Report dated November 4, 2025.

Findings for Approval:

1. The proposed land use map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will not adversely affect adjacent property.
4. 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.
5. The proposed land use map amendment complies with DCMC Section 9-2-020(F).

6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Tom Spencer of Wright Homes, representing the Huber Family, application 2025-0222-MA, based on the findings for approval listed in the Staff Report dated November 4, 2025 and as modified by additional findings as follows:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Tom Spencer, representing the Huber Family, application 2025-0222-MA, based on the findings for denial listed in the Staff Report dated November 4, 2025.

Findings for Denial:

1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will adversely affect adjacent property.
4. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Tom Spencer, representing the Huber Family, application 2025-0223-MA, based on the findings for approval listed in the Staff Report dated November 4, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Tom Spencer, representing the Huber Family, application 2025-0223-MA, based on the findings for approval listed in the Staff Report dated November 4, 2025 and as modified by additional findings as follows:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Tom Spencer, representing the Huber Family, application 2025-0223-MA, based on the findings for denial listed in the Staff Report dated November 4, 2025.

Findings for Denial:

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

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: 2025.11.04 11:21:04-07'00'

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: 2025.11.05
09:42:14-07'00'

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew
Symes
Date: 2025.11.05 08:30:09-07'00'

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.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;
Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.
 - a. The change in zone from Residential/Agricultural (RA1) to Residential (R3) is proposing to change from low density residential use to a higher residential density. This change in zoning represents a minor increase demand on the streets and utilities. Based on the subject parcel size, the proposed zone will allow the construction of a second single residential structure, doubling the existing traffic from the current approximately one peak hour trip and approximate 9 vehicle trips per day to the proposed density of approximately 2 peak hour trips and approximately 18 vehicle trips per day. The site has existing access to 700 West, a minor collector, for an existing residential unit and a future connection to Rolands Dr, a local residential street. Based on the capacity of the fronting public streets, the change in zone has the potential increase traffic minimally on 700 West, but does not represent a significant increase where any mitigation would be required. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not trigger a TIS. There are no existing public frontage improvements on 700 West and installation of those improvements would be required with any development. There are existing public frontage improvements on Rolands Dr.
 - b. Connectivity with the subject parcels to public right-of-way is to 700 West, a minor collector street for the existing residential structure and to Roland Dr to a potential future residential structure. Accesses are required to meet

Draper City standards as outlined in our Master Transportation Plan and city code. Any development on the site will need to be evaluated for access location to comply with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.

- c. There are existing storm drainage facilities in Roland Dr. There are no existing storm drainage facilities in 700 West fronting the subject parcel. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
- e. Drinking water is provided by Draper City to the subject parcel. Any subdivision or site plan application will require a commitment to serve from the city indicating it has the required facilities that are adequate to provide service for the proposed uses. This commitment is made at the time of subdivision or site plan approval.

Fire Division Review.

- 1. No additional comments.

GIS Review

- 1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian

Beginning at the southeast corner of Lot 328 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder, said point being South 00°05'05" East 2,165.28 feet along the section line and West 437.70 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 101.04 feet;

thence West 199.30 feet to the southeast corner of Lot 327 of said Fox Landing Phase 3 Subdivision;

thence North 06°53'55" East 102.95 feet along the easterly boundary line of said Lot 327 to the southwest corner of said Lot 328;

thence South 89°38'27" East 186.79 feet along the southerly boundary line of said Lot 328 to the point of beginning.

Contains 19,621 Square Feet or 0.450 Acres

EXHIBIT C VICINITY MAP



Date Printed: 10/23/2025

Huber Property Zoning and Land Use Amendment 11730 S. 700 W.

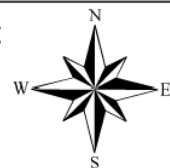
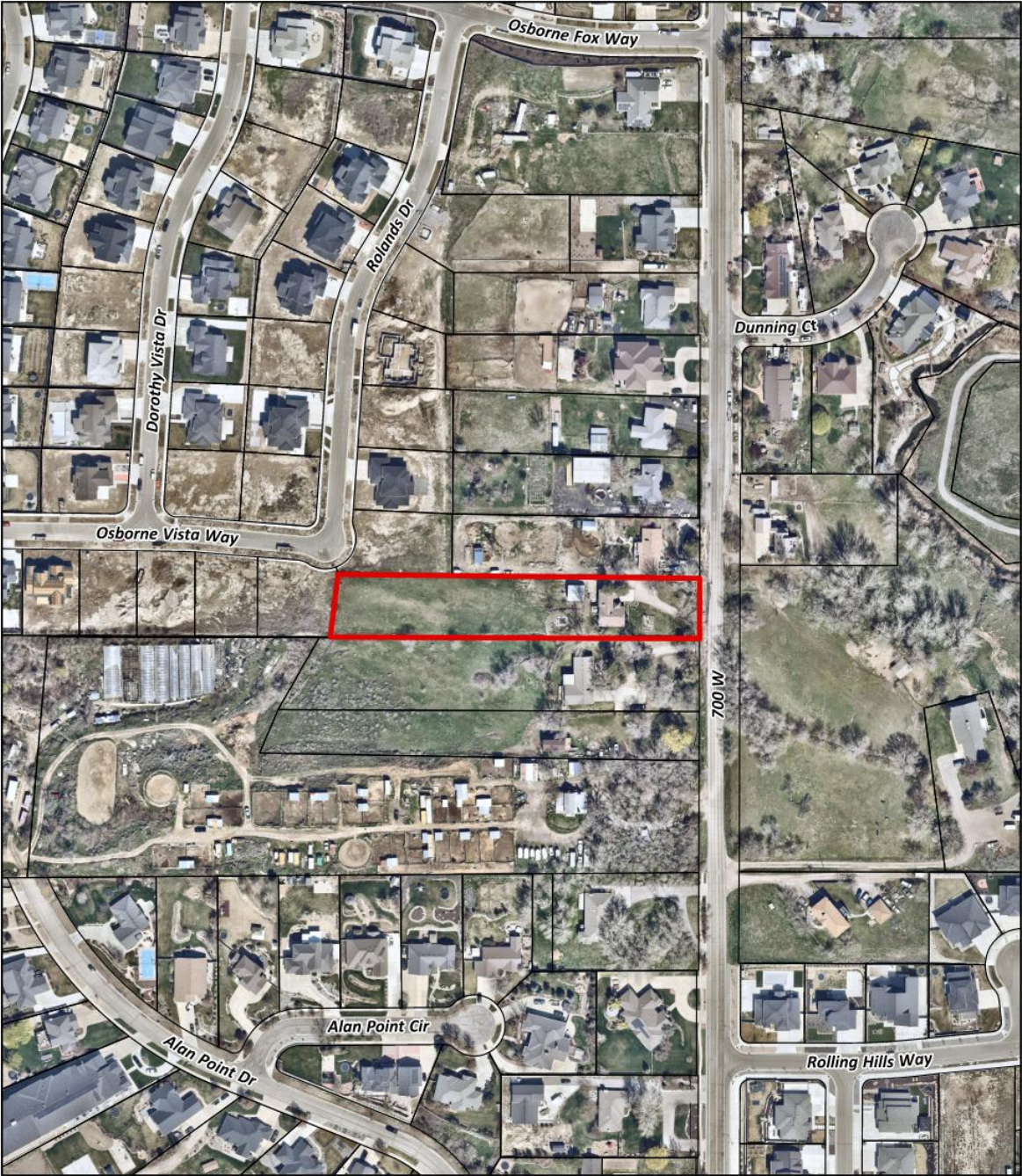


EXHIBIT D
AERIAL MAP





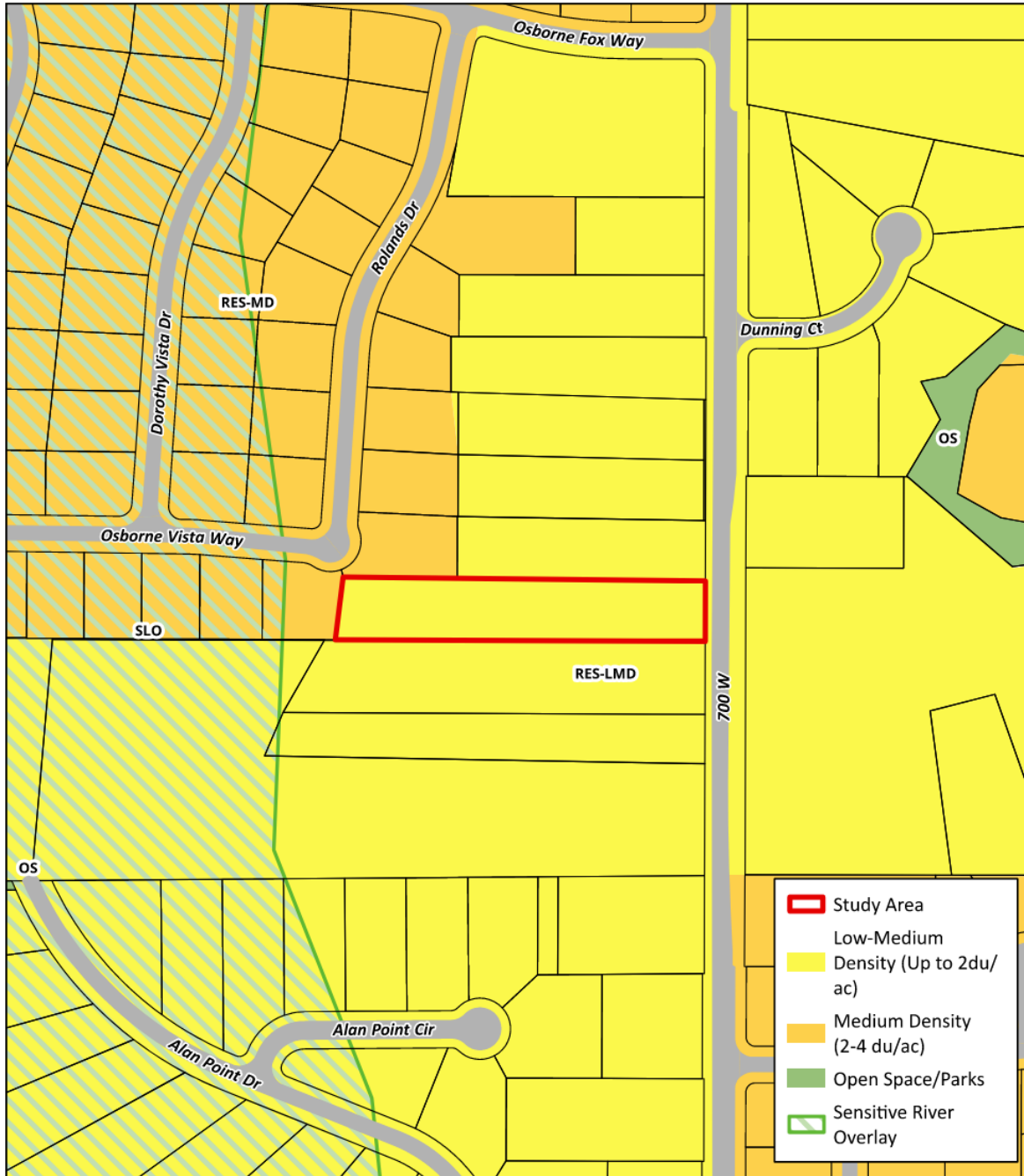
Date Printed: 10/23/2025

Huber Property Zoning and Land Use Amendment
11730 S. 700 W.

0 135 270 540
Feet

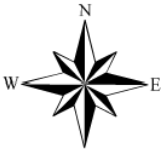


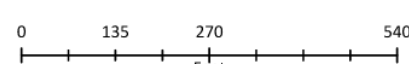
EXHIBIT E LAND USE MAP





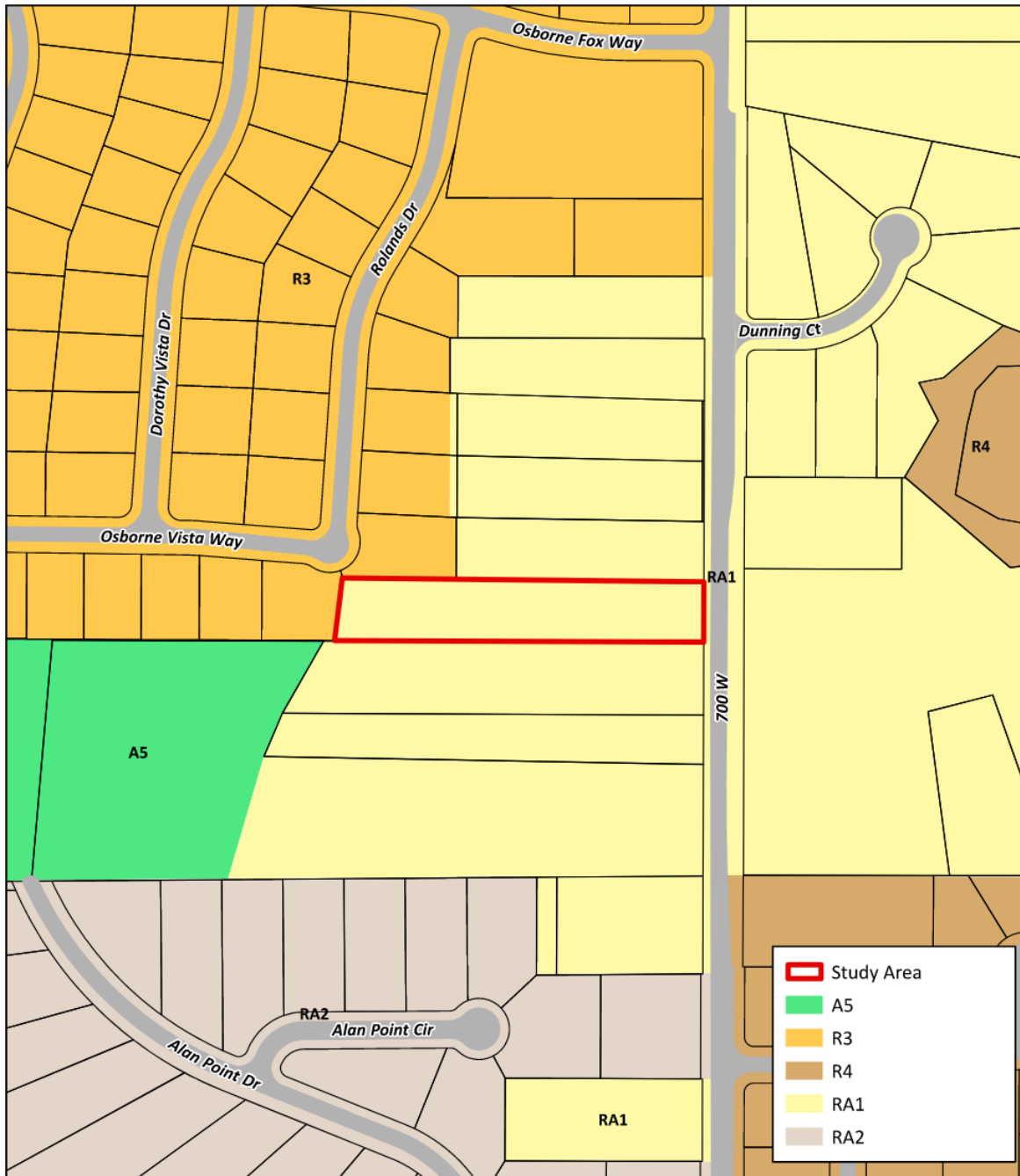
Huber Property Zoning and Land Use Amendment
11730 S. 700 W.





Date Printed: 10/23/2025

EXHIBIT F ZONING MAP





Date Printed: 10/23/2025

Huber Property Zoning and Land Use Amendment

11730 S. 700 W.

0 135 270 540

Feet



EXHIBIT G
APPLICANT QUESTIONNAIRE

August 28, 2025

Planning & Zoning
Draper City
1020 East Pioneer Rd
Draper, Utah 84020

Re: General Land Use Map Amendment; southerly 0.450 ac. of parcel 27-23-400-056

The following are answers to the supplemental questions on the General Plan Land Use Map Amendment application.

1. The subject property is currently designated as Low Medium Density (2 du/ac). The requested designation is Medium (2-4 du/ac).
2. The purpose of the request is to create a buildable lot on the subject property consistent with the adjoining land uses on the north and west boundaries. We believe this is a reasonable and logical use of the subject property, otherwise the property has no other use other than grazing.
3. Half of all the properties along 700 West have already been developed into 1/3 acre lots. This particular property is adjacent to existing and developed R3 zone.
4. After reviewing the General Plan and Land Use Map, this application seems to be completely consistent with the stated objectives. Examples; this application meets the "smart growth infill" objective, and certainly meets the "desirable neighborhood" objective.
5. This Land Use Map Amendment application is being submitted contemporaneously with an application to amend the Zoning Map designation.

Sincerely,
WRIGHT & ASSOCIATES LLC.



Derek Wright, President

cc: Tom Spencer, LD Mgr, Wright&Assoc. LLC, 801.910.9235, TomS@WrightHomes.com

DRAPER CITY LAND USE MAP 2025



October 21, 2024

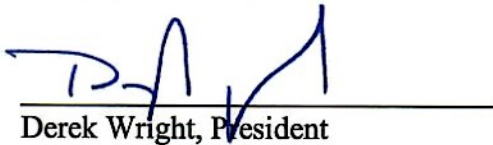
Planning & Zoning
Draper City
1020 E Pioneer Rd
Draper, UT 84020

Re: Zoning Map Amendment; southerly 0.450 ac. of parcel 2723400056.

The following are answers to the supplemental questions on the Zoning Map Amendment Application.

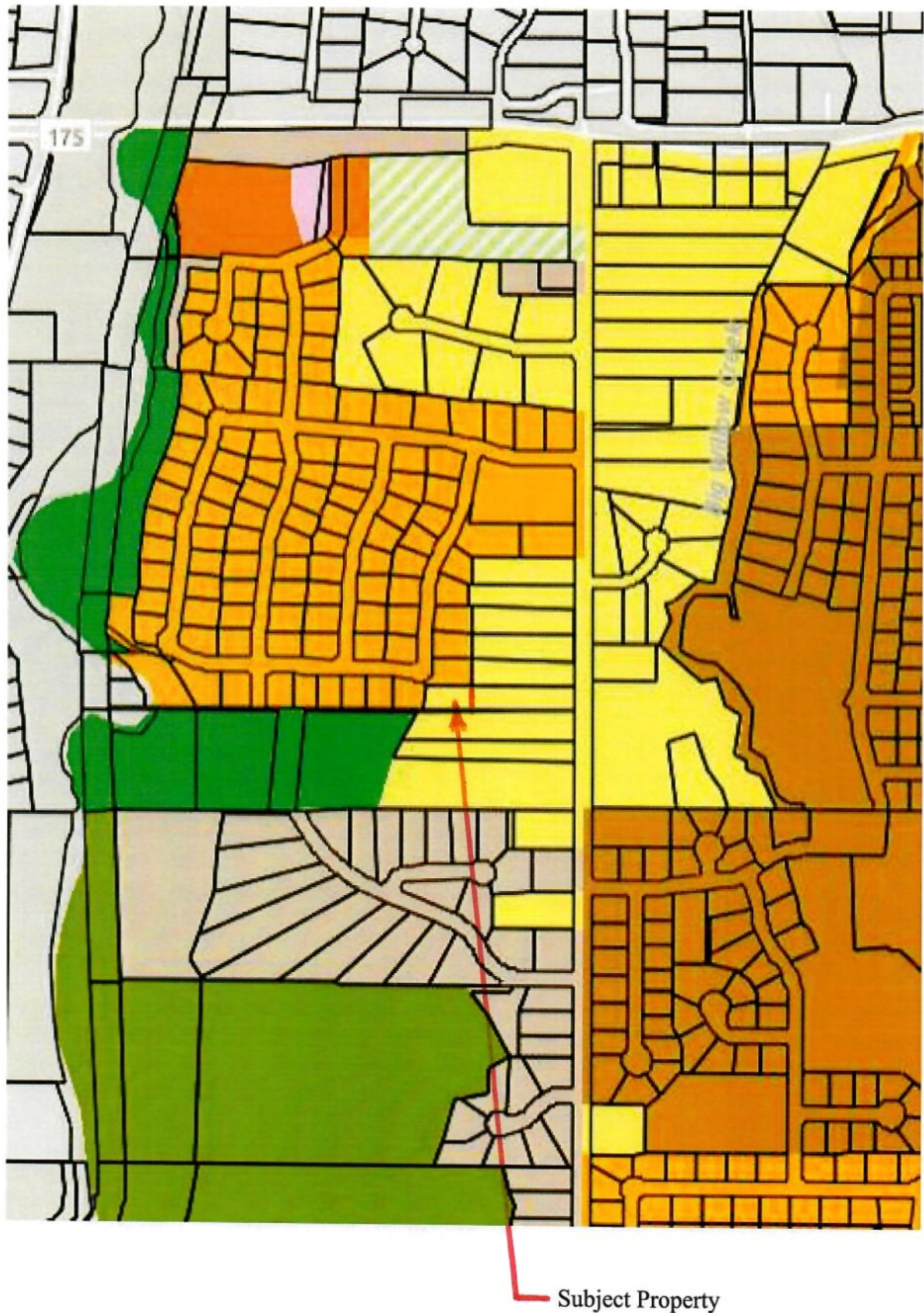
1. The subject property is currently designated as zone RA1. The requested zone designation is R3.
2. The purpose of the request is to create a buildable lot the subject property consistent with the adjoining zone and use and is a reasonable use of the property and a logical addition to the adjoining subdivision, Fox Landing Phase 3.
3. The adjoining zone and use on two sides of this property is R3 residential. Currently approximately one half of the properties along 700 West are already zoned R3 and R4.
4. Existing public roads and all utilities are immediately available to the property from Osborne Vista Way.
5. This Zone Map Amendment application is being submitted contemporaneously with an application to amend the General Land Use Plan and Policies of the City.

Sincerely;
WRIGHT & ASSOCIATES LLC.


Derek Wright, President

cc: Tom Spencer, LD Mgr, Wright&Assoc. LLC, 801.910.9235, TomS@WrightHomes.com

DRAPER CITY ZONING MAP 2025



MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-11-13

Re: Public Hearing: Fetzer Land Use and Zoning Map Amendment Requests (Legislative Item)

Comments:

These applications are requests for approval of a Land Use Map Amendment to change the current land use designation from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment to change the current zoning designation from RA2 to R3 for approximately 0.89 acres located on the south side of 12900 S. at approximately 1394 E. 12900 S.

Land Use Map Amendment

Findings for Approval:

1. The proposed land use map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will not adversely affect adjacent property.
4. 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.
5. The proposed land use map amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Findings for Denial:

1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.

3. The proposed land use map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. The proposed land use map amendment does not comply with DCMC Section 9-2-020(F).
6. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

Fetzer zma and Luma report.pdf



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 8, 2025

To: Draper City Planning Commission
Business Date: November 13, 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: Fetzer – Land Use Map and Zoning Map Amendment Requests

Application No.: 2025-0192-MA & 2025-0193-MA
Applicant: Robert Fetzer
Project Location: 1394 E. 12900 S.
Current Zoning: RA2 (Residential Agricultural, 20,000 ft² min. lot size)
Acreage: 0.89 Acres (Approximately 38768 ft²)
Request: Request for approval of a Land Use Map Amendment to change the current land use designation from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment to change the current zoning designation from RA2 to R3 (Single-Family Residential, 13,000 ft² min lot size).

BACKGROUND AND SUMMARY

These applications are requests for approval of a Land Use Map Amendment to change the current land use designation from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment to change the current zoning designation from RA2 to R3 for approximately 0.89 acres located on the south side of 12900 S. at approximately 1394 E. 12900 S. (Exhibits C and D). The applicant is requesting that the changes be approved so that the subject property can be subdivided to create one (1) additional lot for construction of a single-family home.

The subject property is not part of an existing subdivision. A single-family home which fronts onto 12900 S. was built on the subject property in approximately 1992.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA2	Exhibit F
Adjacent Zoning		
East	RA2	
West	RA2	
North	R3	
South	RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of*

limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Land Use Map Amendment. The applicant has requested a land use amendment to the Residential Medium Density land use designation (Exhibit G). The proposed designation is compatible with the requested zoning designation of R3 (Exhibit H).

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• 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 • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• 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	

Zoning Map Amendment. The applicant has requested the R3 zoning designation for the subject property (Exhibit H). 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."*

The R3 zone allows single-family dwellings on lots of at least 13,000 square feet in size. This proposed zoning designation would allow the property to be subdivided into two (2) lots.

Criteria for Approval

Land Use Map Amendment:

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

- D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:
1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.
 - b. The name and address of every person or company the applicant represents.
 - c. The requested amendment and reasons supporting the request.
 - d. If the proposed amendment requires a change in the zoning map, the application shall include:
 - (1) An accurate property map showing present and proposed zoning classifications;
 - (2) All abutting properties showing present zoning classifications; and
 - (3) An accurate legal description and an approximate common address of the area proposed to be rezoned.
 - e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.
 2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.
 3. The Planning Commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the Planning Commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the City Council for review and decision.

4. The City Council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the City Council may approve, approve with modifications, or deny the proposed amendment.

Zoning Map Amendment 9-5-060(E)

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(1) of the DCMC:

1. Map Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- d. The extent to which the proposed amendment may adversely affect adjacent property; and*
- e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

In reviewing the requests, staff noted surrounding land uses and intensities should be considered in evaluating the proposals. There are other properties adjacent to the north side of the subject property and in the general area with the same zoning and land use designations. Staff generally agrees with the applicant's assertions in their requests (Exhibits G and H) that the proposed Medium Density Land Use Designation and R3 zoning would harmonize with other developments near the subject property and provide a creative in-fill solution.

REVIEWS

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

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

GIS Division Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment 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, receive public comment, and make a recommendation to the City Council based on the findings and criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Land Use Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Robert Fetzer, application 2025-0193-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

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

4. 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.
5. The proposed land use map amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Robert Fetzer, application 2025-0193-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025 and as modified by the following additional findings:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Robert Fetzer, application 2025-0193-MA, based on the findings for denial listed in the Staff Report dated October 8, 2025.

Findings for Denial:

1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposed land use map amendment does not comply with DCMC Section 9-2-020(F).
5. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Robert Fetzer, application 2025-0192-MA, based on the following findings for approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and

policies of the city's general plan.

2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Robert Fetzer, application 2025-0192-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025 and as modified by the following additional findings:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Robert Fetzer application 2025-0192-MA, based on the following findings for denial listed in the Staff Report dated October 8, 2025.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.10.14 10:26:16-06'00'

Draper City Public Works Department

Todd A. Draper

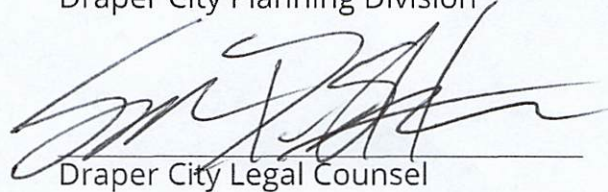
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.10.14
15:46:25-06'00'

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: 2025.10.14 15:42:45-06'00'

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: 2025.10.14 09:03:42-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. The change in zone from Residential / Agricultural (RA2) to Residential (R3) is proposing to change from low density residential use to a higher residential density. This change in zoning represents a minor increase demand on the streets and utilities. Based on the subject parcel size, the proposed zone will double the density and increase traffic from the current approximately one peak hour trip and approximate 9 vehicle trips per day to the proposed density of approximately 2 peak hour trips and approximately 18 vehicle trips per day. The site has access to 12900 South, a local residential street. Based on the capacity of the fronting public street and the proximity to 1300 East, a major collector, the change in zone has the potential increase traffic minimally on 12900 South and adjoining Boulter Street, another local residential street, but does not represent a significant increase where any mitigation would be required. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not trigger a TIS. There are no existing public frontage improvements on the fronting public street and installation of those improvements would be required with any development.
2. Connectivity with the subject parcels to public right-of-way is to 12900 South, a local residential street. Accesses are required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any development on the site will need to be evaluated for access location to comply with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.

3. There are existing storm drainage facilities fronting the subject parcel. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
4. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
5. Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses. This commitment is made at the time of subdivision or site plan approval.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

A parcel of ground located in the Northwest Quarter of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and more particularly described as follows:

Beginning at a point which is North 0°07'25" East 826.15 feet and South 89°52'35" East 618.00 feet from the West Quarter corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°52'35" East 143.92 feet; thence South 0°58'29" West 274.00 feet; thence North 89°06'11" West 139.95 feet; thence North 0°0'25" East 272.082 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of 12900 South Street.

Parcel No.: 28-33-153-026

EXHIBIT C
VICINITY MAP

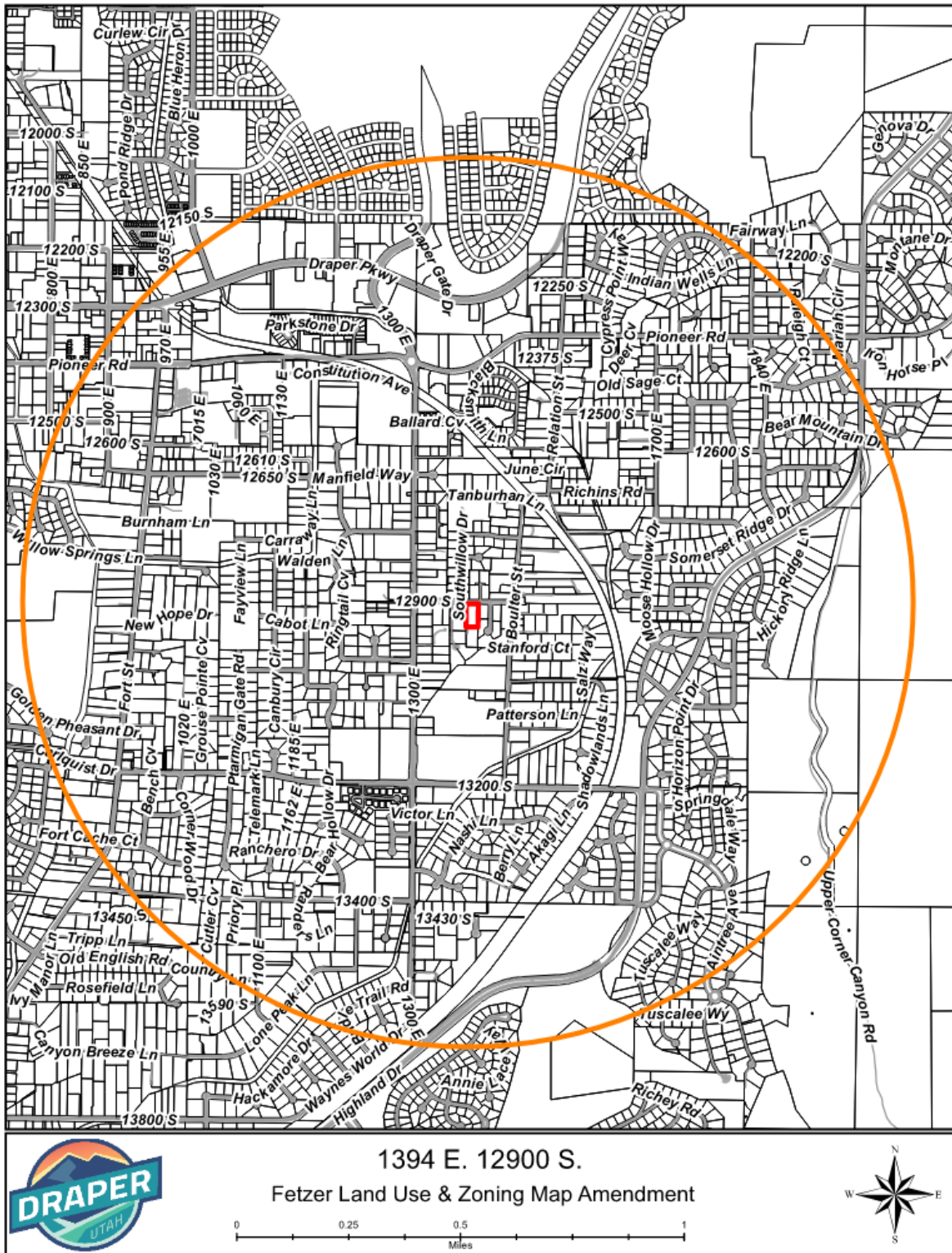


EXHIBIT D
AERIAL MAP

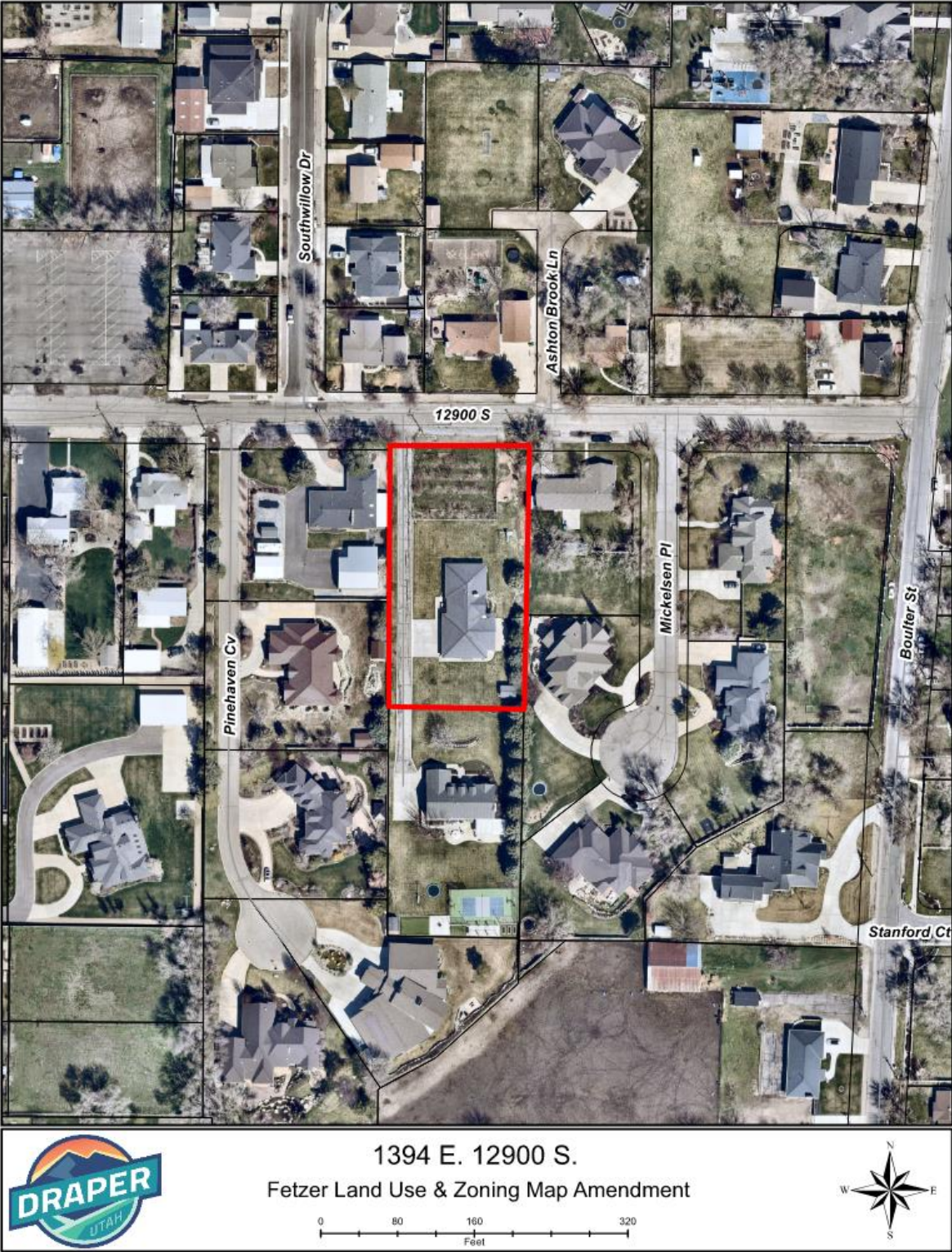


EXHIBIT E
LAND USE MAP

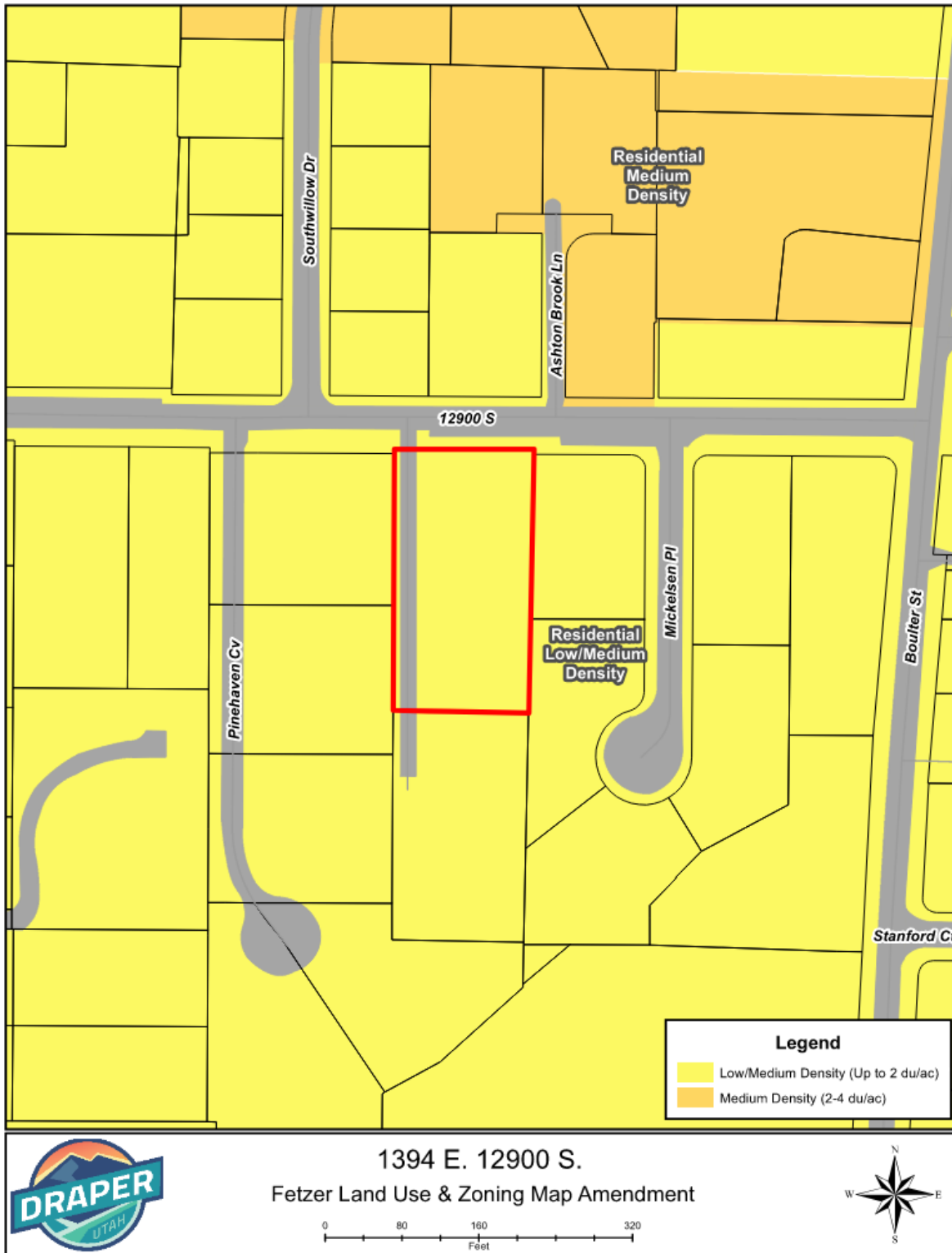


EXHIBIT F
ZONING MAP

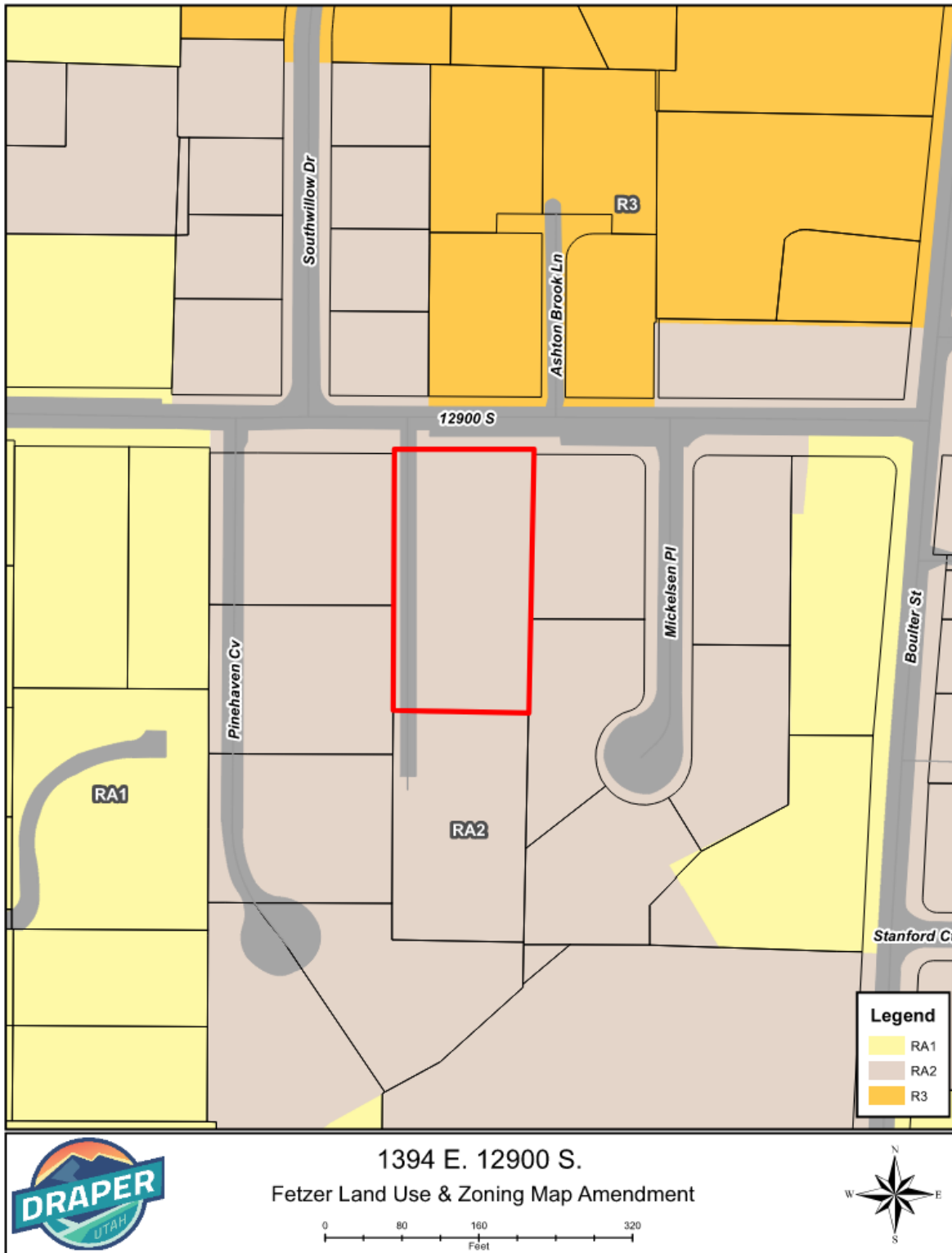


EXHIBIT G
APPLICANT'S RESPONSES – LAND USE MAP AMENDMENT

General Plan Land Use Map Amendment Questionnaire

1. 1394 E 12900 S is currently designated as Low-Medium Residential, and we would like to amend it to Medium Density Single-family Residential R3.
2. We are requesting the land use map amendment of 1394 E 12900 S to allow for R3 zoning so that the lot can be subdivided, and a single-family home can be built on the north half of the property.
3. The requested land use designation is harmonious with the overall character of existing development in the vicinity by maintaining a large lot single-family neighborhood that allows for enhancement of Draper's rural character. The R3 zoning is not currently compatible with the land use designation, however, the change to medium density is very similar to the land use in the area and there is medium density designation currently in the vicinity.
4. The proposed land use designation is consistent with the goals, objectives, and policies of the City's General Plan. Amending the land map and subdividing and rezoning the property to a medium density with R3 designation will still maintain the integrity of the surrounding area while promoting more high-quality housing and smart growth. Amending the land use map for this lot is in line with the city's housing and neighborhood goal to "seek creative infill development strategies" and to "provide the opportunity for comfortable and well-maintained housing for all residents." It also supports the city's goal to "support the development of a full range of housing for seniors to age in place."

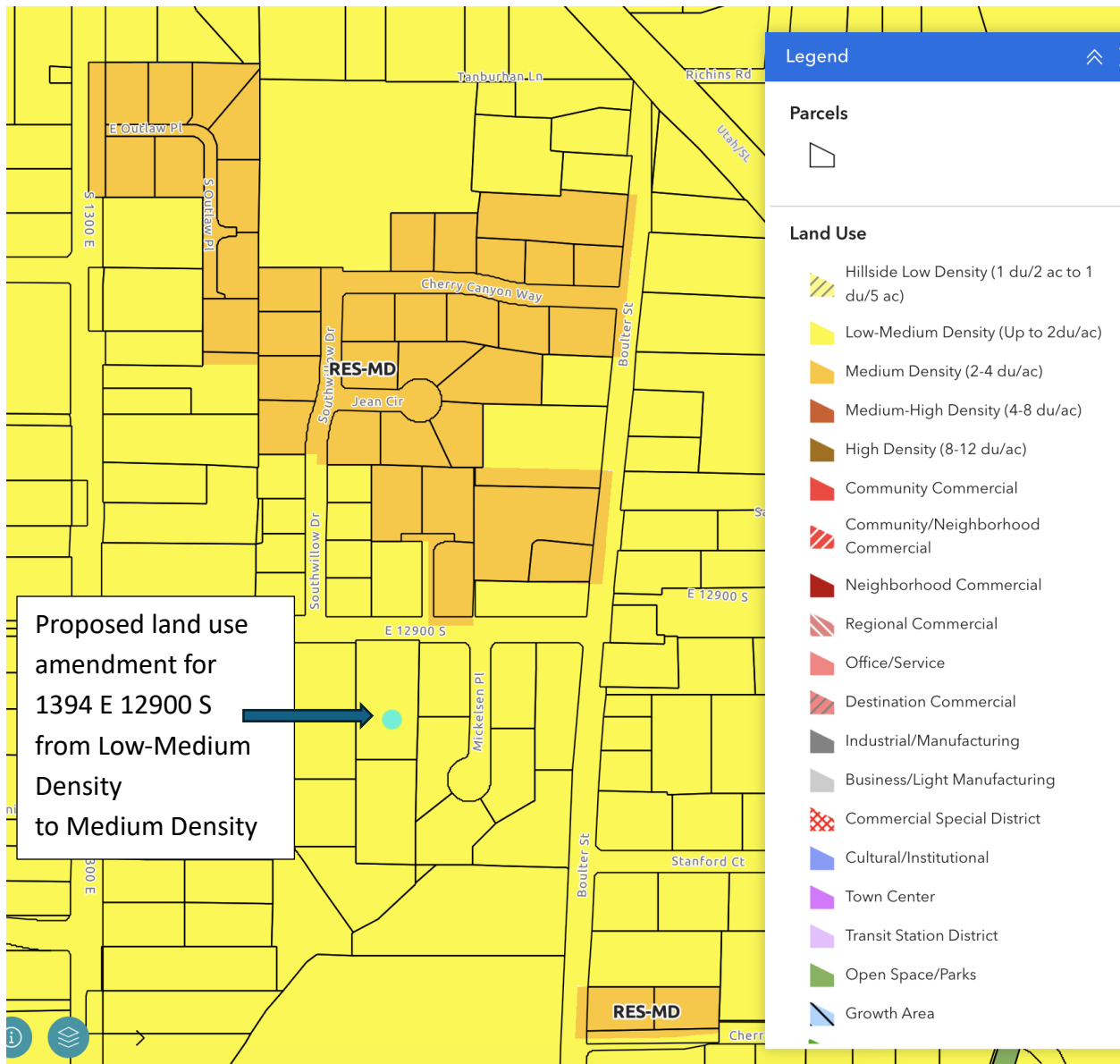


EXHIBIT H
APPLICANT'S RESPONSES – ZONING MAP AMENDMENT

Zoning Map Amendment Questionnaire

1. The requested zoning designation is from RA2 to R3.
2. We are requesting rezoning because my parents, Robert and Debbie Fetzner, who live at 1394 E 12900 S, Draper, UT are getting older. My father is struggling with a heart condition. They want to remain in their home, but their large property is becoming too difficult to maintain on their own. We would like to subdivide the property so that we can build a home on the north end of the property and help take care of them as they age.
3. The requested zoning designation is harmonious with the overall character of existing development in the vicinity of the subject property because it would be just under the 0.5-acre current zoning requirements. There are also other properties designated as R3 currently in the area and it is a way to meet the city's goal of developing high-quality housing and smart growth in Draper.
4. Facilities and services to serve the property under the proposed zoning plan are sufficient. The subdivided property would be off 12900 South allowing easy access to the property and the ability to tie into existing utilities, etc. We plan to apply for a Minor Subdivision and to widen the existing private lane with a turnaround to ensure we are meeting city codes and requirements.
5. The proposed zoning designation is consistent with the goals, objectives, and policies of the City's General Plan. It is in line with the city's number one value - Unity. This rezoning will allow us, as our parent's neighbors, to work together in maintaining a strong community. It also addresses the value Quality of Life. This rezoning will allow our elderly parents to feel safe, remain in place, and enjoy the culture and life they have built in Draper. Subdividing and rezoning the property will promote more high-quality housing and smart growth while still maintaining the integrity of an aging area of Draper. Rezoning this lot is in line with the city's housing and neighborhood goal to "seek creative infill development strategies" and to "provide the opportunity for comfortable and well-maintained housing for all residents." It also supports the city's goal to "support the development of a full range of housing for seniors to age in place."

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-11-13

Re: Public Hearing: Water Use and Preservation Element General Plan Amendment
Request (Legislative Action)

Comments:

This application is a request for adoption of the Water Use and Preservation Element as Chapter 7 of the Draper City General Plan. In 2022, Senate Bill (SB) 110 added new text to the general plan section of the Utah State Code (USC) requiring municipalities to adopt a Water Use and Preservation Element on or before December 31, 2025. In 2023, SB 76 refined the requirements for the Element. The existing Chapter 7, City Goals and Policies, will become Chapter 8.

Findings for approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-9a-404.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Finding for denial:

1. The General Plan Amendment is not consistent with the requirements of Utah State Code and is not appropriate.

ATTACHMENTS:

[Water Element Staff Report - Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 29, 2025

To: Draper City Planning Commission
Business Date: November 13, 2025

From: Development Review Committee

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

Re: **Water Use and Preservation Element – General Plan Amendment Request**
Application No.: 2025-0258-TA
Applicant: Draper City
Project Location: City Wide
Request: Request for adoption of the Water Use and Preservation Element
as part of the General Plan in compliance with Utah State Code.

BACKGROUND AND SUMMARY

This application is a request for adoption of the Water Use and Preservation Element as Chapter 7 of the Draper City General Plan. In 2022, Senate Bill (SB) 110 added new text to the general plan section of the Utah State Code (USC) requiring municipalities to adopt a Water Use and Preservation Element on or before December 31, 2025. In 2023, SB 76 refined the requirements for the Element. The existing Chapter 7, City Goals and Policies, will become Chapter 8.

ANALYSIS

This staff report provides general information about the Element, which is attached as Exhibit B. The requirements for the Element include the following:

- The effect of permitted development or patterns of development on water demand and water infrastructure;
- Methods of reducing water demand and per capita consumption for future



- development;
- Methods of reducing water demand and per capita consumption for existing development; and
- Opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

Water System Snapshot.

The Element explores patterns of use in the City's water systems. Water in Draper City is supplied by two (2) providers operating three (3) systems:

- Draper City system
- WaterPro culinary water system
- WaterPro irrigation system

Per capita water used in the Draper City system has shown a downward trend, consistent with state and regional goals for water conservation. Per capita water use within the WaterPro service area also displays a decreasing trend; however, larger average lot sizes contribute to higher water use than in the Draper City system.

In both systems, residential use accounts for the highest demand due to the large number of residential connections. However, residential connections exhibit the lowest and most consistent water use per connection compared to commercial and institutional connections.

Both systems will also see future water demand increase as new development occurs. At full buildout, projected demand is expected to exceed existing supply in both systems. Draper City needs to secure additional contract capacity with the Jordan Valley Water Conservancy District (JVWCD). WaterPro is planning to develop a system of shallow wells to increase future irrigation source capacity. In both service areas, continued water conservation could decrease future water needs and require less source development.

The Draper City system already meets and exceeds the 2030 goal set by the State in the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report*, while WaterPro is making progress towards meeting an 11% reduction by 2030.

Existing Water Conservation.

Water conservation in Draper City spans a range of efforts, including the strategies identified in the Water Conservation Plans that both systems are required to submit to the State every five (5) years. The Draper City system continues to rollout Automatic Metering Infrastructure alongside more efficient leak detection. This allows the City to track and repair leaks and provide water users the ability to track their water use in real-time. WaterPro is undertaking a water reuse initiative to supply recycled water from the Jordan Valley Water Reclamation Facility to its secondary irrigation system. Lastly, Draper City adopted new landscaping standards in 2023 that are consistent with JVWCD's Water Efficiency Standards.

Goals and Strategies.

The Element proposes six (6) goals and seventeen (17) strategies for increasing water conservation. These goals and strategies are in addition to the list of existing and developing water conservation strategies found in the *Draper City 2025 Water Conservation Plan (Exhibit B, Table 9)*. The proposed goals are:

- WU-1. Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.
- WU-2. Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.
- WU-3. Reduce water demand through water-conserving development patterns that increase development density through mechanisms such as modified lot size and configuration.
- WU-4. Increase public awareness of water conservation through educational programming.
- WU-5. Increase public awareness of water conservation through the City's website, social media, and other digital tools
- WU-6. Lead by example and increase water efficiency throughout Draper City's public landscapes.

Implementation of the goals and strategies will occur over time as resources become available. Some of the implementation, including the proposed irrigation restrictions and modified lot size and configuration standards, will require subsequent decisions by the City Council, which will occur through the public hearing process.

Criteria For Approval.

Amendments to the General Plan fall under DCMC Section 9-2-020(F). That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:

- 1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*

- a. The name, address and telephone number of the applicant and the applicant's agent, if any.*

- b. *The name and address of every person or company the applicant represents.*
 - c. *The requested amendment and reasons supporting the request.*
 - d. *If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) *An accurate property map showing present and proposed zoning classifications;*
 - (2) *All abutting properties showing present zoning classifications; and*
 - (3) *An accurate legal description and an approximate common address of the area proposed to be rezoned.*
 - e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
- 2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
 - 3. *The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
 - 4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

Adoption of the Water Use and Preservation Element also falls under USC Sections 10-20-404(2)(a)(iv) and 10-20-404(2)(d). These sections list the requirements for the Element as:

Section 10-20-404(2)(a)(iv)

- (iv) *except for a city of the fifth class or a town, a water use and preservation element that addresses:*
 - (A) *the effect of permitted development or patterns of development on water demand and water infrastructure;*
 - (B) *methods of reducing water demand and per capita consumption for future development;*
 - (C) *methods of reducing water demand and per capita consumption for existing development; and*
 - (D) *opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.*

Section 10-20-404(2)(d)

- (f) In drafting the water use and preservation element, the planning commission:*
 - (i) shall consider:*
 - (A) applicable regional water conservation goals recommended by the Division of Water Resources; and*
 - (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan in accordance with Section 73-10-32, the municipality's water conservation plan;*
 - (ii) shall include a recommendation for:*
 - (A) water conservation policies to be determined by the municipality; and*
 - (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;*
 - (iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;*
 - (iv) shall consider principles of sustainable landscaping, including the:*
 - (A) reduction or limitation of the use of lawn or turf;*
 - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;*
 - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;*
 - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;*
 - (E) reduction of yard waste; and*
 - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;*
 - (v) shall consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect:*
 - (A) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and*
 - (B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;*
 - (vi) shall consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake;*
 - (vii) may include recommendations for additional water demand reduction strategies, including:*
 - (A) creating a water budget associated with a particular type of development;*

- (B) *adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;*
- (C) *providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;*
- (D) *discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and*
- (E) *adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and*
- (viii) *for a town, may include, and for another municipality, shall include, a recommendation for low water use landscaping standards for a new:*
 - (A) *commercial, industrial, or institutional development;*
 - (B) *common interest community, as defined in Section 57-25-102; or*
 - (C) *multifamily housing project.*

REVIEWS

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council regarding approval, approval with modifications, or denial of the General Plan Amendment based on the findings and criteria for adoption, or rejection, as listed within the staff report.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – I move that we forward a positive recommendation to the City Council for the General Plan Amendment, as requested by

Draper City, Application No. 2025-0258-TA, based on the following findings for approval and the criteria for adoption as listed in the Staff Report dated October 29, 2025.

Findings for approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Sample Motion for a Positive Recommendation with Modifications – I move that we forward a positive recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0258-TA, based on the findings for approval and the criteria for adoption as listed in the Staff Report dated October 29, 2025, inclusive of the following additional recommended modifications or findings:

1. (List any recommended modifications...)
2. (List any additional findings for approval...)

Sample Motion for a Negative Recommendation – I move that we forward a negative recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0258-TA, based on the following finding for denial and the criteria for rejection as listed in the Staff Report dated October 29, 2025.

Finding for denial:

1. The General Plan Amendment is not consistent with the requirements of Utah State Code and is not appropriate.

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: 2025.11.03 08:02:10 -07'00'

Draper City Public Works Department

Don Buckley

Digitally signed by Don Buckley
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E=don.buckley@draperutah.gov,
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Marshal, CN=Don Buckley
Date: 2025.10.31 13:55:03 -06'00'

Draper City Fire Department

Matthew Symes

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DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.31 10:58:42 -06'00'

Draper City Building Division

Todd A. Draper

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CN=Todd A. Draper
Date: 2025.11.02
19:01:27 -07'00'

Draper City Planning Division

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. Minor typographical, clerical, and formatting changes may be made to the plan presented to the Planning Commission before the final version is presented to the City Council.

Engineering and Public Works Divisions Review.

1. No additional comments received.

EXHIBIT B
WATER USE AND PRESERVATION ELEMENT



WATER USE & PRESERVATION

Chapter 7

Introduction

Utah’s significant population growth, coupled with persistent drought conditions and a historic lack of coordination between land use development and water supply planning has intensified concern regarding water resources. In direct response to these challenges, the State of Utah adopted *S.B. 110, “Water as Part of the General Plan,”* in 2022. This new legislation requires most municipalities to amend their General Plans to address the impact of land-use planning on water use.

This Element directly addresses this requirement by outlining strategies to ensure responsible water stewardship in conjunction with land use planning. By exploring the alignment of land use decisions with water resource realities, this element seeks to build a resilient and sustainable water future for Draper City.

DRAPER WATER SYSTEM SNAPSHOT

Water in Draper City is supplied by two providers (see **Map 1** for service area boundaries of each provider) operating three systems. Each are briefly described below:

- **Draper City System:** Draper City operates a drinking water system that supplies areas generally west of I-15 and south of 14600 S. The drinking water system supplies water for both indoor and irrigation purposes. The Point development, a redevelopment effort led by the Point of the Mountain State Land Authority is within the Draper City system.
- **WaterPro Culinary Water System:** WaterPro operates a drinking water system that supplies areas generally east of I-15 and north of 14600 S. The drinking water system provides indoor water to all customers served by WaterPro. It also provides irrigation water for some customers.
- **WaterPro Irrigation System:** WaterPro operates a pressurized irrigation system that supplies areas generally east of I-15 and north of 14600 S.

While Draper City only has control over their service area, a review of historical water usage was conducted for both providers to understand how demand has changed over time and assess the relationship between development patterns and water demand. Historical water usage data was sourced from the Utah Division of Water Rights (DWRi), Draper City, and WaterPro. The analysis focused on per capita usage trends and usage by connection type to identify patterns and potential opportunities for conservation.

KEY TERMS

Water Connection

A link between the public water supply network (water mains) and a private property, such as a home or building.

GPCD

Gallons per capita per day
A standard unit for measuring how much water the average person uses in a single day.

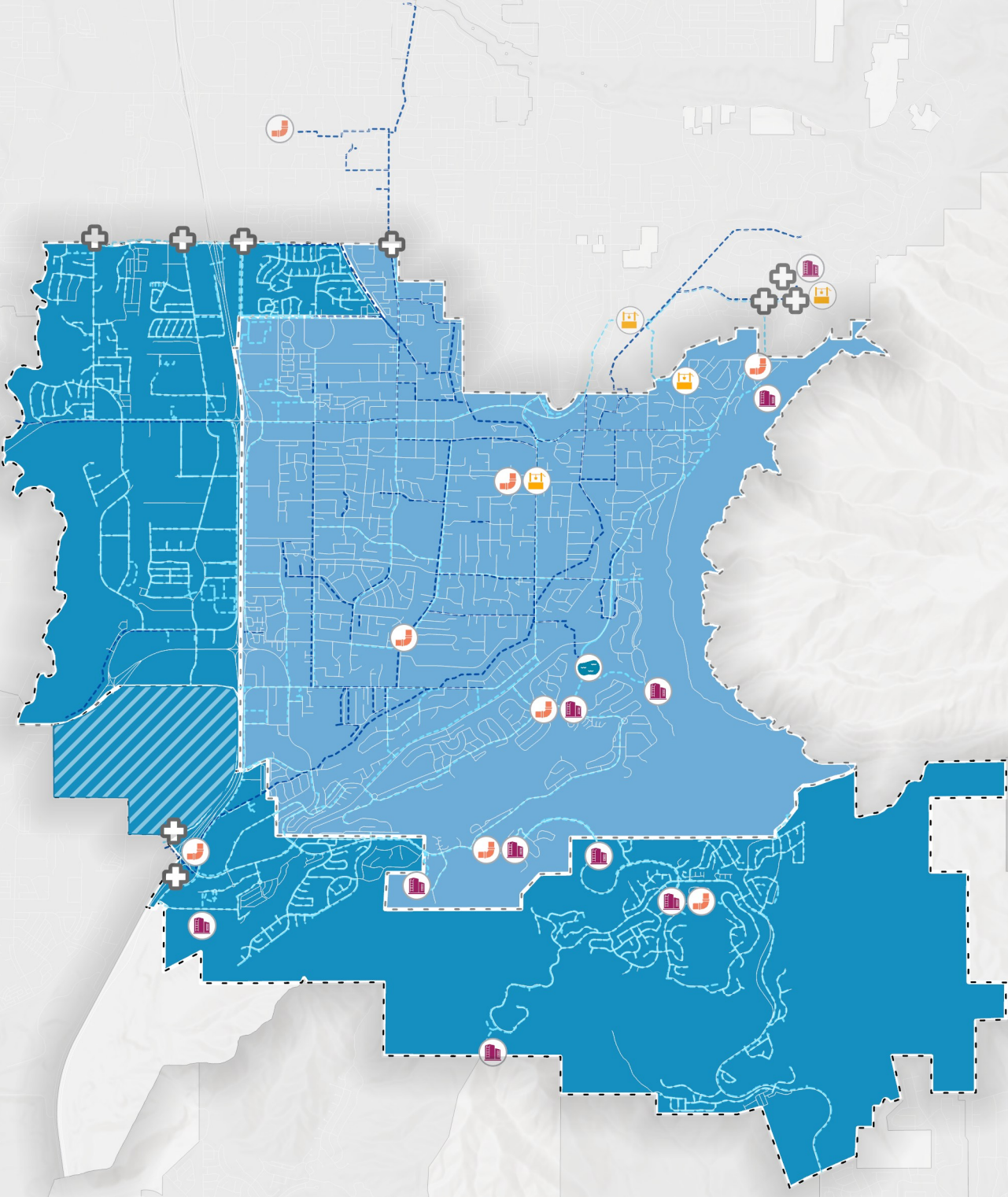
ERC

Equivalent residential connection – A standardized unit of measurement used by utilities to represent the average flow or demand of a single-family residential unit, which is then used to calculate charges or assess fees for other types of connections, such as commercial, industrial, or multi-family units.

Water Redundancy

Backup or alternate systems, sources, or infrastructure to ensure a reliable supply of water, even when a primary component fails, is overloaded, or is unavailable due to emergencies or natural disasters.

Map 1 - Draper City Water System

- 
- This map illustrates the Draper City Water System, showing the service area in blue, with various infrastructure elements marked by icons. The map includes a legend, a scale bar, and a north arrow. The service area is outlined with a dashed line, and the WaterPro service area is a subset of it. The Point Development is shown with diagonal hatching. Culinary pipes are dashed blue lines, and PI pipes are solid blue lines. Icons for JWWCD connections, pump stations, tanks, wells, and ponds are scattered throughout the map.
- Draper Service Area
 - WaterPro Service Area
 - The Point Development
 - Culinary Pipes
 - PI Pipes
 - JWWCD Connections
 - Pump Station
 - Tank
 - Well
 - Pond

0 0.5 1 Miles



Water Use

Per capita water used in the Draper City system has shown a downward trend (see **Figure 1**), consistent with state and regional goals for water conservation. This trend is likely due to both higher density development and increased conservation measures implemented by the City. Notable conservation measures include the adoption of Jordan Valley Water Conservancy District (JVWCD) Outdoor Landscaping Standards and Water Efficiency Standards in 2023 and the implementation of tiered rates. See **Table 9** for a detailed inventory of existing conservation efforts as well as measures from the *2025 Water Conservation Plan*.

Per capita water use within the WaterPro service area also displays a decreasing trend (see **Figure 2**). Infill development and water conservation measures are likely impacting this decrease. While not outlined in this element, WaterPro's key conservation measures include tiered rates for both culinary and PI systems and universal metering expansion.

Figure 1—Draper City Water System in Gallons

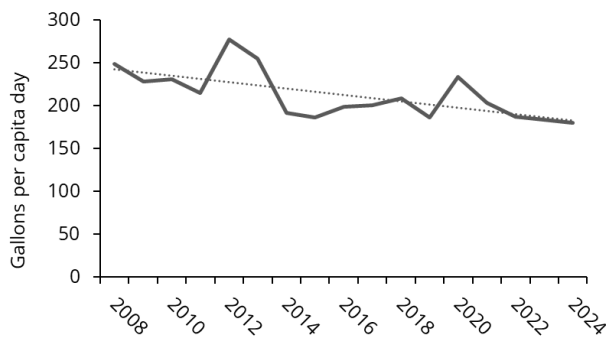
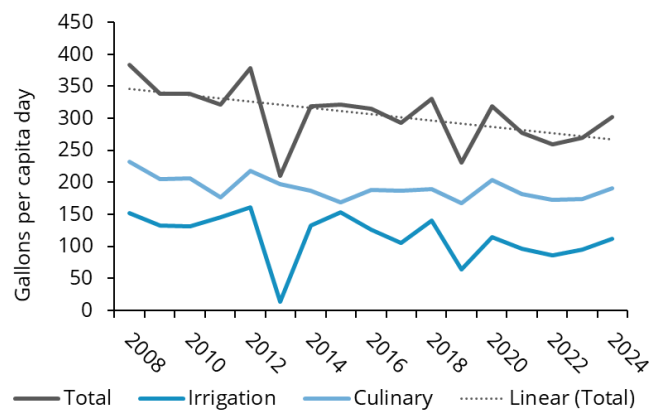
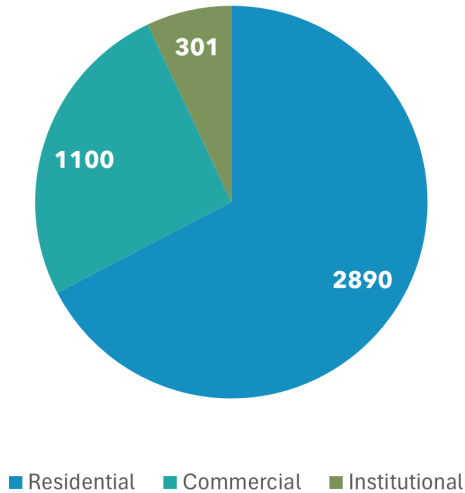


Figure 2—WaterPro System in Gallons per Capita



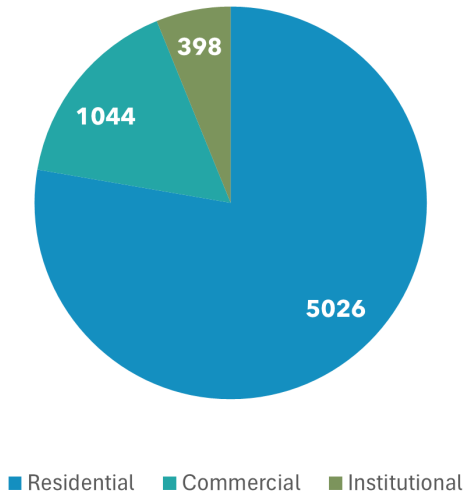
Draper City's water demand is driven by residential, institutional, and commercial users, the latter of which includes industrial users. As shown in **Figures 3–5**, residential use consistently accounts for the highest demand, underscoring the importance of conservation strategies in this area. Commercial demand ranks second in both Draper City's service area (**Figure 3**) and WaterPro's culinary system (**Figure 4**), while institutional uses rank second highest in WaterPro's secondary system (**Figure 5**). When combined with the distribution of connections across these user types, the data highlights clear opportunities for conservation not only among residential users but also institutional and commercial users.

Figure 3- Draper Water System Total Water Use (ACFT, 2024)



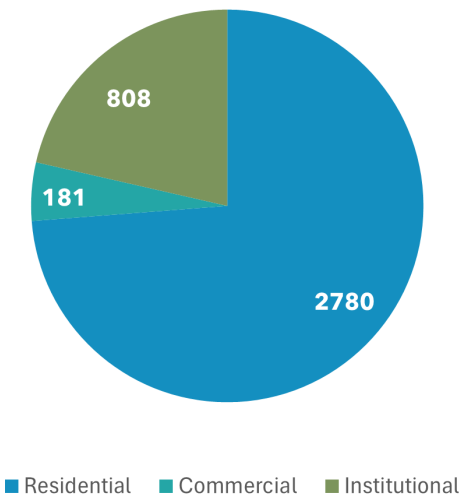
Data sourced from Utah Division of Water Rights (DWRi)

Figure 4– WaterPro Culinary Water Use (ACFT,2024)



Data sourced from Utah Division of Water Rights (DWRi)

Figure 5—WaterPro Secondary Water Use (ACFT,2024)

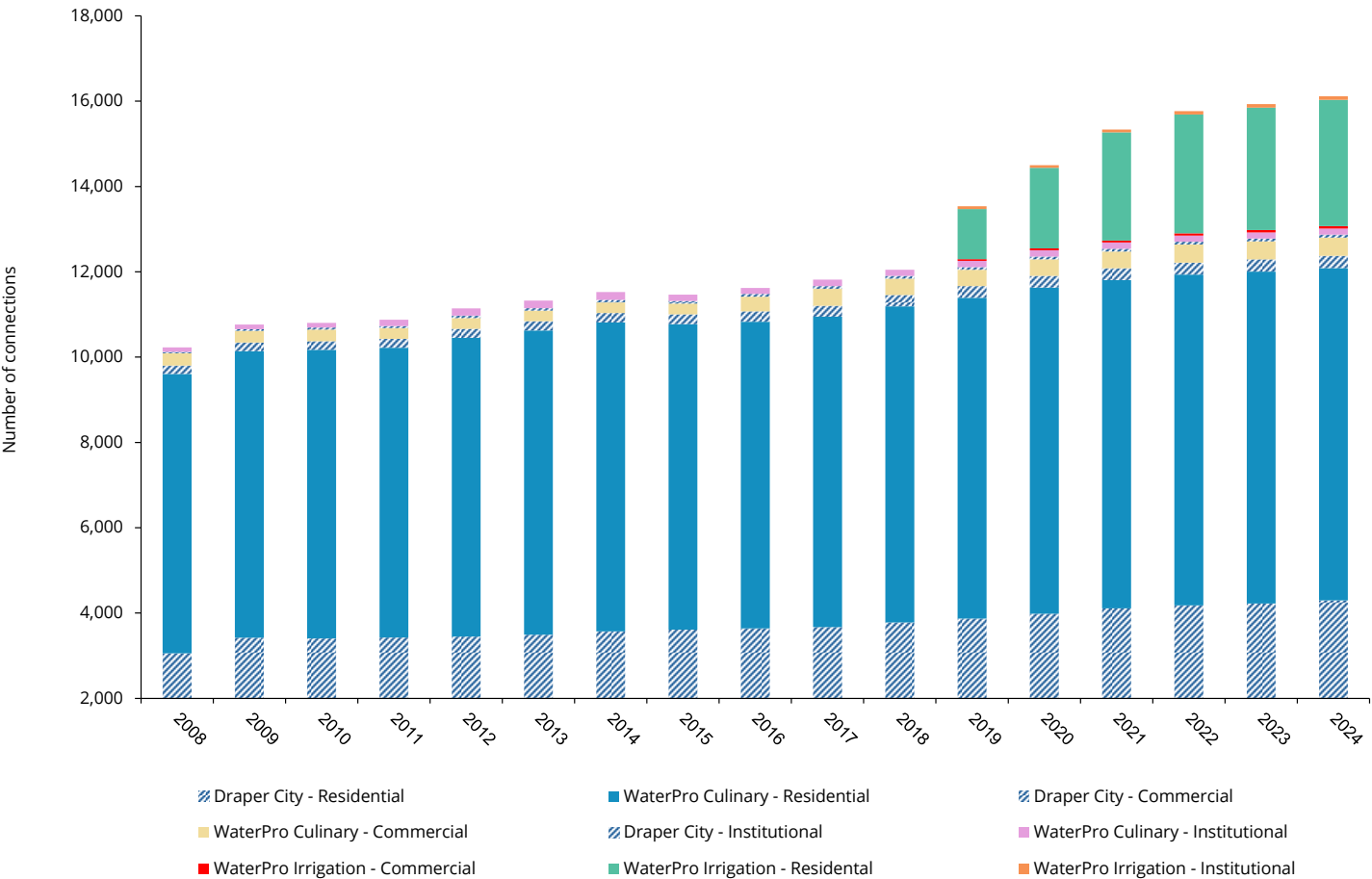


Data sourced from Utah Division of Water Rights (DWRi)



The number of connections and water use per connection type together reveal the impact of individual properties both individually and collectively. As seen in **Figure 6**, WaterPro supplies the majority of total connections, with residential connections comprising the largest share of both systems.

Figure 6 - Total Connection Types in Draper City



While residential properties make up most of Draper City's total connections, **Figures 7-9** demonstrate that residential properties exhibit the lowest and most consistent water use per connection compared to commercial and institutional connections in both the WaterPro and Draper City service areas. This marked difference in water use per connection suggests a potential high impact opportunity for implementing water conservation measures for non-residential developments. While the water conservation of one residential property remains important in scale, the comparative reduction in demand of a conserving commercial or institutional property will likely be measurably higher, highlighting the benefit of targeting this area.

Figure 7 – Annual Water Use (Culinary and Irrigation) Per Connection for Draper City Water System

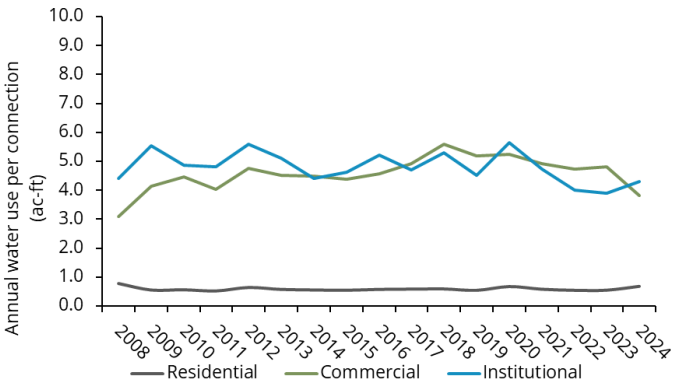


Figure 8 - Annual Culinary Water Use for WaterPro

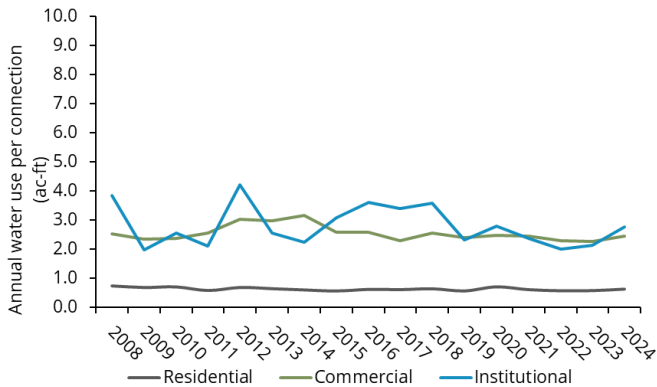
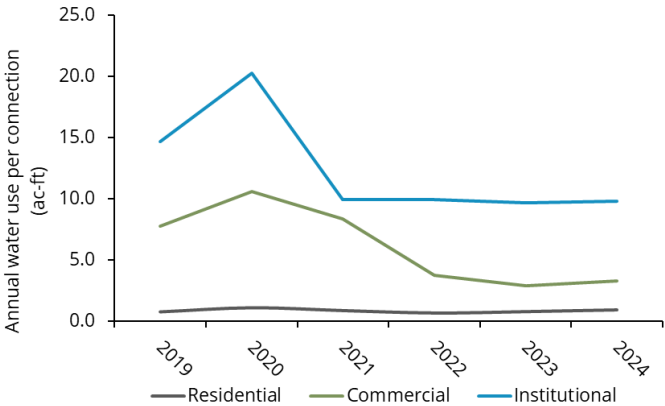


Figure 9 - Annual Secondary Water Use for WaterPro



Figures 10-12 present recent data on total source, retail use, and estimated water loss for the Draper and WaterPro water systems. The figures show a general downward trend in estimated water loss in recent years for both systems, with values appearing to approach a more stable, predictable range. This trend is likely attributable to improvements in metering accuracy and leak detection.

Figure 10 - Draper Water System Source, Use, & Estimated Water Loss



Figure 11- WaterPro Culinary Source, Use, & Estimated Water Loss

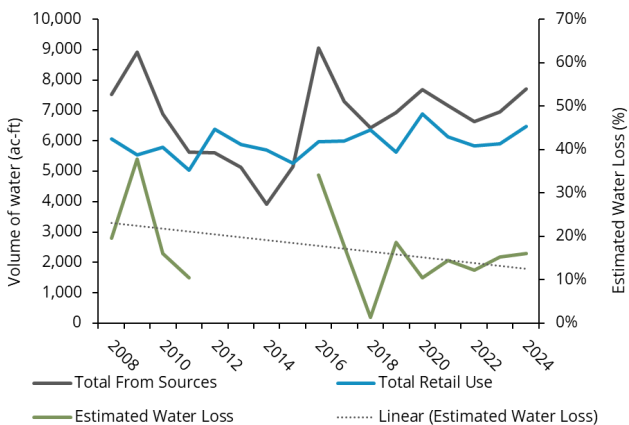
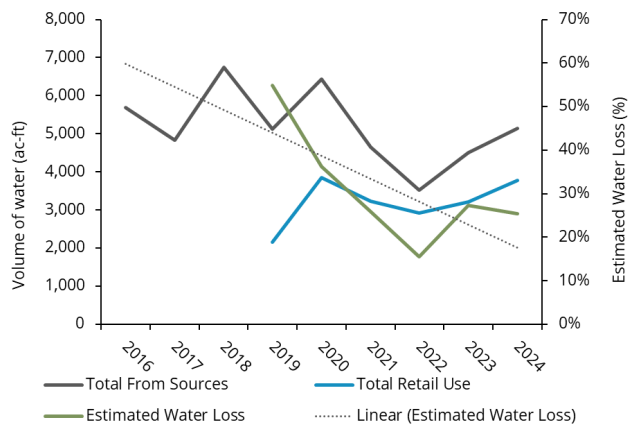


Figure 12- WaterPro Secondary Source, Use, & Estimated Water Loss



Historical & Future Water Demands

A **water budget** assesses the impact of existing and planned development on water demand and infrastructure needs. This budget compares current and projected demands with available supply. The water budget for each system is summarized in **Tables 1 and 2**. Existing equivalent residential connections (ERCs) were determined with historical water billing and water production data, which includes both indoor and outdoor uses (i.e., Draper does not have a separate pressurized irrigation system). Expected future water use was forecasted in terms of ERCs per acre for each of the City's planned land use categories. Density of ERCs was forecasted based on water use in existing, representative parcels and development requirements as contained in Draper City zoning code.

Table 1 Draper City Water Budget				
SCENARIO	ERC'S	INDOOR WATER DEMAND (AC-FT/YR)	OUTDOOR WATER DEMAND (AC-FT/YR)	TOTAL WATER DEMAND (AC-FT/YR)
Existing	7,220	2,420 ^a	4,120 ^a	6,540 ^c
Future (2060)	14,850	6,725 ^b	6,725 ^b	13,450

a. Indoor and outdoor water demands were back-calculated from the existing annual water demands reported to DWRI (2025). Estimates assumed about 37% of total water demand is for indoor use and 63% is for outdoor use, based on trends observed in historical monthly production data.

b. Estimates assumed about 50% of total water demand is for indoor use and 50% is for outdoor use, based on projected trends.

c. Total existing water demand is higher than the existing source capacity provided in Table 3. This discrepancy is due to the following: (1) Method of quantifying existing and future demands – the Level of Service (LOS). LOS often results in water demand estimates that are higher than measured use due to the input of safety factors to account for losses, redundancy, water rights, and fire flow. (2) Draper has a contract with JVVCD (Jordan Valley Water Conservancy District) to increase capacity on an as-needed basis (3) Total water demands often overestimate existing demand.

Table 2 WaterPro Water Budget				
SCENARIO	ERC'S	CULINARY WATER SYSTEM DEMAND ^a	IRRIGATION WATER SYSTEM DEMAND	TOTAL WATER DEMAND (AC-FT/YR)
Existing ^b	9,723	7,704	3,849	11,553 ^c
Future (2050) ^a	9,858	5,617	7,004	12,621

a. The culinary water system provides indoor water for all users and irrigation water for some users.

b. Existing demand is the highest demand on record within the previous five years.

c. Future demand is listed in the WaterPro Culinary & PI Water Master Plan (2020). The master plan assumes that the irrigation system will be expanded to replace some irrigation demands currently met through the culinary system. Future Draper City Station Area Plans may impact this figure but the measure of impact is not currently known.

d. Total existing water demand is higher than the existing source capacity provided in Table 3. This discrepancy is due to the following: (1) Method of quantifying existing and future demands – the Level of Service (LOS). LOS often results in water demand estimates that are higher than measured use due to the input of safety factors to account for losses, redundancy, water rights, and fire flow. (2) WaterPro has a contract with JVVCD (Jordan Valley Water Conservancy District) and MWDSL to increase capacity on an as-needed basis (3) Total water demands often overestimate existing demand.

Table 1 summarizes the water budget for the Draper City system. Indoor and outdoor water demands were estimated assuming 37% indoor use and 63% outdoor use, consistent with historical monthly production trends.

Table 2 summarizes the water budget for the WaterPro system. Note that the culinary water system is used by some customers for irrigation as well as indoor use.

As both Draper City and WaterPro further develop, the two systems will experience an overall increase in water demand by the year 2050. While projections illustrated in **Figure 13** indicate that each system’s outdoor water use will grow - Draper City by 39% and WaterPro by 45% - indoor demand projections differ significantly between the two systems. While estimates predict indoor demand to grow 64% in the Draper City service area, they indicate a 27% decrease in culinary water use in the WaterPro service area by 2050. WaterPro’s decrease is in part due to the expansion of the system’s secondary water. As WaterPro expands secondary irrigation, the service area expects the outdoor use of culinary water to decrease. While both systems will experience an overall increase outdoor water demand, it is important to note that increased density across both systems mitigate demand through the development of smaller lot sizes.

As reflected in **Table 3**, the two systems have a total reliable supply of 14,466 ac-ft. Both systems also have access to additional water through the JWCD system on an as-available basis.

See **Figure 14** for a complete comparison of water budget data of existing and future water demand and source capacity.

Table 3 Total Source Capacity for Draper & WaterPro				
DRAPER	JVWCD	WATERPRO CONNECTION	EXISTING SOURCE CAPACITY	NOTES
	4,560	0	4,560 ^a	The WaterPro interconnection is currently used only for emergencies. Draper is negotiating with JWCD to increase contract capacity.
WATERPRO	INDOOR SOURCE CAPACITY	OUTDOOR SOURCE CAPACITY	EXISTING SOURCE CAPACITY	NOTES
	6,835	3,071	9,906 ^b	Reliable yield during a dry year is listed. Supply can be augmented from JWCD and MWDSLS if necessary.
Total Source Capacity			14,466 ac-ft	

- a. Total existing water demand is higher than the existing source capacity provided in Table 3. This discrepancy is due to the following: (1) Method of quantifying existing and future demands – the Level of Service (LOS). LOS often results in water demand estimates that are higher than measured use due to the input of safety factors to account for losses, redundancy, water rights, and fire flow. (2) Draper has a contract with JWCD (Jordan Valley Water Conservanc District) to increase capacity on an as-needed basis (3) Total water demands often overestimate existing demand.
- b. Total existing water demand is higher than the existing source capacity provided in Table 3. This discrepancy is due to the following: (1) Method of quantifying existing and future demands – the Level of Service (LOS). LOS often results in water demand estimates that are higher than measured use due to the input of safety factors to account for losses, redundancy, water rights, and fire flow. (2) WaterPro has a contract with JWCD (Jordan Valley Water Conservancy District) and MWDSLS to increase capacity on an as-needed basis (3) Total water demands often overestimate existing demand.

Figure 13: Existing & Future (Draper-2060 & WaterPro-2050) Water Demands

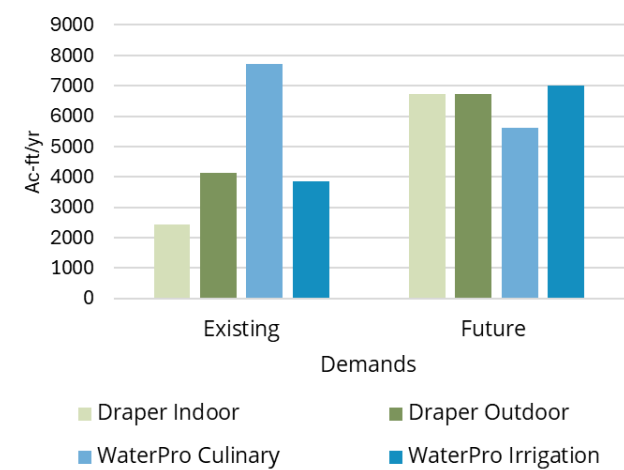
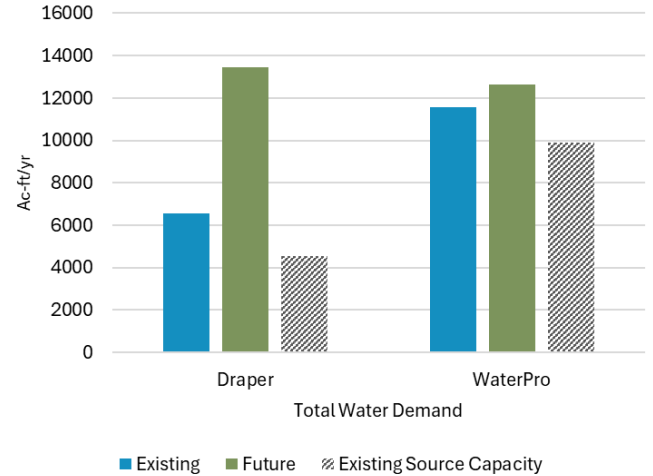


Figure 14: Water Demand Budget for Draper & WaterPro



WATER SUPPLY & DEMAND ANALYSIS

As illustrated in **Table 3**, projections indicate that at full buildout, water demand is expected to exceed existing supply in both Draper City and WaterPro systems. To close the gap between existing supply and future demand, both systems are taking steps to increase reliable supply. While Draper City is working with JWCD to increase their contract volume to cover the existing and future demands of their service area, WaterPro is planning to develop a system of shallow wells to increase future irrigation source capacity. Continued coordination between Draper City, JWCD, and WaterPro will be critical to align water supply planning with growth projections.

INFRASTRUCTURE ASSESSMENT & ANALYSIS

Draper City Service Area

Future demands in the Draper City service area will require several infrastructure upgrades. The *2025 Drinking Water Master Plan* identifies that additional source redundancy is needed throughout the Suncrest Drive foothills region, which will also require transmission lines and pump stations. In addition, increasing the available source through contracts with JWCD will be necessary to meet future demands. Growing demand will also require additional storage capacity, such as two currently planned storage tanks.

WaterPro Service Area

The *Culinary & PI Water Master Plan* (BC&A, 2020) indicates there is sufficient source and storage to meet future demands. A majority of the future infrastructure requirements are centered around the need to replace aging pipelines and install additional pipelines to increase redundancy.



Water Conservation

WATER PLANNING CHALLENGES

While Draper City has taken significant steps to conserve its water supply, it still faces water planning challenges. Informed from both the water system analysis provided herein and interviews conducted with Draper City's water providers, the following water planning challenges provide insight into future opportunities to safeguard its water supply in the years to come.

Outdoor Water Use

Outdoor water use makes up 63% of Draper's water demand. While the city requires new developments to meet water efficiency standards, the outdoor water use of existing developments is contingent on a variety of challenges including the varied influence of tiered rates and climate fluctuations. While tiered rates are key to conservation, they can be inconsequential to users with higher incomes. In addition, while Draper residents demonstrate a willingness to conserve during a drought, their increased water usage during good snow years indicates a possible disconnect between ongoing water conservation, ecosystem health, and the Great Salt Lake.

Long-term Supply for Planned Development

Both Draper City and WaterPro's service areas will experience increased water demand in the coming decades. With a present demand of 6,540 ac-ft/year (see **Table 1**) and a projected demand of 13,450 ac-ft/year by 2060, Draper City's water system demand is expected to more than double by 6910 ac-ft/yr of water by 2060. With an existing source capacity of 4,560 ac-ft/year (see **Table 3**), Draper will need to obtain 8,890 ac-ft/year of water to meet demand by 2060. Acquiring supply for a major driver of future demand, The Point development (see **Map 1**), will be contingent on continued collaboration between the state and JWCD. The Point development is taking its own steps to reduce per capita water use through its own water reduction goals (See **Table 4**).

Within the WaterPro system, additional development is expected to be modest and culinary water use is expected to decrease by 2,087 ac-ft/year by 2050 (see **Table 2**) due to conversion to irrigation use, irrigation is expected to outpace the exchange with an increase of 3,155 ac-ft/year. This results in a net increase for the WaterPro system demand of 1,068 ac-ft/year, highlighting the similar need to acquire supply to meet future demand unless significant outdoor water use is reduced.

Limited Redundancy

Both the Draper City Water System and WaterPro service areas require infrastructural upgrades to support continuous and added redundancy. The Draper City service area in particular requires additional pumps and transmission lines in the foothill region of Suncrest Drive to ensure supply in the event of a source failure or emergency. Draper City's *2025 Drinking Water Master Plan* (HAL) identifies this need alongside water provider interviews.

Table 4 The Point Water Reduction Goals		
GOAL		DESCRIPTION
Non-potable Water		All projects will be piped to use non-potable water for irrigation from a source provided by POMSLA (Point of the Mountain State Land Authority) or the local water utility and will be connected when that source is provided.
Water Efficient Fixtures		Toilet flush rate of 1.28 gallons per flush
		Urinal flush rate of 0.125 gallons per flush
		Commercial lavatory faucet flow rate of 0.35 gallons per minute

WATER CONSCIOUS PLANNING

Water conscious planning in Draper City spans a range of efforts (see **Table 9**). Both the 2020 and 2025 *Water Conservation Plans* demonstrate sustained focus on infrastructure and policy changes. A continued rollout of Automatic Metering Infrastructure alongside more efficient leak detection, water redundancy planning, water reuse infrastructure, the adoption of water and landscape efficiency standards, and water conscious development present key systemic upgrades in the supply, delivery, and use of water.

CHALLENGE ADDRESSED


Residential
Water Use


Non-Residential
Water Use


Long-term supply
for development


Limited
Redundancy

Automatic Metering Infrastructure (AMI) and Leak Detection



Draper City's Advanced Metering Infrastructure (AMI) installation and leak detection efforts seek to reduce the water lost to leaks between delivery from wholesaler to city and city to user. Not only will the completion of this new metering allow the City to more efficiently track and repair leaks but also provide water users in the Draper City water system service area real-time data to track their water use.



Water Redundancy Planning

In order to address the impact of a potential water source failure in the Draper foothills region, the City is developing plans to install additional pump station and transmission lines to these upper pressurized zones.



Water Reuse

WaterPro is undertaking a water reuse initiative to supply recycled water to its secondary irrigation system, replacing the lower-quality water from Utah Lake. The project involves building pipelines and linking to the larger Jordan Valley Water Reclamation Facility (JBWRF) system to access more reliable and cleaner water for irrigation. The goals of the project are to enhance water supply reliability, offer higher-quality irrigation water, extend the irrigation season, lower water rates, and provide an alternative to using the Jordan River and Utah Lake. The initiative requires continued coordination and cooperation with Draper City and the JWCD.



Outdoor Landscaping & Water Efficiency Standards

Draper City took a significant step to increase water conservation by adopting the JWCD Outdoor Landscaping Standards and Water Efficiency Standards in 2023. These standards further strengthen twenty-two years of evolving landscaping standards by seeking to reduce outdoor water use for new developments by limiting turfgrass area, promoting water-wise landscape design, and requiring water efficient irrigation systems.

While the Outdoor Landscaping Standards and Water Efficiency Standards only applies to new developments, its adoption also contributes to increasing water efficiency for existing developments. Draper City's adoption of JWCD's Water Efficiency Standard's, which are illustrated in **Table 5**, makes Draper residents and business owners eligible for the Utah Water Savers Landscape Incentive Program, a turf conversion rebate program. **Table 6** demonstrate Draper residents are already applying for and participating in this and other Utah Water Savers rebates including the Smart Controller Rebate and the Toilet Rebate. Rebates and incentives are just one method of reducing water demand for existing developments. See **Table 9** and the **Goals and Strategies** list for more information about Draper's existing and potential rebate and incentives promotion.

Table 5 Key Water Efficient Landscape Standards

KEY STANDARD	DESCRIPTION
Turf Reduction 	No turf on areas sloped greater than 25%
	No turf areas 8' or smaller (example: park strips)
	Turf is limited to 20% or less of total landscaped areas for non-residential, multi-family, and mixed use landscapes and 35% or less of residential landscapes.
Waterwise Designs 	Waterwise landscaping practices are required
Plant Selection 	Plants and trees include native and locally-adapted plants
Water Efficient Irrigation Systems 	Non-turf landscape areas require drip irrigation or bubblers
	Landscapes areas require an EPA-certified irrigation controller
Stormwater 	Low impact development systems and techniques are required

Table 6 Utah Water Savers Rebate Participation

REBATE/INCENTIVE	APPLIED	COMPLETED
Smart Controller Rebates 	1,154	830
Toilet Rebates 	83	17
Landscape Incentive Rebates 	605	236



Water-Conscious Development

Draper's existing zoning code, the Comprehensive Zoning and Subdivision Code Update, compliance with the state's Moderate Income Housing Plan, and Station Area Plans increase opportunities for forms of higher-density development that require less irrigation. The City's Zoning Code contains residential zones that allow lots from 40,000 s/f to as small as 4,000 s/f for single family homes, and lots as small as 1,000 s/f for townhomes. While this represents a broad range of lot sizes, the City is exploring methods to reduce per capita water use in new developments by revising ordinances and adopting policies that better promote reduced lot size and increased density of new units. This will not only help the City reduce water demand but also provide needed moderate-income housing within the City.

Projects in progress include the Comprehensive Zoning and Subdivision Code Update and the implementation of four Station Area Plans. The Code Update will propose new or modified zoning districts in order to encourage a diversity of housing types in the City's medium-high residential density areas. This will include standards for "missing middle" housing (smaller-scaled multi-family, or single-family homes that are on smaller lots). In compliance with the Moderate Income Housing Plan, the City has reduced, and will continue to look for ways to reduce regulations related to internal and detached accessory dwelling units in residential zones. Internal accessory dwelling units may be permitted on lots as small as 6,000 s/f and detached accessory dwelling units on lots as small as 12,000 s/f. This allows for a greater density of residents on existing lots. Additionally, the City is working on implementing Station Area Plans for the Draper Town Center TRAX Station, Crescent View TRAX Station, Kimballs Lane TRAX Station, and Draper FrontRunner (Vista) Station, which will allow for higher density multi-family housing in specified areas around the existing fixed-rail stations.



MEETING REGIONAL CONSERVATION GOALS

Utah is both one of the fastest growing and driest states in the country. In order to balance development with scarce water supplies, the Utah Division of Water Resources released the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report*, dividing Utah into nine water conservation regions each with designated water use goals for 2030, 2040, and 2065. While Draper straddles two conservation regions – the Salt Lake region and the Provo River region, Draper's water system targets the Salt Lake conservation region's goals which include 187 GCPD or 11% baseline reduction by 2030 (see **Table 7**).

As seen in **Table 8**, the Draper City system already meets and exceeds the 2030 GCPD goal while WaterPro is making progress towards meeting an 11% reduction by 2030.

Table 7 Regional M&I Regional Water Conservation Goals

REGION	2015 BASELINE	2030 GOAL		2040 GOAL		2065 GOAL	
		GOAL (GCPD)	REDUCTION FROM 2015	GOAL (GCPD)	REDUCTION FROM 2015	GOAL (GCPD)	REDUCTION FROM 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Servier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%

Table 8 2030 Salt Lake Region Goal Progress

WATER SYSTEM	2030 GOALS		
	187 GCPD		11% REDUCTION FROM 2015
	2015 GCPD	2024 GCPD PROGRESS	2024 REDUCTION PROGRESS FROM 2015
Draper Water System (2024)	187	180	-4%
WaterPro System (2024)	321	302	-6%
Culinary	167	191	+7%
PI (Pressurized Irrigation)	153	111	-27%

The impact of Draper City's decrease in GCPD since 2015 and alignment with regional conservation goals extends beyond its municipal boundary and into the Great Salt Lake Watershed, a 36,199-square-mile closed basin spanning parts of Utah, Wyoming, Idaho, and Nevada. Home to 2.8 million people across 141 municipalities, it supports over 1.4 million acres of irrigated farmland and relies on water from five major river basins—the Bear, Weber, Jordan, Utah Lake, and West Desert (see **Map 2**). The GSL's water levels have been in long-term decline, hitting a historic low in 2022, raising concerns for wildlife, public health, industry, and agriculture. Straddling the Jordan River and Utah Lake basins, Draper City is part of this larger, regional network of users whose individual efforts are collectively contributing to how much water can reach the lake.



Looking Forward

While Draper City faces water planning challenges, existing and future water conservation efforts can play a significant role in improving demand. While water conservation will not directly address redundancy requirements or substantially reduce demand for planned development in the Draper City service area, conservation can play a key role in safeguarding existing supply.

The following two sections outline conservation opportunities as well as specify how those opportunities can address Draper's four conservation challenges – outdoor water use, long-term supply for planned development, and limited redundancy. While the "Goals and Strategies" recommends new approaches of increasing water conservation, **Table 9** "Inventory of Current and Developing Water Use and Preservation Strategies" catalogues Draper's extensive existing and developing water conservation strategies which should be continued.

By continuing to adopt and refine the water efficient practices outlined in these sections— such as water-wise landscaping, education, and public outreach — Draper is taking meaningful steps towards sustainable water management.



Goals & Strategies

CHALLENGE ADDRESSED



Residential
Water Use



Non-Residential
Water Use



Long-term supply
for development



GOAL WU-1

Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.

- **Implementation 1.1:** Water Conservation Team: Explore the formation of a Water Conservation Team to support the Water Quality and Conservation Coordinator in addressing existing and future water use and preservation goals.
- **Implementation 1.2:** Water Conservation Intern: Consider developing a Water Conservation Intern or similar position for the development and support of additional programming, outreach, and education.



GOAL WU-2

Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.

- **Implementation 2.1:** Develop and implement a **Time-of-Day Watering Ordinance** to restrict outdoor watering between the hours of 10am and 6pm for all residential, institutional, and commercial properties.
- **Implementation 2.2:** Develop a **Water Shortage Plan** to help protect public health, safety, and welfare during periods of drought, temporary water shortage, and supply interruption.



GOAL WU-3

Reduce water demand through water-conserving development patterns that increase development density through mechanisms such as modified lot size and configuration.

- **Implementation 3.1: Transit-Oriented Development:** Implement adopted Station Area Plans including Draper Town Center TRAX Station, Kimballs Lane TRAX Station, and Draper FrontRunner Station to provide higher-density, water-conserving development.
- **Implementation 3.2: Zoning and Subdivision Code Update:** Complete update to zoning ordinances to propose new or modified districts that encourage infill of a variety of housing types in the City's medium-high residential areas, including "missing middle" types, such as small-scale multifamily or smaller lot single-family homes, which inherently use less water than traditional development.



GOAL WU-4

*Increase public awareness of water conservation through educational programming. Consider applying for the **JVWCD Member Agency Grant** to receive funding for the following.*

- **Implementation 4.1: DIY Water Conserving Workshop Series-** Expand Draper's existing classes on Localscapes into a multi-topic DIY Water Conserving Workshop Series. Educate and empower residents with water conserving skills by developing and implementing DIY workshops such as Fix-A-Leak and Fix Your Sprinklers.
- **Implementation 4.2: Promotional Items** - Provide residents with the resources to conserve water at home by providing free water conserving tools such as smart leak monitors, leak detection tablets, and conservation kits at public events.
- **Implementation 4.3: Beautiful Yard Award Program** - Encourage waterwise design and annually recognize and award households with exceptional water wise yards through the development of a Beautiful Yard Award Program. See South Salt Lake's Beautiful Award Program for reference.
- **Implementation 4.4: Strategic Water Management Workshop:** Partner with the JVWCD to provide businesses the opportunity to learn about water conserving practices alongside incentives and rebate programs.



GOAL WU-5

Increase public awareness of water conservation through the City's website, social media, and other digital tools.

- **Implementation 5.1: Water Conservation Webpage:** Increase ease of access to water conservation information on Draper City's website by consolidating water conservation information from the Water and Stormwater webpage and the Landscaping webpage into one Water Conservation webpage.
- **Implementation 5.2: Commercial Opportunities:** Promote commercial rebate programs by creating a commercial opportunities section on existing Landscaping webpage or potential Water Conservation webpage. Section may include JWCD's Landscape Incentive Program, Utah Water Savers rebates, and the JWCD's Strategic Water Management resources.
- **Implementation 5.3: Social Media Calendar:** Enhance existing outreach to residents and businesses by developing a Social Media Calendar to plan seasonal water conservation resources, programs, news, and public information campaigns. Refer to Slow The Flow, USU's Center for Water Efficient Landscaping, and WaterSense for potential messaging.
- **Implementation 5.4: EyeOnWater App:** Promote the EyeOnWater app at the conclusion of the AMI replacement. The EyeOnWater app allows user to connect to their utility account and view their water usage and set up leak notifications.



GOAL WU-6

Lead by example and increase water efficiency throughout Draper City's public landscapes.

- **Implementation 6.1: Park Strip Conversion Plan:** Develop a plan to gradually convert Draper City park strips to water wise landscapes.
- **Implementation 6.2: Turf Reduction Plan:** Develop a plan to reduce turf in Draper City parks and other civic properties that does not fill a recreational role.
- **Implementation 6.3: Irrigation System Upgrade Plan:** Develop a plan to upgrade older Draper City park and civic irrigation systems to more water efficient systems.

Table 9 - Inventory of Current & Developing Water Use & Preservation Strategies (1/4)

Best Management Practice	Strategy	Description	Status	Challenge Addressed			
Water Conservation Coordinator, Committee, or Team							
Water Conservation Coordinator	Continue to support the Water Conservation Coordinator in the development of water conservation resources, outreach activities, and educational initiatives.	Draper City employs a Water Quality and Conservation Coordinator. A new role, the Water Quality and Conservation Coordinator is developing water conservation resources, outreach activities, and educational initiatives.	Existing	 Residential Outdoor Water Use	 Non-Residential Outdoor Water Use	 Future Development	 Redundancy Infrastructure
Public Awareness Outreach							
Draper Forward Newsletter Outreach	Continue to utilize the Draper Forward Newsletter to promote water conservation related resources and news.	The Draper Forward is a quarterly newsletter that provides information on recreational programming, community events, and seasonal activities.	Existing				
Social Media Outreach	Continue to utilize social media to build public awareness of water conservation and share water conservation related resources and news.	Draper City has Instagram, Facebook, X, YouTube, and LinkedIn accounts. The City employs social media such as Instagram to spread the word about water conservation efforts such as the opening of the Draper Conservation Garden.	Existing				
Bill Stuffers	Continue to coordinate with Jordan Valley Water Conservancy District (JVWCD) promote water conservation information in bill stuffers.	The Jordan Valley Water Conservancy District (JVWCD) provides bill stuffers with conservation information.	Existing				
Education & Training							
Draper Conservation Garden	Continue to maintain the Draper Parks and Recreation Conservation Garden.	The Conservation Garden is an educational resource for the public that embodies principles of environmental stewardship and sustainability including waterwise design.	Existing				
Landscaping Webpage	Continue to maintain a City webpage dedicating to landscaping resources.	The Draper City Landscaping webpage provides information on the Draper Conservation Garden, Conservation Rebates, and Landscaping classes.	Existing				
Water and Storm Water Webpage	Continue to maintain a City webpage dedicated to water conservation resources .	The Draper City Water and Storm Water webpage provides information on water conservation tips and references to JVWCD water conservation programs.	Existing				
Water Conservation Tips Document	Continue to provide residents with water conservation tips through the Water Conservation Tips document on the Water and Storm Water Webpage.	The Water Conservation Tips document provides residents with conservation tips for indoor and outdoor water use including the JVWCD Water Check Program.	Existing				

Table 9 Inventory of Current & Developing Water Use & Preservation Strategies (2/4)

Best Management Practice	Strategy	Description	Status	Challenge Addressed			
Education & Training Continues							
Water Check Program Promotion	Continue to promote the Water Check Program by including information about the program and contact information on the Water Storm Water Webpage and Conservation Tips document.	A landscape Water Check is a series of test (lasts 60-90 minutes) on watering system to determine how much water system puts out, the soil absorption rate, and the evenness of the water application in order to provide residents with an irrigation schedule and recommendations.	Existing	 Residential Outdoor Water Use	 Non-Residential Outdoor Water Use	 Future Development	 Redundancy Infrastructure
Localscapes Landscaping Classes	Continue to support the Draper Tree Committee in partnering with Localscapes to provide landscaping classes.	The Draper City Tree Committee partners with Localscapes to provide free waterwise landscaping classes periodically.	Existing				
Tree Talk	Continue to support the Draper Tree Committee in hosting Tree Talk.	Draper Tree Talk is a free in-person event provided by the Draper Tree Committee. Tree Talk provides residents with educational information about tree selection, planting techniques, and tree care.	Existing				
Rebates, Incentives, & Rewards							
Landscape Incentive Program Promotion	Continue to promote Utah Water Savers Landscape Incentive Program on City website.	The Utah Water Saver's Landscape Incentive Program offers up to \$3 per square foot of lawn replaced with water-efficient landscaping. Landscaping project options include park strip, side yard, and full yard conversions. Commercial projects, irrigation retrofit, and tree-planting incentives are also available in certain areas.	Existing				
Utah Water Savers Smart Controller Rebate Promotion	Continue to promote Utah Water Savers Smart Controller on City website.	A rebate program that provides up to \$75 for the purchase and installation of a WaterSense-labeled smart controller that adjusts the water a yard gets based on local weather and yard conditions.	Existing				
Utah Water Savers Toilet Replacement Rebate Promotion	Continue to promote Utah Water Savers Toilet Replacement program on City website.	A rebate program that provides up to \$100 by replacing an old toilet with a WaterSense-labeled one. Any toilet manufactured before 1994 may qualify.	Existing				

Table 9 - Inventory of Current & Developing Water Use & Preservation Strategies (3/4)

Best Management Practice	Strategy	Description	Status	Challenge Addressed			
Rebates, Incentives, & Rewards Continued							
Utah Water Savers Switch to Drip Incentive Promotion	Continue to promote Utah Water Savers Switch to Drip program on City website.	An incentive program that provides homeowners \$0.50 per square foot to convert planting beds watered with spray irrigation to drip irrigation.	Existing	 Residential Outdoor Water Use	 Non-Residential Outdoor Water Use	 Future Development	 Redundancy Infrastructure
Utah Water Savers Treebate Program	Continue to promote the Utah Water Savers Treebate rebate on City website.	A rebate program that provides \$100 per tree for up to five trees, when planted in conjunction with the Landscape Inventive Program's turf conversion project.	Existing				
Ordinances, Standards, & Plans							
Water Efficient Landscape Ordinance (WELO)	Continue to enforce and update the Water Efficient Landscape Ordinance (WELO) alongside JWCD updates.	Draper adopted water-efficiency standards in partnership with the JWCD in 2023. These standards limit turf, set water wise standards for landscape design, and require water efficient irrigation systems for new developments.	Existing				
Comprehensive Zoning and Subdivision Code Update	Continue to develop new and modified zoning districts to encourage missing-middle housing.	The Update proposes missing-middle housing in the City's medium-high residential density areas and includes smaller-scaled multi-family or single- family homes that are on smaller lots.					
Waste of Water Code	Continue to enforce the waste of water code.	An ordinance addressing waste of water where offenders may be cited or loose water service until the situation is remedied.	Existing				
Water Pricing							
Water Conservation Plan	Continue to update the Water Conservation Plan every five years.	The Water Conservation Act requires each water conservancy district and public water system with over 500 connections to submit a water conservation plan to the Division of Water Resources and update it every five years.	Existing				

Table 9 - Inventory of Current & Developing Water Use & Preservation Strategies (4/4)

Best Management Practice	Strategy	Description	Status	Challenge Addressed			
Water Pricing Continued							
Tiered Water Rate Structure	Continue utilizing a tiered rate structure to bill for drinking water usage. Regularly assess and adjust the drinking water rate structure to encourage efficient water use as needed.	Draper's tiered rate system encourages conservation by charging high water users more than low water users.	Existing	 Residential Outdoor Water Use	 Non-Residential Outdoor Water Use	 Future Development	 Redundancy Infrastructure
Physical System							
Advanced Metering Infrastructure (AMI) & Leak Detection	Continue citywide rollout of meter replacements to upgrade to an Advanced Metering Infrastructure (AMI).	Advanced metering infrastructure (AMI) will provide Draper with frequent and accurate water usage data to improve leak detection.	Developing				
Water Reuse System	Continue to coordinate with WaterPro to support water reuse project.	WaterPro's is developing a water reuse system with the support of Draper City and the JWCD.	Developing				
Redundancy Planning	Continue to develop plans to install additional pump stations and transmission lines to upper pressurized zones (foothills region) of Draper City.	In the case of a water source failure, the Draper foothills region lacks the infrastructure for a redundant water supply. Draper City is in the planning phase for developing the infrastructure needed to secure this supply.	Developing				
Supply Planning	Continue to obtain contracts with the JWCD to meet future demand.	Obtaining water sources will be necessary to meet future demand at full build-out.	Developing				
Supply Planning	Continue to develop plans to build two storage tanks.	As Draper develops, growing water demand will require additional storage capacity.	Developing				

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-11-13

Re: Public Hearing: Plummer Zoning Map Amendment (Legislative Item)

Comments:

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.31 acres located on the south side of 13200 S. at approximately 1360 E. 13200 S. and .97 acres located on the east side of 1300 E. at approximately 13239 S 1300 E. The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the properties.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

[Plummer ZMA staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 31, 2024

To: Draper City Planning Commission
Business Date: November 13, 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: Plummer – Zoning Map Amendment Request

Application No.: 2025-0137-MA

Applicant: Benchmark Engineering, representing LRP TR and Home Ice, LLC.

Project Location: 1360 E. 13200 S. & 13239 S. 1300 E.

Current Zoning: RA1 (Residential Agricultural, 40,000 ft² min. lot size)

Acreage: 2.28 Acres (Approximately 99,316.8 ft²)

Request: Request for approval of a Zoning Map Amendment from RA1 to RA2 (Residential Agricultural, 20,000 ft² min. lot size).

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.31 acres located on the south side of 13200 S. at approximately 1360 E. 13200 S. and 0.97 acres located on the east side of 1300 E. at approximately 13239 S 1300 E. (Exhibits C and D). The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the properties.

The subject property that fronts onto 13200 S. has a single-family home that was constructed on the property in 1969. Two barns have also been constructed on the subject property – the first barn was built in 1970 and the second barn was built in 1987.

The subject property that fronts onto 1300 E. has a single-family home that was constructed on the property in 1971. A barn was built on the property in 1973.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Zoning	RA2	Exhibit H
Adjacent Zoning		
East	RA1	
West	RA1, R3 (Single-family residential, 13,000 ft ² min lot size), R4 (Single-family residential, 10,000 ft ² min. lot size)	
North	RA1	
South	RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020(B)(1) the purpose of both the RA1 and RA2 zones is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Criteria for Approval

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(1) of the DCMC:

1. Map Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- d. The extent to which the proposed amendment may adversely affect adjacent property; and*
- e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Staff notes that the zoning designation of RA2 is compatible with the subject property's current mapped land use designation of Residential Low/Medium Density (Exhibit E). The uses allowed in the RA1 and RA2 zones are substantially the same with the exception of the Agricultural business and Animal specialties uses being permitted as conditional uses in the RA1 zone and are not permitted in the RA2 zone. The use of animals and fowl for recreation and family food production would become a conditional use under the RA2 zone. Staff also notes that multiple residential zoning designations ranging in intensities from RA1 to R4 are located within 300 feet of the subject properties (Exhibit F).

REVIEWS

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Benchmark Engineering, representing LRP TR and Home Ice, LLC, application 2025-0137-MA, based on the following findings for approval listed in the Staff Report dated October 31, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.

2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. 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.
5. (List additional findings for approval, if any...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Benchmark Engineering, representing LRP TR and and Home Ice, LLC, application 2025-0137-MA, based on the following findings for denial listed in the Staff Report dated October 31, 2025.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. (List additional findings for denial, if any...)

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: 2025.10.14 10:26:16-06'00'

Draper City Public Works Department

Todd A. Draper

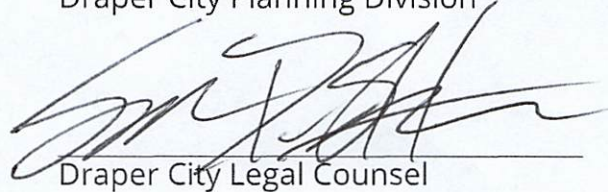
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Draper City Planning Division

Don Buckley

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Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

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O=Draper City Corp., CN=Matthew Symes
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Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. The change in zone from Residential / Agricultural (RA1) to Residential Agricultural (RA2) is proposing to change from low density residential use to a slightly higher residential use. This change in zoning represents an increase demand on the streets and utilities by approximately doubling the density per acre. The proposed zone has an approximate increase in traffic from the current approximately eight peak hour trips and approximate 70 vehicle trips per day to the proposed density of approximately 16 peak hour trips and approximately 140 vehicle trips per day. The site has access to 13200 South, a minor residential collector street. Based on the capacity of the fronting public street, the change in zone has the potential increase traffic on 13200 South, but does not represent a significant increase where any mitigation would be required. There are some times when congestion exists on 13200 South and on nearby 1300 East, especially during school beginning and ending times. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not trigger a TIS. There are existing public frontage improvements on the fronting public street.
2. Connectivity with the subject parcel to public right-of-way is to 13200 South, a minor residential collector. Accesses are required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any development on the site will need to be evaluated for access location to comply with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.
3. There are existing storm drainage facilities fronting the subject parcel. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.

4. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
5. Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses. This commitment is made at the time of subdivision or site plan approval.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B LEGAL DESCRIPTIONS

PARCEL NO. 28-33-351-015-0000

BEGINNING NORTH 0°07'18" EAST 1351.17 FEET AND SOUTH 89°04' EAST 255.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, SOUTH 89°04' EAST 385 FEET MORE OR LESS TO DRAPER IPRIGATION CANAL; SOUTHWESTERLY ALONG SAID CANAL; WEST 225 FEET MORE OR LESS; NORTH 0°07'18" EAST 195.91 FEET TO BEGINNING.

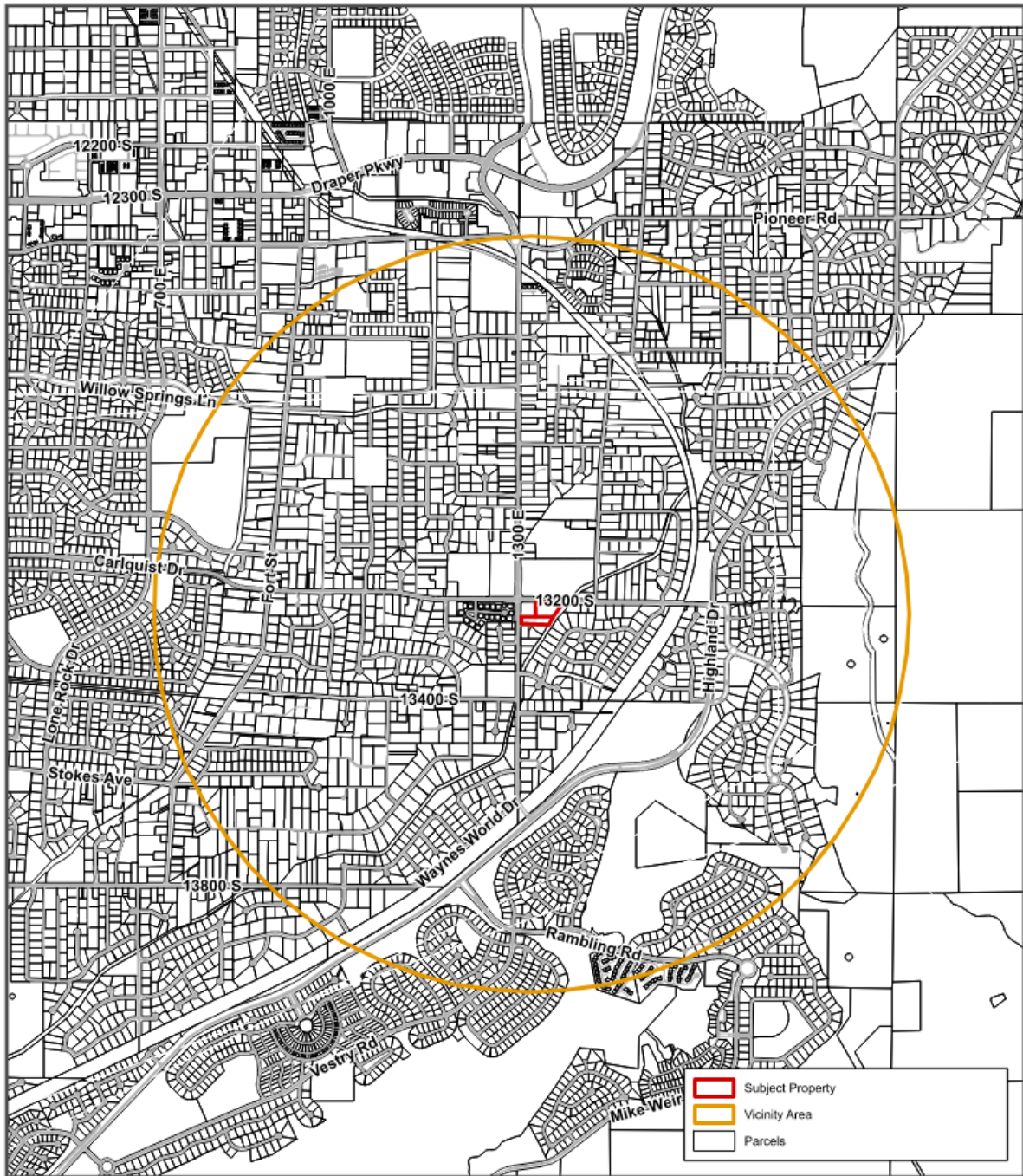
ALSO:

BEGINNING NORTH 0°07'18" EAST 1351.17 FEET AND SOUTH 89°04' EAST 240.02 FEET FROM SOUTHWEST CORNER SAID SECTION 33, SOUTH 89°04' EAST 15 FEET MORE OR LESS; SOUTH 0°07'18" WEST 195.91 FEET; WEST 15 FEET; NORTH 0°07'18" EAST 196.09 FEET MORE OR LESS TO BEGINNING

PARCEL NO. 28-33-351-026-0000

BEGINNING NORTH 0°02'20" EAST 1152.3 FEET FROM SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; SOUTH 100 FEET; SOUTH 88°28' EAST TO WESTERLY LINE OF DRAPER IRRIGATION CO CANAL; NORTH 32°58' EAST ALONG SAID WESTERLY LINE TO A POINT SOUTH 88°28' EAST FROM BEGINNING; NORTH 88°28' WEST TO BEGINNING. LESS & EXCEPT BEGINNING NORTH 1051.34 FEET & EAST 48.50 FEET FROM SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; NORTH 88°06'05" WEST 4.00 FEET, NORTH 0°21'14" EAST 99.67 FEET; SOUTH 89°38'46" EAST 4.00 FEET; SOUTH 0°21'14" WEST 99.78 FEET TO BEGINNING.

EXHIBIT C
VICINITY MAP



Date Printed: 10/30/2025

1360 E. 13200 S. and 13239 S. 1300 E.
Plummer Zoning Map Amendment

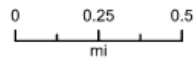


EXHIBIT D
AERIAL MAP



Date Printed: 10/30/2025

1360 E. 13200 S. and 13239 S. 1300 E.
Plummer Zoning Map Amendment

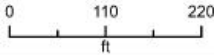
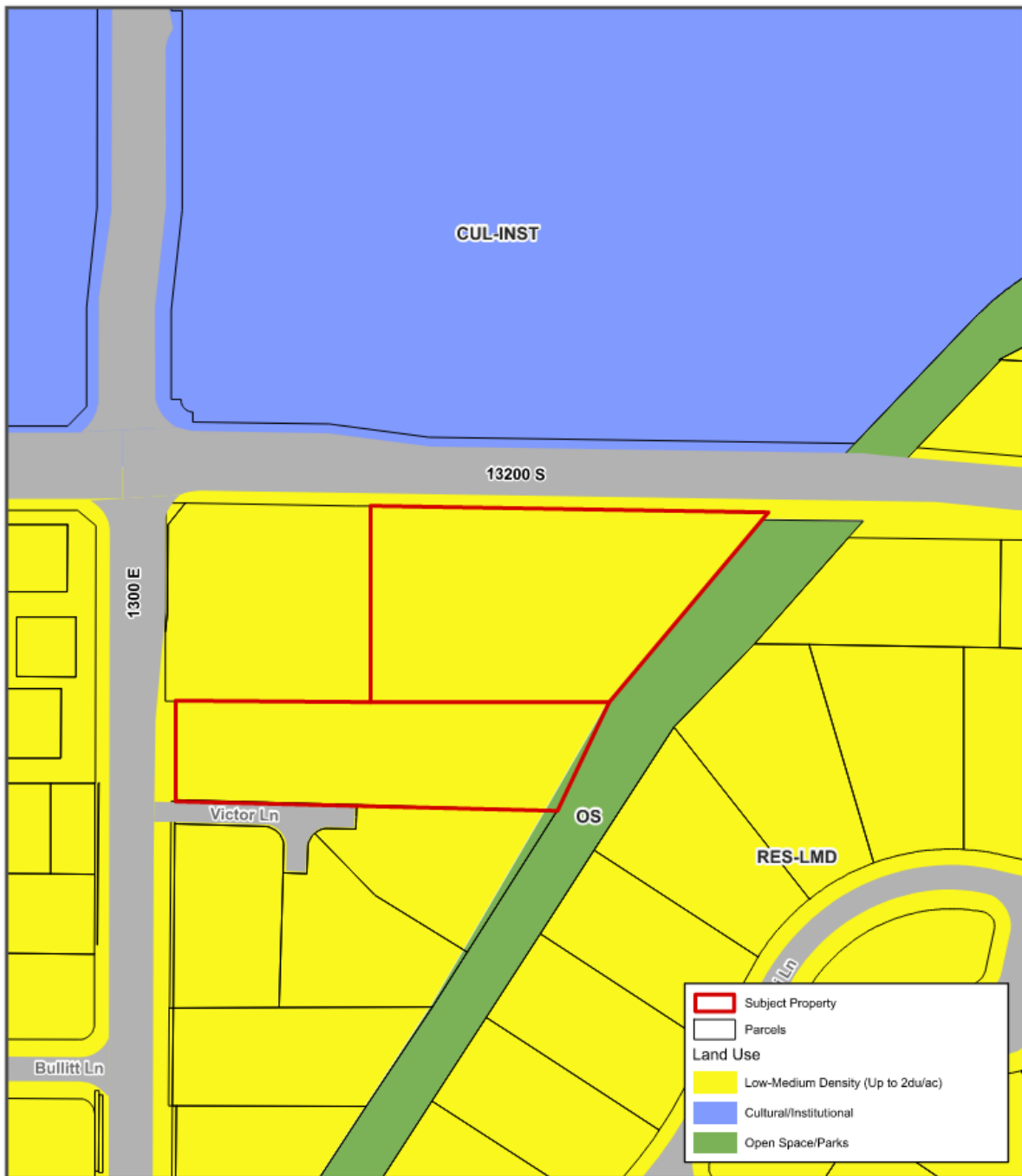


EXHIBIT E
LAND USE MAP



Date Printed: 10/30/2025

1360 E. 13200 S. and 13239 S. 1300 E.
Plummer Zoning Map Amendment

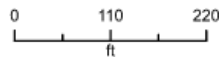
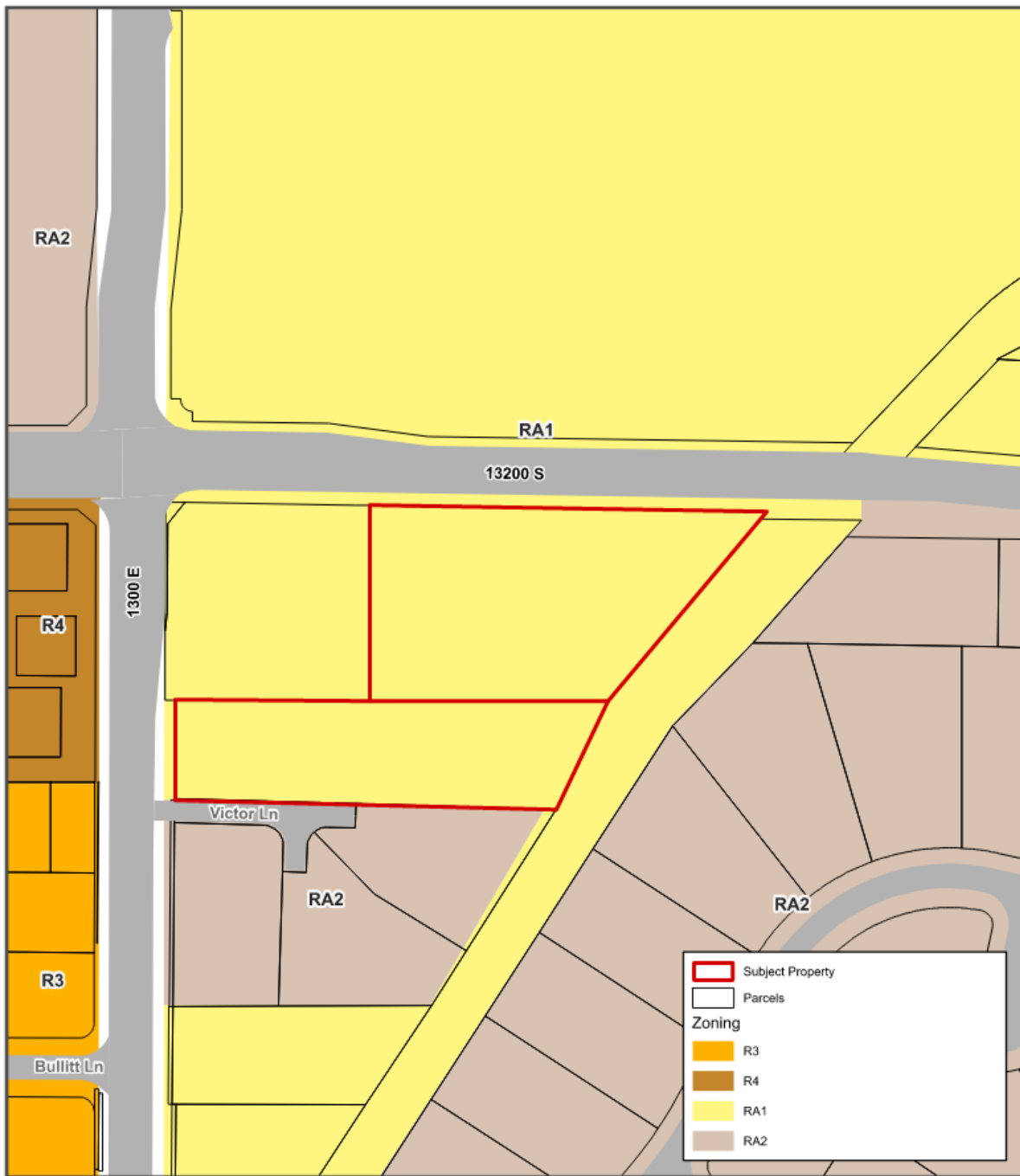


EXHIBIT F
ZONING MAP



Date Printed: 10/30/2025

1360 E. 13200 S. and 13239 S. 1300 E.
Plummer Zoning Map Amendment

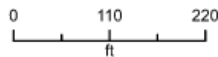


EXHIBIT G
APPLICANT'S RESPONSE – ZONING MAP AMENDMENT



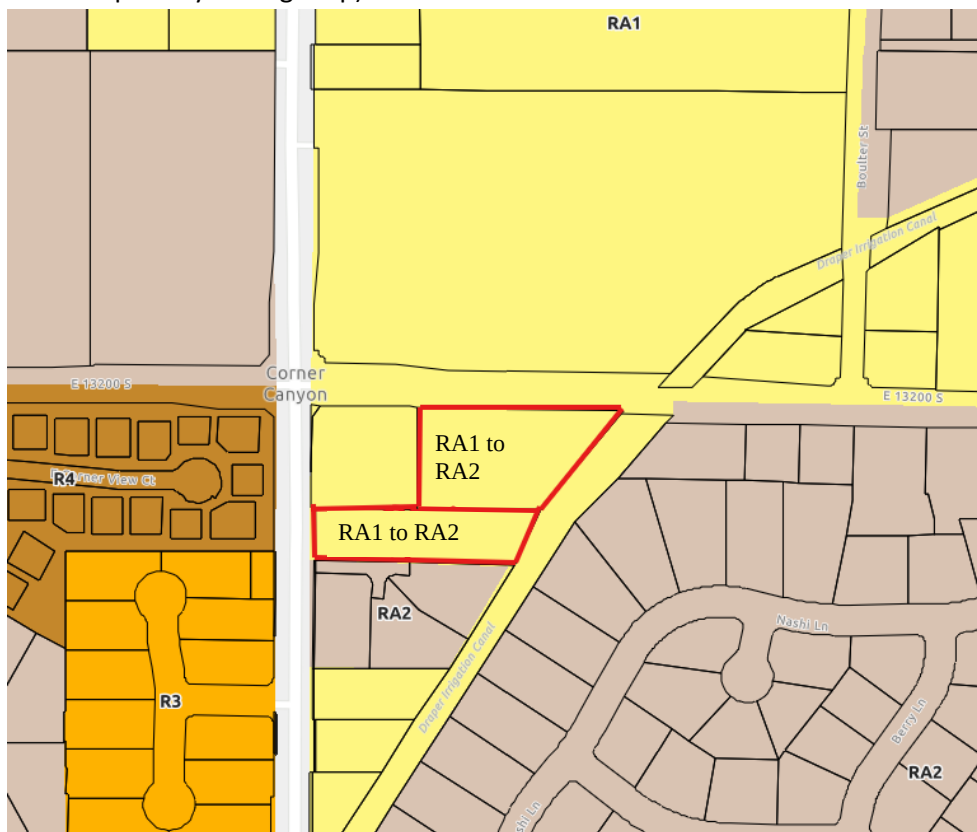
Description:

The application 2025-0137-MA is related to the rezoning of two lots located at the following addresses:
lot 1360 E. 13200 S. and lot 13239 S. 1300 E, in Draper, Utah.

- Lot 1360 E. 13200 S., in Draper, Utah, bounded on the north by the 13200 South Public Road, on the south by parcel #28-33-351-026 (Lot on address 13239 S. 1300 E), on the east by Draper Canal Trail and on the west by parcel #28-33-351-025. This lot contains an Area of 1.592 Acres more or less.
- Lot 13239 S. 1300 E, in Draper, Utah, bounded on the northeast by parcel #28-33-351-015 (Lot on address lot 1360 E. 13200 S.), on the north west by parcel #28-33-351-025, on the southeast corner by parcel #28-33-351-030, on the southwest corner by parcel 28-33-351-027 (E Victor Lane), on the east by Draper Canal Trail and on the west by 1300 E Public Road. This lot contains an Area of 1.063 Acres more or less.

The total area of both properties is 2.655 acres.

Both lots 1360 E. 13200 S. and 13239 S. 1300 E are located on zone RA1 (see below sketch, referenced from Draper City Zoning Map).





1. What is the requested zoning designation?

We are requesting a zoning change for both lots (lot on 1360 E. 1300 S. and 13239 S. 1300 E, Draper, Utah) from RA1 to RA2, residential agricultural medium density zoning, see sketch above or Draper zoning map.

2. Please explain the reason for the request and the justification for approval.

The actual zoning for the property lot 1360 E. 1300 S. and 13239 S. 1300 E, in Draper, Utah is RA1, large lot residential development. The proposed subdivision, that will be development on this property, will have two lots with footage less than 40,000 S.F., that is less than the required per the actual zoning.

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

The existing developments around the property range from R1A, R2A, R3, and R4 zones. Zone RA2 is predominant in the area with the lots directly south and east zoned RA2, and it has the footage that we will have on our properties, which makes harmonious with the overall existing development.

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

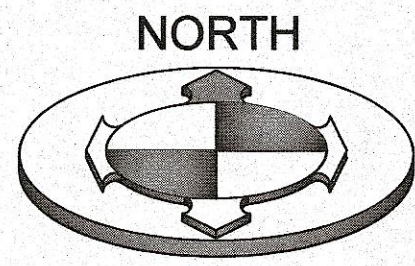
Yes, there are existing utilities and services, such as existing roadways that have access to property under the proposed zoning.

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

Yes, the proposed zoning designation is consistent with the goals, objectives, and policies of the City's General Plan.

ALT/NSPS LAND TITLE SURVEY

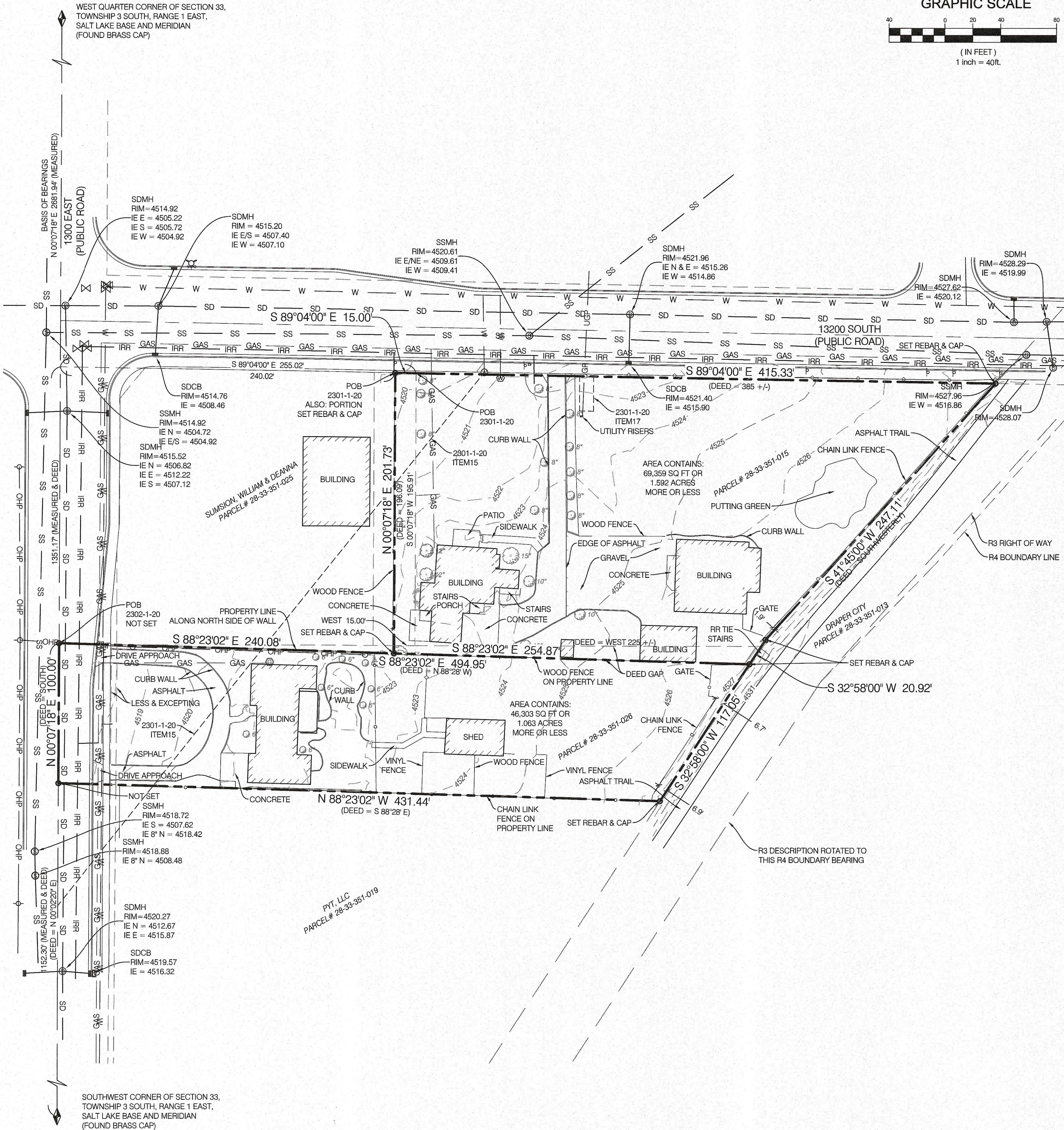
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 40ft.

WEST QUARTER CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

TO:
ATTORNEYS TITLE GUARANTY FUND, INC.,
LORI R. PLUMMER AND BURKE H. PLUMMER OF THE LORI R. PLUMMER TRUST DATED
FEBRUARY 24, 2011

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS
COMPLETED ON JANUARY 28, 2020.



LEGAL DESCRIPTION PER TITLE REPORT

COMMITMENT NO. 2301-1-20

BEGINNING NORTH 0°07'18" EAST 1351.17 FEET AND SOUTH 89°04' EAST 255.02 FEET FROM THE
SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN,
SOUTH 89°04' EAST 385 FEET MORE OR LESS TO DRAPER IRRIGATION CANAL; SOUTHWESTERLY
ALONG SAID CANAL; WEST 225 FEET MORE OR LESS; NORTH 0°07'18" EAST 195.91 FEET TO
BEGINNING.

ALSO:

BEGINNING NORTH 0°07'18" EAST 1351.17 FEET AND SOUTH 89°04' EAST 240.02 FEET FROM
SOUTHWEST CORNER SAID SECTION 33, SOUTH 89°04' EAST 15 FEET MORE OR LESS; SOUTH
0°07'18" WEST 195.91 FEET; WEST 15 FEET; NORTH 0°07'18" EAST 196.09 FEET MORE OR LESS TO
BEGINNING.

COMMITMENT NO. 2302-1-20

BEGINNING NORTH 0°02'20" EAST 1152.3 FEET FROM SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; SOUTH 100 FEET; SOUTH 88°28' EAST
TO WESTERLY LINE OF DRAPER IRRIGATION CO CANAL; NORTH 32°58' EAST ALONG SAID
WESTERLY LINE TO A POINT SOUTH 88°28' EAST FROM BEGINNING; NORTH 88°28' WEST TO
BEGINNING; LESS & EXCEPT BEGINNING NORTH 1°05'34 FEET & EAST 43.50 FEET FROM
SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN;
NORTH 88°06'50" WEST 4.00 FEET; NORTH 0°21'14" EAST 99.67 FEET; SOUTH 89°38'46" EAST 4.00
FEET; SOUTH 0°21'14" WEST 99.78 FEET TO BEGINNING.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BURKE PLUMMER TO
PERFORM AN ALT/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°07'18" EAST, AS SHOWN HEREON.

BENCHMARK
THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN.
ELEV. = 4530.36 (NAVD88)

NARRATIVE
THE EAST PROPERTY LINE WAS ESTABLISHED BY R3 & R4 DOCUMENTS. THE R3 DESCRIPTION
WAS ROTATED TO MATCH A PORTION OF THE R4 BOUNDARY WHICH SEEMED TO MATCH THE
NEW TRAIL LOCATION. THERE IS A GAP BETWEEN THE TWO SUBJECT PARCELS. THE NORTH
LINE OF THE SOUTHERN PROPERTY WAS COINCIDENT WITH THE OCCUPATION AND WAS
USED FOR THE BOUNDARY LINE BETWEEN THE TWO PARCELS.
THE SOUTH PARCEL HAS A LESS AND EXCEPTING PORTION FOR A STREET WIDENING. THERE
IS NO LESS AND EXCEPTING OR DEED SHOWING THE OTHER PORTION OF THE PROPERTY HAS
BEEN DEDICATED.

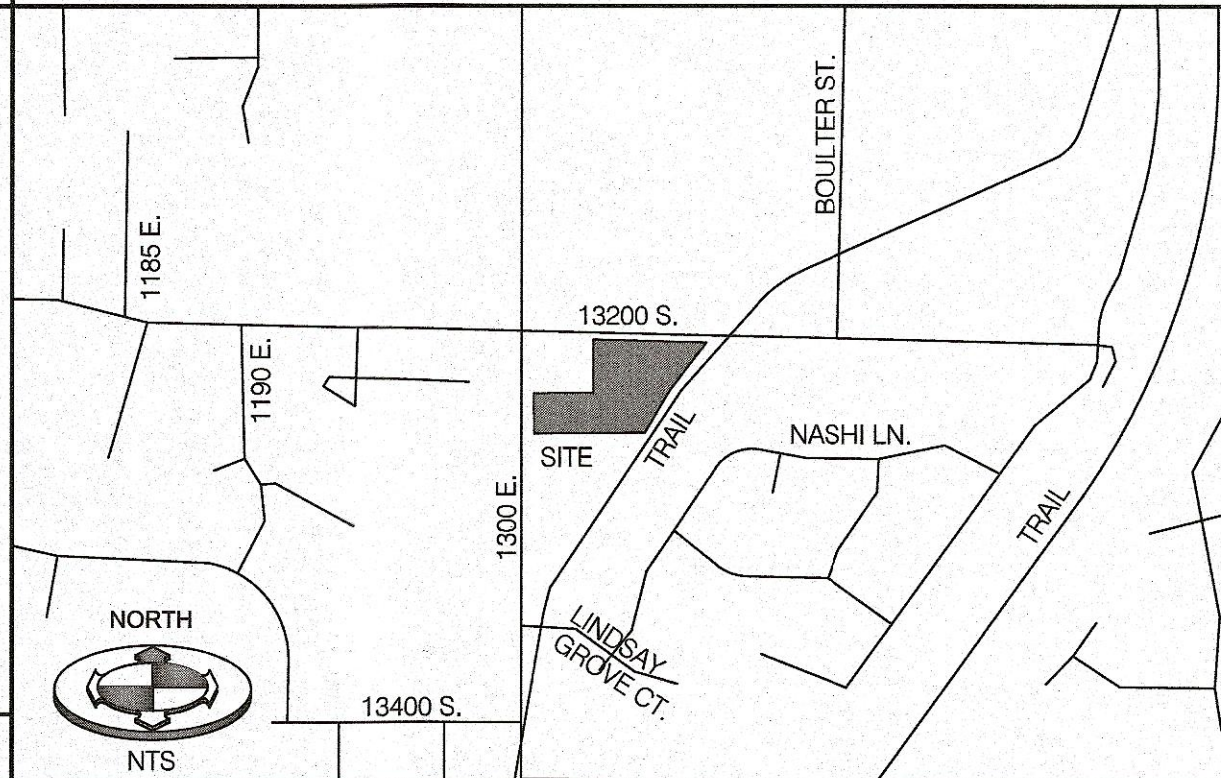
GENERAL NOTES

- 1) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
NONE FOUND
- 2) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND
AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING
EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE
ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 3) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 1300 EAST & 13200 SOUTH.
A GAP BETWEEN THE TWO SUBJECT PROPERTIES WAS FOUND. THE NORTH LINE OF
THE SOUTHERN PARCEL WAS COINCIDENT WITH THE EXISTING FENCE LINE AND
WAS DETERMINED TO BE THE BOUNDARY LINE BETWEEN THE TWO PARCELS.
- 4) THE SOUTHERN PARCEL EXTENDS TO THE CENTERLINE OF 1300 EAST. IT WILL
BE DEDICATED TO THE CITY ON A FUTURE SUBDIVISION PLAT THAT WILL BE PREPARED.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE	SD
ADJACENT PL or LOT LINES	STORM DRAIN INLET BOX	SD
EXISTING RIGHT-OF-WAY LINE	CULINARY PIPE LINE	W
CENTERLINE of ROAD	WATER VALVE & WATER METER	W
EASEMENT LINE	FIRE HYDRANT	W
CURB & GUTTER	IRRIGATION VALVE & PIPE LINE	IRR
EDGE OF EXISTING ASPHALT	POWER POLE & OVERHEAD POWER	OHP
FENCE, CHAIN	UNDERGROUND POWER	UGP
FENCE, VINYL	GAS LINE	GAS
FENCE, WIRE	DECIDUOUS TREE	GAS
FENCE, WOOD	CONIFEROUS TREE	
SDMH STORM DRAIN MANHOLE	SIGN	
SSMH SANITARY SEWER MANHOLE	GAS METER	
SD STORM DRAIN	TELECOMM PEDESTAL	
CB CATCH BASIN	WATER MANHOLE	
IE INVERT ELEVATION		
TOT TOP OF GRADE		
POB POINT OF BEGINNING		

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY ATTORNEYS TITLE GUARANTY FUND, INC.,
COMMITMENT NO. 2301-1-20, EFFECTIVE DATE JANUARY 8, 2020.
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY ATTORNEYS TITLE GUARANTY FUND, INC.,
COMMITMENT NO. 2302-1-20, EFFECTIVE DATE JANUARY 9, 2020.
- R3) QUIT CLAIM DEED WITH EASEMENT RESERVED, RECORDED MARCH 13, 2001 AS ENTRY NO.
7841907 IN BOOK 8433 AT PAGE 5046, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R4) AKAGI FARM, PHASE 1, RECORDED APRIL 1, 1997 AS ENTRY NO. 6607756 IN BOOK 97-4P AT
PAGE 95, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ATTORNEYS TITLE
GUARANTY FUND, INC., COMMITMENT NO. 2301-1-20, EFFECTIVE DATE JANUARY 8, 2020.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-12 NOT ADDRESSED IN THIS SURVEY

ITEM 13 THE EFFECTS OF EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS, NOTES, BUILDING
SET-BACK LINES, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, STREAMS, RIVERS, TELEPHONE AND
TRANSMISSION LINES, DRAINAGE UTILITIES, OR OTHER INCIDENTAL PURPOSES, OVER, UNDER, OR ACROSS
SAID PROPERTY, WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR
ACCURATE SURVEY, INCLUDING, WITHOUT LIMITATION, ANY EASEMENTS, NOTES, RESTRICTIONS, BUILDING
SITE REQUIREMENTS, SETBACK LINES, OR RIGHTS OF WAY PROVIDED FOR IN THE OFFICIAL PLAT MAP OR
OF RECORD, IF ANY.
(SURVEY FINDINGS: SURFACE UTILITIES FOUND ARE AS SHOWN. OTHER ITEMS LISTED MAY AFFECT THE
SUBJECT PROPERTY)

ITEM 14 NOT ADDRESSED IN THIS SURVEY

ITEM 15 RIGHT OF WAY AND EASEMENT GRANT FOR PRISON CULINARY WATER PIPE LINE RECORDED
ON MARCH 13, 1941 AS ENTRY NO. 898656 IN BOOK 263 AT PAGE 380
(SURVEY FINDINGS: AS SHOWN, PER WATER PRO, THIS LINE HAS BEEN ABANDONED)

ITEM 16 EASEMENT TO THE DRAPER IRRIGATION COMPANY OF SALT LAKE COUNTY, UTAH FOR THE
CONSTRUCTION OF A DAM AND RESERVOIR, AND AS MORE PARTICULARLY DESCRIBED IN DOCUMENT
RECORDED ON JANUARY 12, 1955, AS ENTRY NO. 1455846, IN BOOK 1257, AT PAGE 272
(SURVEY FINDINGS: AFFECTS THE IRRIGATION CANAL, NO AFFECT ON SUBJECT PROPERTY)

ITEM 17 EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP, AN OREGON
CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION,
MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRIC POWER
TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES, AND AS MORE PARTICULARLY DESCRIBED IN
DOCUMENT RECORDED ON JANUARY 22, 2013, AS ENTRY NO. 11561014, IN BOOK 10100, AT PAGE 276.
(SURVEY FINDINGS: AS SHOWN)

ITEM 18 EASEMENT TO DRAPER CITY FOR TEMPORARY CONSTRUCTION, AND AS MORE PARTICULARLY
DESCRIBED IN DOCUMENT RECORDED ON MARCH 7, 2013, AS ENTRY NO. 11591487, IN BOOK 10114 AT
PAGE 8526.
(SURVEY FINDINGS: TEMPORARY EASEMENT NO LONGER EXISTS, CONSTRUCTION IS COMPLETED)

ITEM 19 AGREEMENT BY AND BETWEEN WILLIAM CHAD SUMSION AND DEANNA D. SUMSION; CITY OF
DRAPER, UTAH; AND FIRST AMERICAN TITLE INSURANCE COMPANY, RECORDED ON APRIL 26, 2013, AS
ENTRY NO. 11627807, IN BOOK 10131, ON PAGE 8546.
(SURVEY FINDINGS: NO AFFECT ON SUBJECT PROPERTY, AGREEMENT IS FOR A DIFFERENT PARCEL)

ITEMS 20-21 NOT ADDRESSED IN THIS SURVEY

ITEM 22 SUBJECT TO DISCREPANCY IN LEGAL DESCRIPTION ON VESTING DEED AND COUNTY LEGAL
DESCRIPTION. VERIFY WITH SURVEY.
(SURVEY FINDINGS: SEE SURVEY AND NARRATIVE)

ITEM 23 NOT ADDRESSED IN THIS SURVEY

THIS SURVEY IS ALSO BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY ATTORNEYS TITLE
GUARANTY FUND, INC., COMMITMENT NO. 2302-1-20, EFFECTIVE DATE JANUARY 9, 2020.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-12 NOT ADDRESSED IN THIS SURVEY

13. THE EFFECTS OF EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS, NOTES, BUILDING
SET-BACK LINES, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, STREAMS, RIVERS, TELEPHONE AND
TRANSMISSION LINES, DRAINAGE UTILITIES, OR OTHER INCIDENTAL PURPOSES, OVER, UNDER, OR ACROSS
SAID PROPERTY, WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR
ACCURATE SURVEY, INCLUDING, WITHOUT LIMITATION, ANY EASEMENTS, NOTES, RESTRICTIONS, BUILDING
SITE REQUIREMENTS, SETBACK LINES, OR RIGHTS OF WAY PROVIDED FOR IN THE OFFICIAL PLAT MAP OR
OF RECORD, IF ANY.
(SURVEY FINDINGS: SURFACE UTILITIES FOUND ARE AS SHOWN. OTHER ITEMS LISTED MAY AFFECT THE
SUBJECT PROPERTY)

ITEMS 14 NOT ADDRESSED IN THIS SURVEY

ITEM 15 CONVEYANCE OF PROPERTY AND EASEMENT IN FAVOR OF THE DRAPER IRRIGATION COMPANY
AND MORE PARTICULARLY DESCRIBED IN THE DOCUMENT RECORDED ON NOVEMBER 11, 1955, AS ENTRY
NO. 1455846, IN BOOK 1257, AT PAGE 272.
(SURVEY FINDINGS: AFFECTS THE IRRIGATION CANAL, NO AFFECT ON SUBJECT PROPERTY)

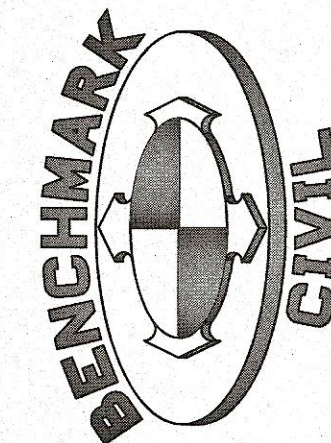
ITEM 16 EASEMENT TO USE DISTRIBUTION SYSTEM BY AND BETWEEN DRAPER IRRIGATION COMPANY, A
CORPORATION OF THE COUNTY OF SALT LAKE AND THE STATE OF UTAH, ACTING THROUGH THE BOARD OF
WATER RESOURCES, MORE PARTICULARLY DESCRIBED IN DOCUMENT RECORDED ON MARCH 25, 1978, AS
ENTRY NO. 4601931, IN BOOK 6014, AT PAGE 550.
(SURVEY FINDINGS: AFFECTS THE IRRIGATION CANAL, NO AFFECT ON SUBJECT PROPERTY)

ITEMS 17-18 NOT ADDRESSED IN THIS SURVEY

ITEM 19 SUBJECT TO DISCREPANCY IN LEGAL DESCRIPTION ON VESTING DEEDS AND COUNTY LEGAL
DESCRIPTION.
(SURVEY FINDINGS: SEE SURVEY AND NARRATIVE)

ITEMS 20 NOT ADDRESSED IN THIS SURVEY

BENCHMARK
ENGINEERING &
LAND SURVEYING
918 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 562-1192
www.benchmarkcivil.com



BURKE PLUMMER
1360 E. 13200 S. & 13239 S. 1300 E.
DRAPER CITY, UTAH

PROJECT NO. 2001017

ALT/NSPS
LAND TITLE
SURVEY

SVA.01
1 OF 1

SCALE MEASURES INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-11-13

Re: Public Hearing: Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment (Legislative Action)

Comments:

This is a request for adoption of an amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans (SAPs), which are a component of the Draper City General Plan, to change several figures.

Findings for approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-9a-404.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Finding for denial:

1. The General Plan Amendment is not consistent with the requirements of Utah State Code and is not appropriate.

ATTACHMENTS:

[Amendment to the SAPs Staff Report - Finalized.pdf](#)

ATTACHMENTS:

[Adopted Draper Station Area Plans.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 17, 2025

To: Draper City Planning Commission
Business Date: November 13, 2025

From: Development Review Committee

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

Re: Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans – General Plan Amendment Request

Application No.: 2025-0255-TA

Applicant: Draper City

Project Location: City Wide – Transit Station Areas

Request: Request for adoption of an Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans to change several figures.

BACKGROUND AND SUMMARY

This is a request for adoption of an amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans (SAPs), which are a component of the Draper City General Plan, to change several figures.

In 2022, House Bill (HB) 462 required municipalities to adopt SAPs for areas surrounding existing fixed guideway public transit stations on or before December 31, 2025. On September 2, 2025 the City Council adopted the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View SAPs.

Following adoption of the plans by the City, Utah Transit Authority (UTA) staff contacted the City requesting updates to several of the existing figures in the SAPs to show a mixed-use building near the Draper FrontRunner station (Exhibit B).



ANALYSIS

Following adoption by the City, the SAPs were certified by the Wasatch Front Regional Council (WFRC) and UTA. While the SAP indicates that figures showing proposed buildings in the document are only concepts, City staff worked with the consultant to revise the figures in the SAP at the request of UTA.

Changes are proposed to Figures 18, 19, 20, 22 and 24 (Exhibit C) to add a mixed-use building near the FrontRunner station. The layout and massing of the mixed-use building are consistent with that of a proposed building that was added to Vista Station as part of a Master Area Plan (MAP) amendment that was approved on December 13, 2022. However, no applications for the development of this building have been submitted to the City.

Criteria For Approval.

Amendments to the General Plan fall under DCMC Section 9-2-020(F). That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

- D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
- 1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
 - a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
 - b. The name and address of every person or company the applicant represents.*
 - c. The requested amendment and reasons supporting the request.*
 - d. If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) An accurate property map showing present and proposed zoning classifications;*
 - (2) All abutting properties showing present zoning classifications; and*
 - (3) An accurate legal description and an approximate common address of the area proposed to be rezoned.*

- e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
- 2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
- 3. *The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
- 4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

Adoption of a station area plan also falls under USC Section 10-21-203(7). That section lists the following requirements for a station area plan as:

- (8) *A station area plan shall include the following components:*
 - (a) *a station area vision that:*
 - (i) *is consistent with Subsection (6); and*
 - (ii) *describes the following:*
 - (A) *opportunities for the development of land within the station area under existing conditions;*
 - (B) *constraints on the development of land within the station area under existing conditions;*
 - (C) *the municipality's objectives for the transportation system within the station area and the future transportation system that meets those objectives;*
 - (D) *the municipality's objectives for land uses within the station area and the future land uses that meet those objectives;*
 - (E) *the municipality's objectives for public and open spaces within the station area and the future public and open spaces that meet those objectives; and*
 - (F) *the municipality's objectives for the development of land within the station area and the future development standards that meet those objectives;*
 - (b) *a map that depicts:*
 - (i) *the station area;*
 - (ii) *the area within the station area to which the station area plan applies, provided that the station area plan may apply to areas*

- outside the station area, and the station area plan is not required to apply to the entire station area; and*
 - (iii) *the area where each action is needed to implement the station area plan;*
 - (c) *an implementation plan that identifies and describes each action needed within the next five years to implement the station area plan, and the party responsible for taking each action, including any actions to:*
 - (i) *modify land use regulations;*
 - (ii) *make infrastructure improvements;*
 - (iii) *modify deeds or other relevant legal documents;*
 - (iv) *secure funding or develop funding strategies;*
 - (v) *establish design standards for development within the station area; or*
 - (vi) *provide environmental remediation;*
 - (d) *a statement that explains how the station area plan promotes the objectives described in Subsection (6)(a); and*
 - (e) *as an alternative or supplement to the requirements of Subsection (6) or this Subsection (7), and for purposes of Subsection (1)(b)(ii), a statement that describes any conditions that would make the following impracticable:*
 - (i) *promoting the objectives described in Subsection (6)(a); or*
 - (ii) *satisfying the requirements of this Subsection (7).*

REVIEWS

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council regarding approval, approval with modifications, or denial of the General Plan Amendment based on the findings and criteria for adoption, or rejection, as listed within the staff report.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – I move that we forward a positive recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0255-TA, based on the following findings for approval and the criteria for adoption as listed in the Staff Report dated October 17, 2025.

Findings for approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Sample Motion for a Positive Recommendation with Modifications – I move that we forward a positive recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0255-TA, based on the findings for approval and the criteria for adoption as listed in the Staff Report dated October 17, 2025, inclusive of the following additional recommended modifications or findings:

1. (List any recommended modifications...)
2. (List any additional findings for approval...)

Sample Motion for a Negative Recommendation – I move that we forward a negative recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0255-TA, based on the following finding for denial and the criteria for rejection as listed in the Staff Report dated October 17, 2025.

Finding for denial:

1. The General Plan Amendment is not consistent with the requirements of Utah State Code and is not appropriate.

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.

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Draper City Planning Division

Draper City Legal Counsel

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.

EXHIBIT B
EXISTING FIGURES



Figure 18: Vista Draper Station Area Plan



Figure 19: Preferred Design Alternative for Opportunity Site





Figure 20: Public Space and Connectivity Diagram for Vista Draper Station Area

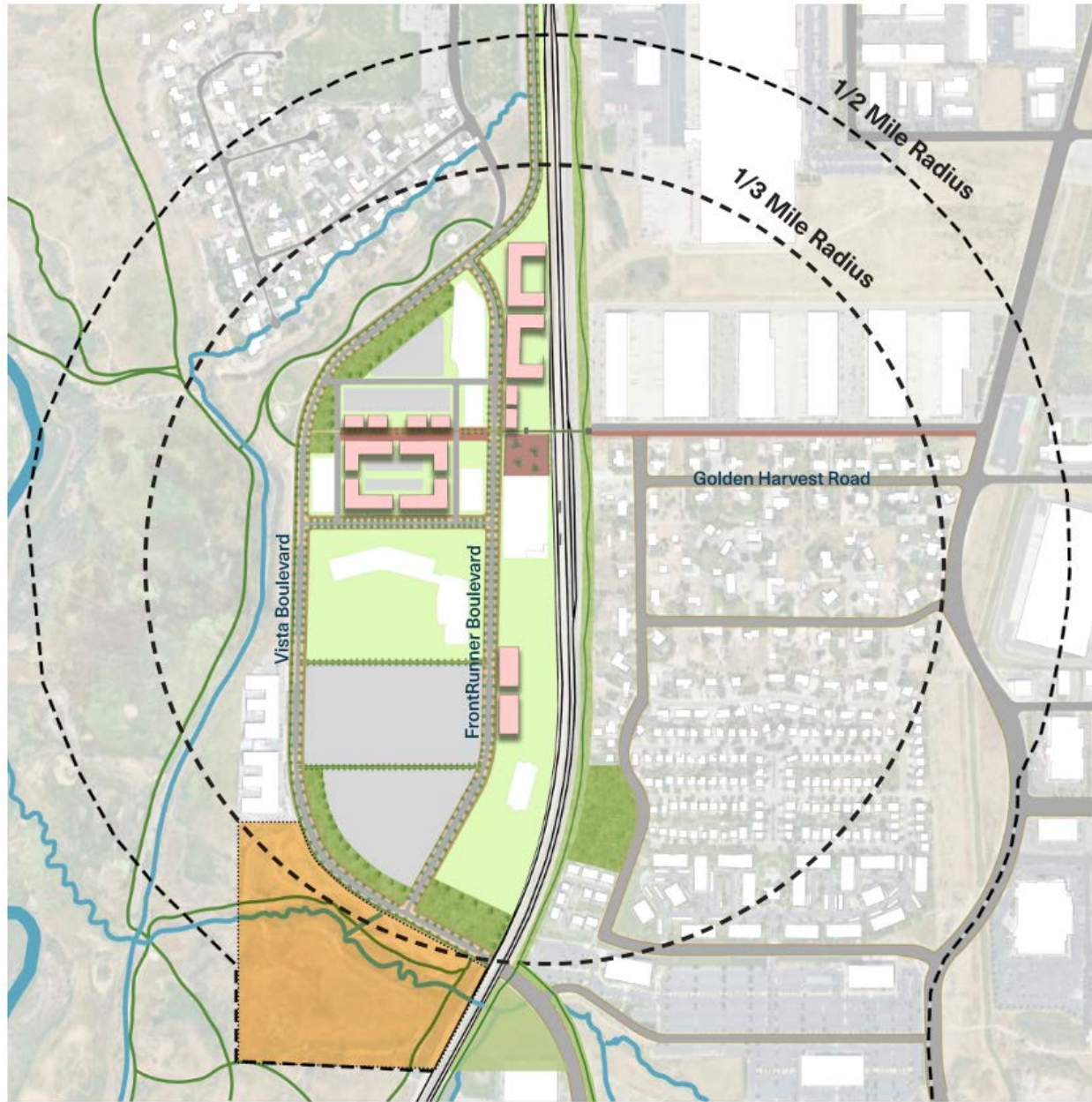


Figure 22: 1/3 Mile radius around the station



Figure 24: Conceptual View of Vista Commons

EXHIBIT C
PROPOSED FIGURES



Figure 18: Vista Draper Station Area Plan



Figure 19: Preferred Design Alternative for Opportunity Site





Figure 20: Public Space and Connectivity Diagram for Vista Draper Station Area

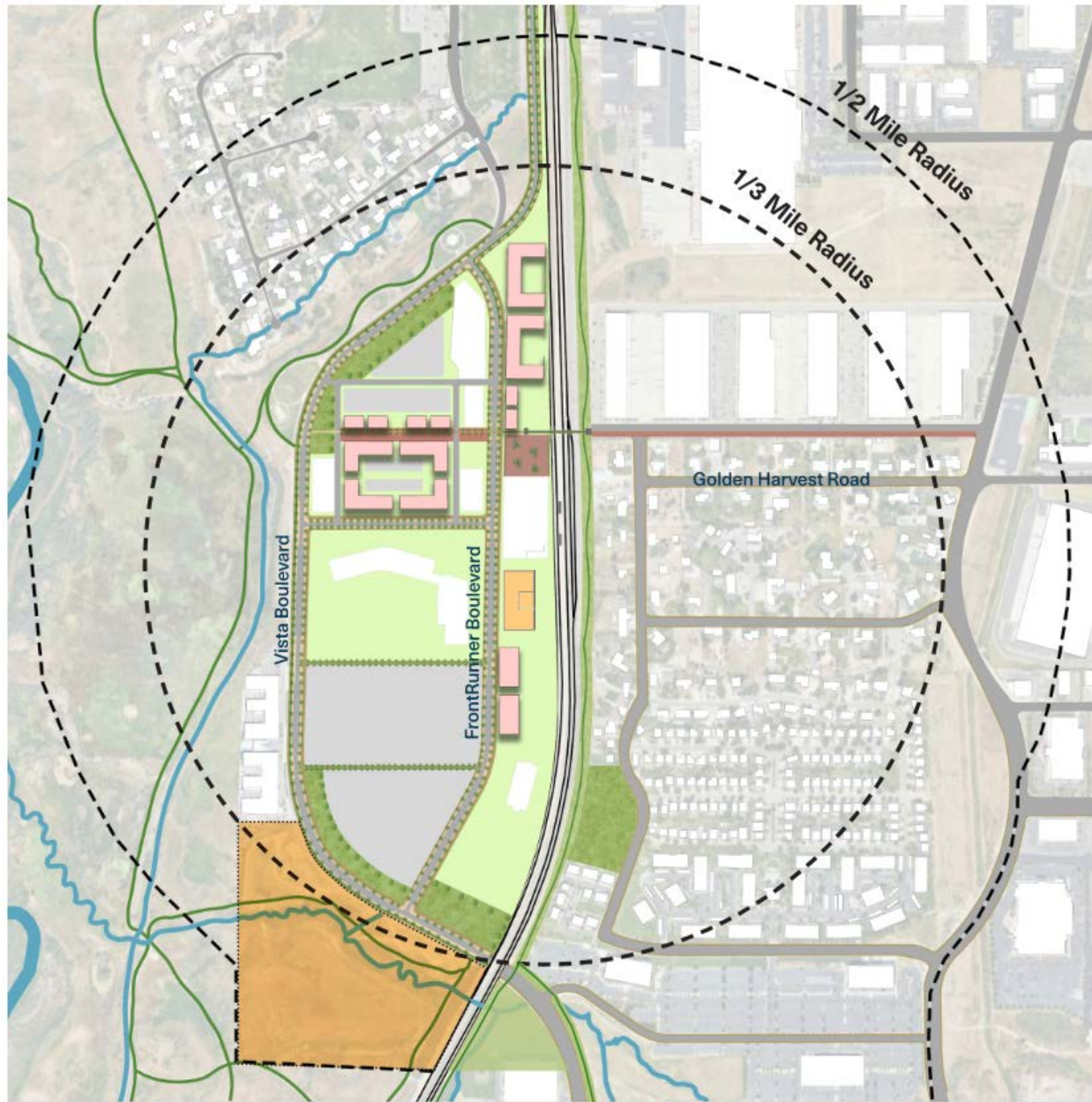


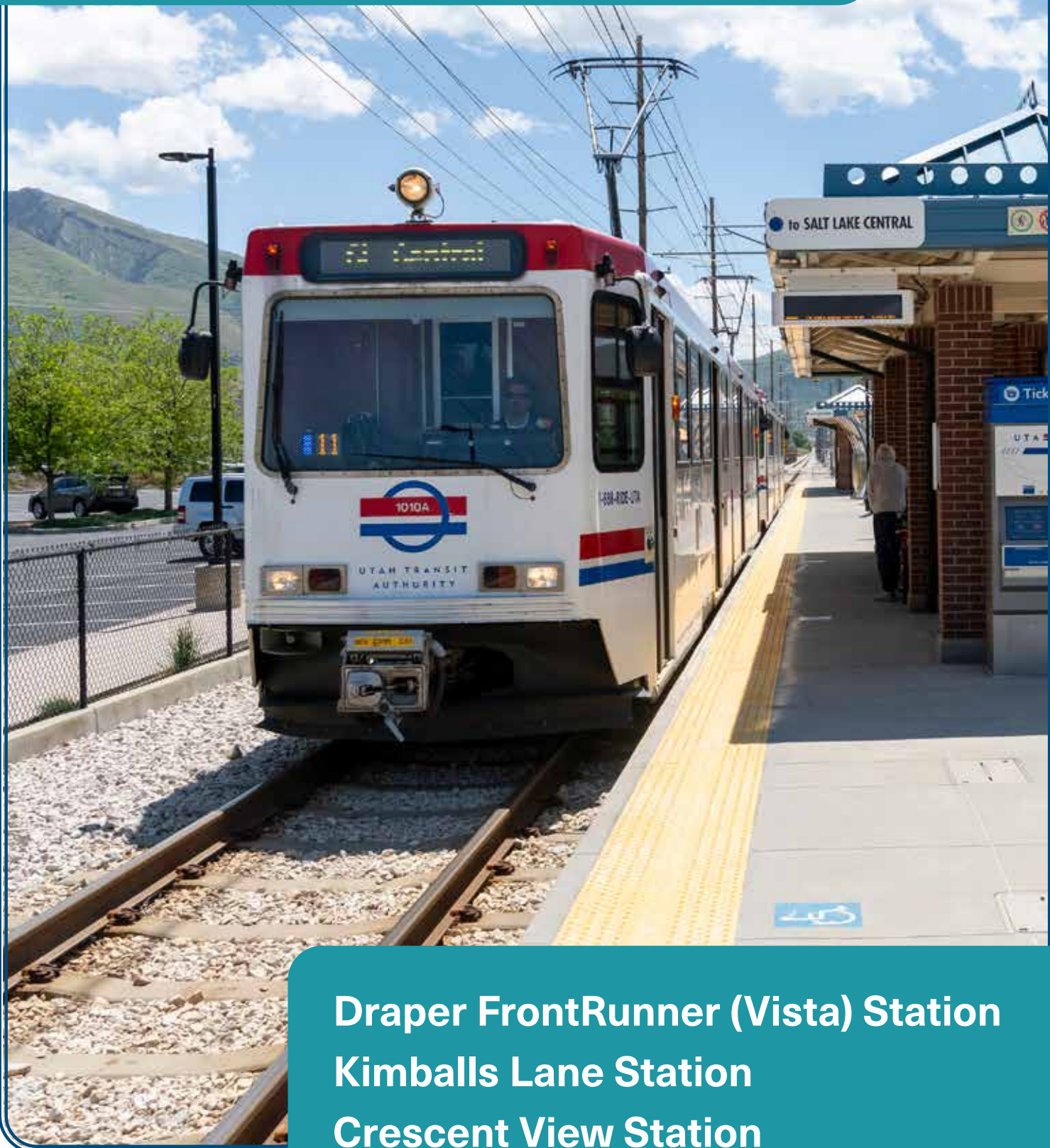
Figure 22: 1/3 Mile radius around the station



Figure 24: Conceptual View of Vista Commons

DRAPER CITY STATION AREA PLANS

September 2025



**Draper FrontRunner (Vista) Station
Kimballs Lane Station
Crescent View Station**

ACKNOWLEDGEMENTS

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All images in the document are by Design Workshop unless specified otherwise.



DESIGNWORKSHOP

Fehr & Peers

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INTRODUCTION



PROJECT STATEMENT

Draper City is uniquely positioned at the intersection of regional connectivity and natural open space, offering residents and visitors access to trails, recreational amenities, and efficient transit connections to Salt Lake City and neighboring communities along the Wasatch Front. With these assets in place, Draper now has the opportunity to reimagine the areas surrounding its key transit stations.

The Station Area Plans aim to guide future development within a half-mile radius for three of the City’s fixed guideway transit stations—Kimballs Lane, Crescent View, and Draper FrontRunner Station (Vista). Kimballs Lane and Crescent View Station are serviced by the TRAX line while the Draper FrontRunner Station (Vista) is serviced by the FrontRunner Line.

Each of these areas present distinct planning contexts: Kimballs Lane is characterized by nearby agricultural lands, residential neighborhoods, and a large school campus. Crescent View is surrounded by low-density single-family neighborhoods; and the Draper FrontRunner Station (Vista) area includes a growing tech campus, multi-family residential, and compact single-family neighborhoods.

In response to these unique conditions, the City seeks to establish a cohesive planning framework that balances growth and change with the preservation of Draper’s character. The Station Area Plans will provide long-term guidance to ensure that land use, mobility, and public realm improvements around each station align with Draper’s broader vision for livability, sustainability, and economic vitality.

WHAT IS A STATION AREA PLAN?

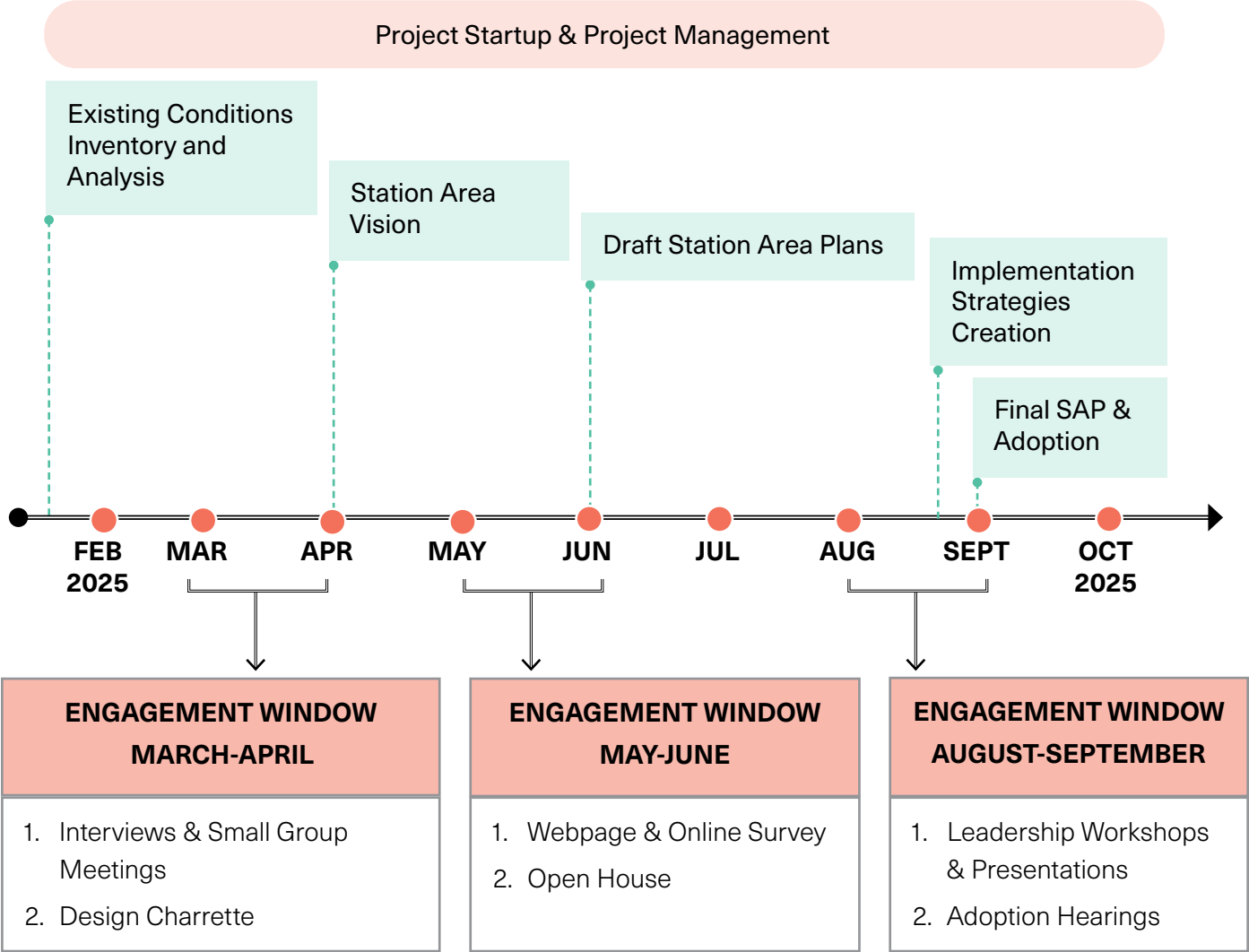
A Station Area Plan (SAP) is intended to advance shared goals by maximizing development potential around transit stations through a collaborative planning approach. Per Utah House Bill 462 (HB462), cities with fixed-guideway public transit stations such as FrontRunner, TRAX, or BRT, are required to develop a SAP for that station.

The objectives of HB462 are to

- » ***Increase the availability and affordability of housing, including moderate income housing.***
- » ***Promote sustainable environmental conditions.***
- » ***Enhance access to opportunities.***
- » ***Increase transportation choices and connections.***

The purpose of any station area plan is to optimize connections for pedestrians and bicycles while promoting transit-supportive land uses, with the intent of creating neighborhoods where people can access a diversity of housing, employment, and entertainment options without the use of an automobile.

PLAN PROCESS



PLAN CONTEXT

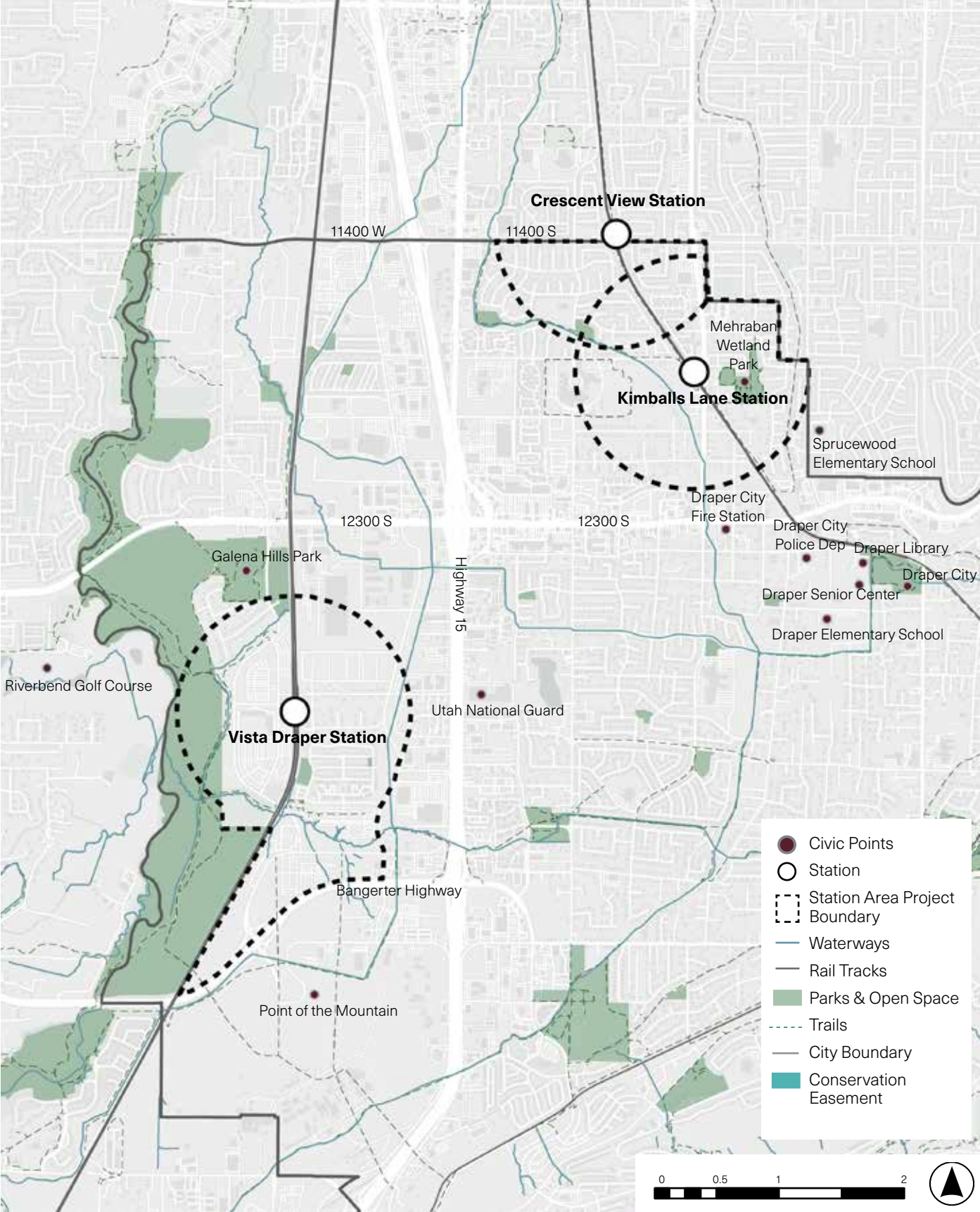


Figure 1: Station Area Masterplan

DRAPER FRONTRUNNER STATION (VISTA)

The Draper FrontRunner Station (Vista) is located east of Vista Boulevard, in proximity to the previous eBay campus and the Swire Coca-Cola factory. It is surrounded by the Jordan River Parkway and Jordan River on the west, industrial uses on the north, and a mix of residential and office buildings to its east and south. The station area plan boundary has been adjusted to include areas beyond the 0.5 mile radius, including a section to the south that extends all the way to Bangerter Hwy.

Some sites falling within the station area plan boundary have an approved master plan in place. Hence, the vision for this station is to create more cohesive gathering places that encourage land owners and developers to focus active land uses on key public spaces, as well as promote overall vehicular and pedestrian connectivity between the different uses around the station and the station itself.



Figure 2: Vista Draper Station Area

KIMBALLS LANE TRAX STATION

The Kimballs Lane TRAX Station is located in Draper, just west of 700 E, and along Kimballs Lane. Within a half-mile of the station are key community features such as Juan Diego Catholic High School and Mehraban Wetland Park. The surrounding land is primarily made up of well-established residential neighborhoods and two large agricultural parcels, that have not been developed. The agricultural parcels have been rezoned, and a Development Agreement has been approved as a part of this process.

Future development should respect the existing land uses and remaining agricultural parcels, and seek to preserve and enhance the character and quality of these communities.

The vision for the Kimballs Lane Station Area is to create a clear policy framework that promotes high-quality, context-sensitive design for both buildings and public spaces.

Additional goals include exploring opportunities for affordable and higher-density housing on UTA-owned property, development on the agricultural parcels, and improving local bike and pedestrian connections through better wayfinding and infrastructure.

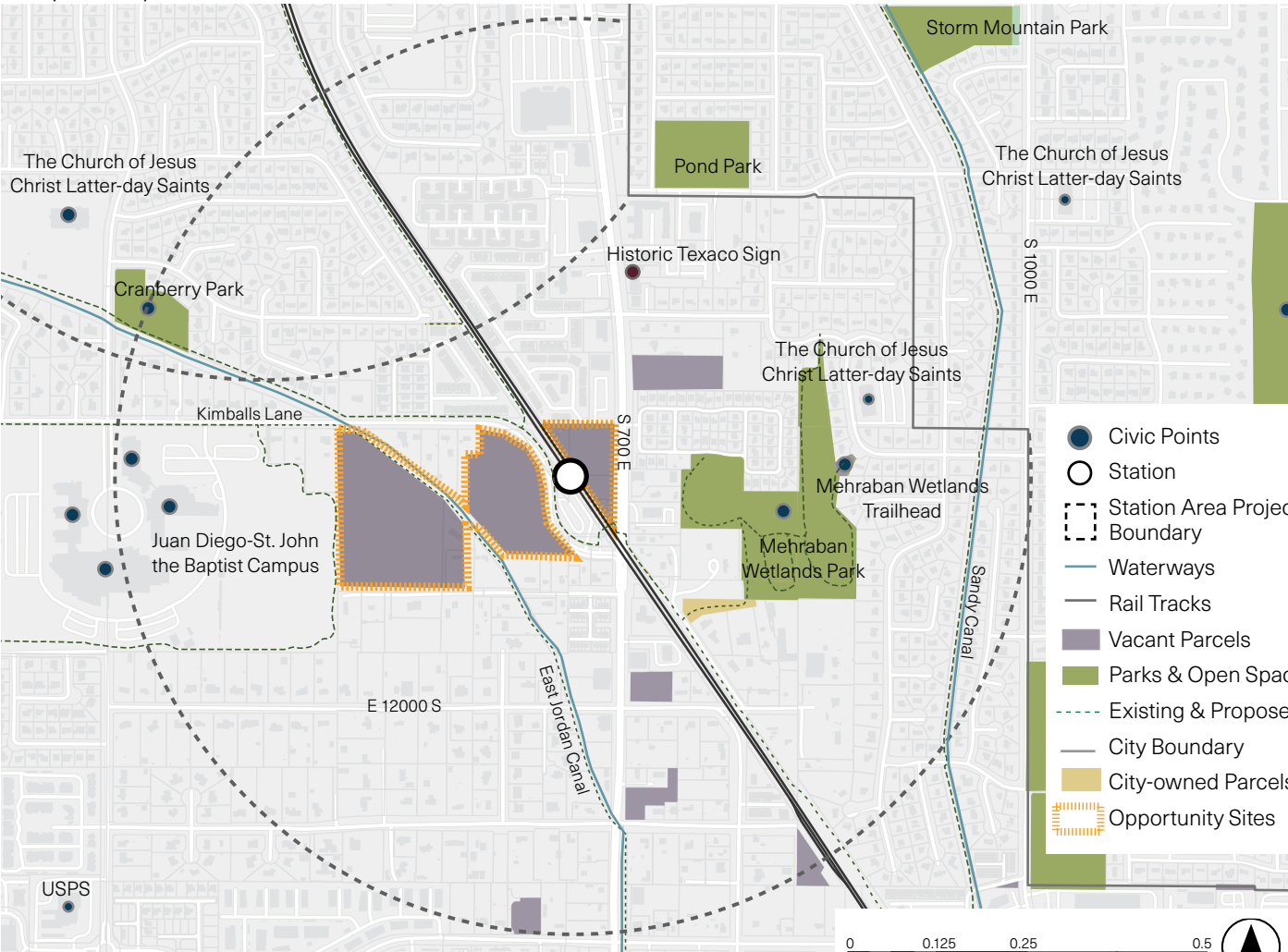


Figure 3: Kimballs Lane Station Area

CRESCENT VIEW TRAX STATION

The Crescent View Station is situated within the City of Sandy, located just north of 11400 S, between Interstate 15 and 700 E. The station area boundary includes the half-mile radius on the south side of 11400 S within the Draper City limit. The area is largely built out, consisting of well-established residential neighborhoods and a small amount of retail and commercial uses near 11400 S and 700 E, leaving limited space for new development. As a result, most future growth will occur through careful infill and redevelopment.

The vision for this station area is to respect the existing neighborhood character and scale by encouraging development that serves the needs of current residents. Strategic infill opportunities should focus on high-density housing and complementary uses that enhance the community without disrupting its established fabric.

The City of Sandy has also developed a Station Area Plan for the Crescent View Station. One key strategy for this area is to coordinate with Sandy's plan and incorporate relevant strategies from their planning efforts to ensure consistency.



Figure 4: Crescent View Station Area

PLAN GOALS



Create a vision for two TRAX station areas and one FrontRunner station area: Crescent View and Kimballs Lane, and Draper FrontRunner Station (Vista).



Increase the availability and affordability of housing.



Promote sustainable environmental conditions.



Enhance access to opportunities.



Preserve Kimballs Lane and Crescent View neighborhood character and scale.

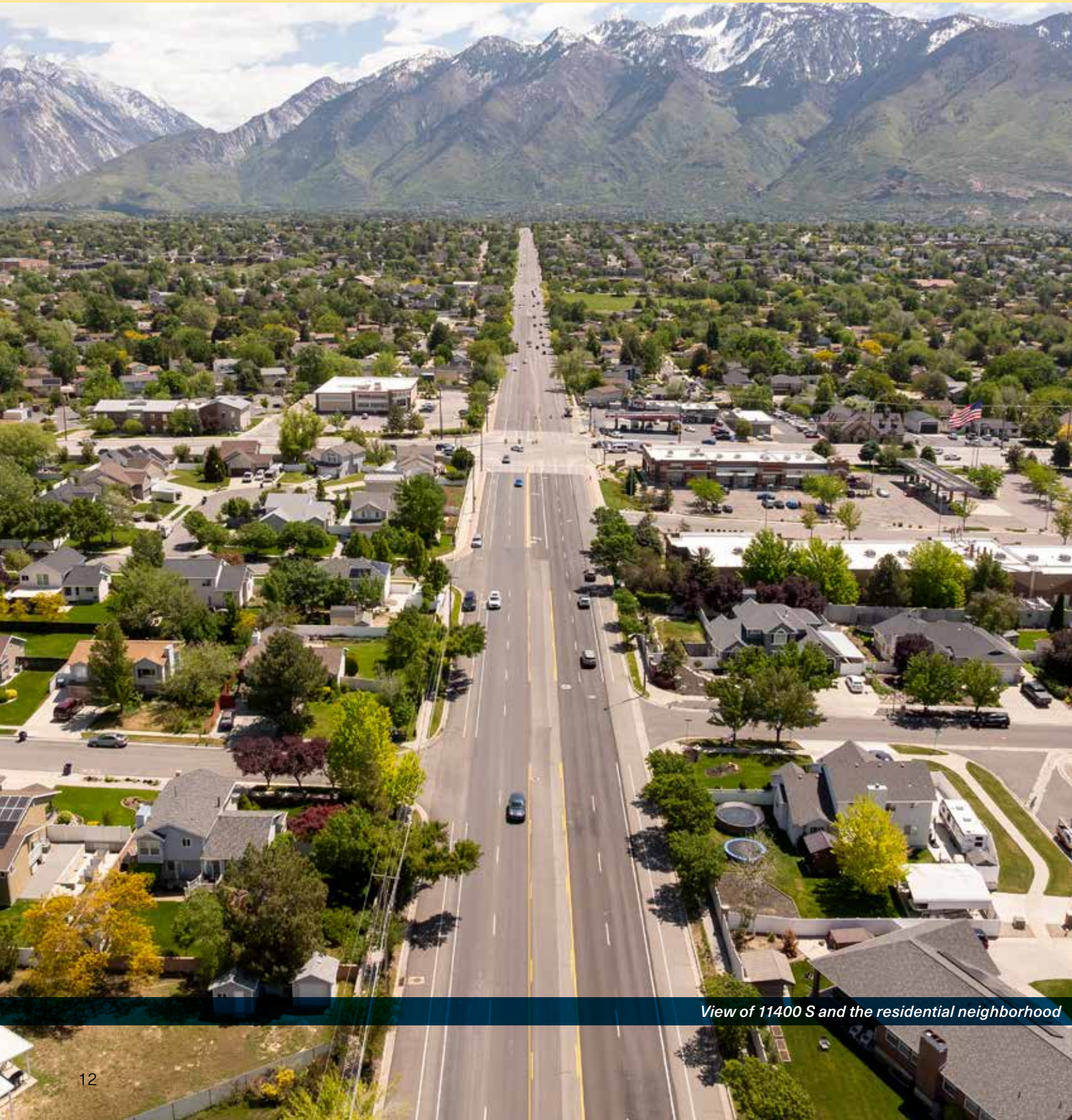


Increase transportation choices and connections.



Involve key stakeholders that should include: UTA, UDOT, MPO, Property Owners, Business Owners, Residents.

EXISTING CONDITIONS & SITE ANALYSIS



View of 11400 S and the residential neighborhood

The overall analysis process consisted of reviewing existing conditions for the three station areas, including land-use and zoning regulations, demographic and economic trends, transportation and circulation patterns, and existing city plans and policies. This informed the opportunities and challenges for each of the station areas, and subsequently informed and resulted in design alternatives.

This chapter looks at the key takeaways from the analysis which informed the next phase of the process. The detailed analysis memos can be found under Appendix A.

OVERALL ANALYSIS PROCESS



DEMOGRAPHIC TRENDS

Draper is experiencing significant demographic and economic shifts that distinguish it from many nearby Utah communities. Over the next 25 years, the city is projected to see a 48% increase in population and a 74% increase in the number of households, indicating a trend toward smaller and more numerous households. While the average household size has decreased by 11% since 2019, the faster pace of household growth compared to population growth suggests changing household compositions and increased housing need. Draper also has a 96.8% housing occupancy rate, reflecting steady residential demand, and 28.6% of households earn over \$200,000, pointing to a relatively high-income population. With 90.1% of residents under the age of 65, the city has a predominantly working-age demographic. For additional information, refer the demographic analysis memo under Appendix A.



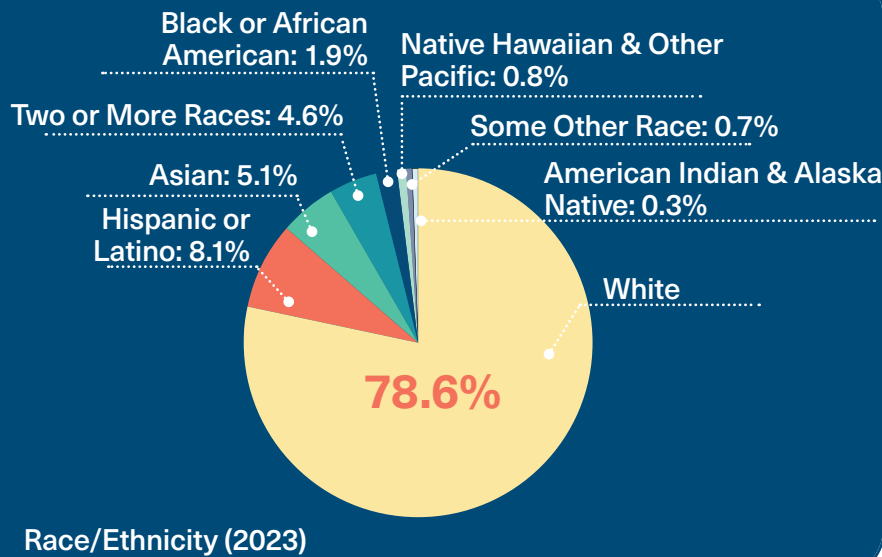
48%

Projected increase in population over the next 25 years.



74%

Projected increase in number of households over the next 25 years.



28.64%

Percentage of households in Draper earning more than \$200,000+ in 2023.



11%

Decrease in Average Household Size from 3.33 (2019) to 2.96 (2023).

90.1%

Percentage of population under the age of 65 years.



96.8%

Housing Occupancy Rate in Draper.

*Source: ESRI Business Analyst 2024

ECONOMIC AND MARKET TRENDS

*Economic and Market Trends key takeaways represent the entire City of Draper.



RESIDENTIAL:

- Draper's strong housing demand and limited rental market **indicate a need for high-density, transit-oriented multifamily housing.**
- Rising home prices and shifting preferences toward townhomes and apartments **make mid-rise and high-density developments the best fit for station areas.**



RETAIL:

- With record **low vacancies (0.4%)** and significant retail leakage, Draper has **unmet demand for grocery, apparel, and general merchandise stores.**
- **TOD-friendly retail, including grab-and-go dining and high-end convenience retail,** would thrive near transit stations.



OFFICE:

- **High vacancy (14.9%)** and weak absorption post COVID-pandemic indicate **an oversupply of office space**, making further development in station areas less viable.
- Existing inventory near Draper FrontRunner Station (Vista) suggests **limited near-term demand.**



HOSPITALITY:

- While occupancy and average daily rates have fully recovered, **Draper's hotel market is well-served with existing properties** and nearby supply in South Jordan.
- **Additional hotel development near transit areas should not be a priority.**



INDUSTRIAL:

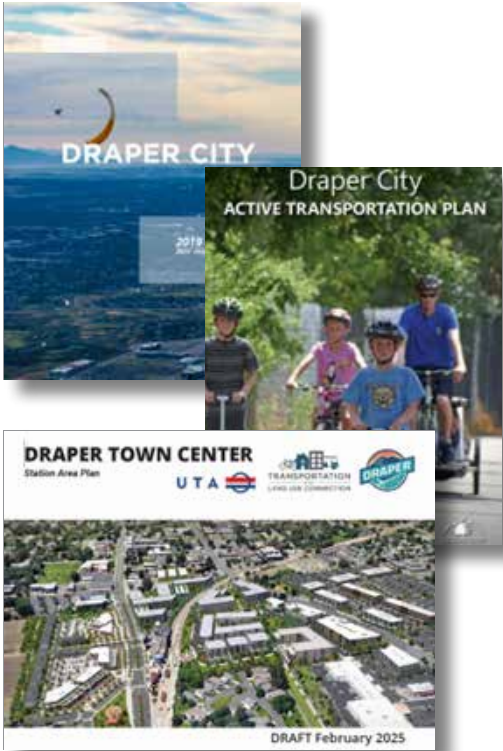
- Draper's industrial market has **higher rental rates (\$16.08/SF) than Salt Lake County**, but recent overdevelopment has led to vacancy spikes.
- Given the land-intensive nature of industrial use and typical low employment density in the City, it is **not the best fit for transit oriented development areas**, where residential and retail should take priority.

EXISTING POLICY AND PLANS

As part of the analysis process, adopted planning documents were reviewed to understand the past community goals, what projects and ideas the City is already pursuing, and create a framework for the Station Area Plans. Summaries and highlights from these plans are listed below, but full previous plan review can be found in the Appendix.

The following plans were reviewed as part of this process:

1. City of Draper General Plan
2. Draper City Master Transportation Plan
3. Draper City Active Transportation Plan
4. Draper City Moderate Income Housing Study
5. Parks, Recreation, and Trails Master Plan
6. Crescent View Station Area Plan, City of Sandy
7. Draper Town Center Station Area Plan
8. UTA Moves 2050 Long Range Transit Plan
9. UTA Transit Parking Strategy Guidebook and Tool
10. WFRC Regional Transportation Plan



KEY TAKEAWAYS

- 1 General Plan (2019):** Draper’s long-term planning framework is anchored in its 2019 General Plan, which sets the vision for land use, transportation, and moderate-income housing. The plan reflects the community’s strong satisfaction with quality of life and a desire to preserve Draper’s historically rural character. While Draper has developed a robust jobs-to-housing ratio—particularly along the I-15 corridor—most residents still commute elsewhere for work. To address this, the plan promotes smart infill development, increased housing options near transit, and improved connectivity through multi-use trails and diverse housing types that support residents at every life stage.
- 2 Draper City Master Transportation Plan (2019):** The Draper City Master Transportation Plan, also adopted in 2019, emphasizes the strategic value of Draper’s TRAX and FrontRunner stations. These major transit investments are supported by the Porter Rockwell Trail system, which links all three Draper TRAX stations. The plan stresses the need for better pedestrian access, especially in areas like 11400 S and 700 E, and recommends enhanced signage and wayfinding to create more intuitive station and trail access.
- 3 Draper City Active Transportation Plan (2020):** The 2020 Active Transportation Plan focuses on improving citywide walkability, biking infrastructure, and connections to transit. It identifies key infrastructure gaps, such as limited pedestrian crossings near the Draper FrontRunner Station and network discontinuities around Kimballs Lane and Crescent View stations. It also highlights a regional disconnect between the Jordan River Parkway and the Porter Rockwell Trail. The plan proposes targeted improvements like new bike lanes, sidewalk upgrades, and expanded trail systems for each station area.

- 4 Moderate Income Housing Study (2020, updated 2024):** Housing affordability is a central issue addressed in the Moderate Income Housing Study, initially adopted in 2020 and updated in 2024. The study found that Draper needs over 5,000 additional affordable units to meet its regional share, with the most severe deficits in housing for households earning under 50% of area median income—especially those earning under 30%. The plan recommends zoning for higher-density and moderate-income housing near transit and employment centers, reducing parking requirements for transit-adjacent housing, and establishing Housing and Transit Reinvestment Zones (HTRZs) to stimulate development.
- 5 Parks, Recreation, and Trails Master Plan (2023):** The 2023 Parks, Recreation, and Trails Master Plan outlines the city’s vision for an interconnected recreational system that supports both quality of life and transportation goals. It identifies opportunities to improve “first and last mile” connections to TRAX stations and calls for an update to Draper’s impact fee program. The plan particularly emphasizes leveraging growth at “The Pointe” development to fund future trail and connectivity projects.
- 6 Crescent View Station Area Plan – City of Sandy (2025):** The neighboring City of Sandy’s Crescent View Station Area Plan, adopted in 2025, addresses conditions within its jurisdiction around the shared Crescent View TRAX Station. It confirms many of Draper’s observations, pointing to limited trail connectivity, poor pedestrian and bike infrastructure, and high-speed traffic as significant barriers. The plan includes specific recommendations for improvements by 2029, particularly at the intersection of 11400 S and 700 E.
- 7 Draper Town Center Station Area Plan (adopted 2025):** Draper City has adopted a Town Center Station Area Plan to guide future growth around the Draper Town Center TRAX Station. This plan fulfills state legislation (HB 462) and seeks to preserve the charm and scale of Draper’s historic downtown while promoting compatible mixed-use development. A key feature is the creation of a civic and transit hub that serves as a key connector for both trails and transit. The transit hub is envisioned on the UTA property while the City-owned property is planned for civic, commercial and residential uses.
- 8 UTA Moves 2050 Long-Range Transit Plan (2023):** At the regional level, the UTA Moves 2050 Long-Range Transit Plan, adopted in 2023, provides a phased vision for enhancing public transportation throughout the UTA service area. It prioritizes expanding FrontRunner service and increasing bus frequency. The plan’s “Vision Network” sets land use benchmarks and pairs expected development densities with appropriate transit service levels to better align transportation investments with growth.
- 9 UTA Transit Parking Strategy Guidebook and Tool (2025):** Supporting more efficient land use, the UTA Transit Parking Strategy Guidebook offers Draper strategies for “right-sizing” its park-and-ride facilities. It recommends reducing oversized parking lots—especially at Kimballs Lane and Crescent View stations—and transitioning excess land toward shared-use or transit-oriented development. While Draper FrontRunner Station will retain significant parking due to its regional role, incremental changes like time-limited and carpool-reserved parking are proposed to encourage more balanced, multimodal access.
- 10 WFRC Regional Transportation Plan (2023–2050):** The Wasatch Front Regional Council (WFRC) Regional Transportation Plan for 2023–2050 sets a unified, long-range vision across the region. It advocates for transit-oriented development, improved access to transit stations, and greater multimodal integration. Through a phased investment plan and scenario modeling, it aims to concentrate growth around business districts and key corridors, helping communities like Draper expand both housing and mobility options in line with state and regional goals.

DRAPER FRONTRUNNER STATION (VISTA) AREA- EXISTING CONDITIONS



MASTER AREA PLANS IN THE TRANSIT STATION DISTRICT

In October 2011, the City of Draper established the Transit Station District (TSD) zoning classification to guide the transformation of the area surrounding its FrontRunner station into vibrant, transit-oriented neighborhoods. Under this zoning, any property within the TSD must have an approved Master Area Plan (MAP) before development can occur, ensuring that new projects align with the district’s long-term vision.

Today, there are four approved MAPs within the TSD, shown on the adjacent map. Together, these plans include a mix of residential, mixed-use, office, and retail development, reflecting the district’s goal of creating a diverse, connected community. Importantly, the MAPs also have vested and entitled residential densities—units that could be developed at any time—which must be factored into future planning for infrastructure, services, and amenities.

As Draper considers the next phase of growth in the station area, these existing entitlements set a foundation for what is possible and underscore the importance of coordinating future investments with already-approved development. The table below outlines the size and planned uses within each MAP.

	VISTA STATION MAP	EBAY MAP	VISTA 600 MAP	VERANDA WEST MAP	TOTALS
Residential Entitled Units	1,923	N/A	244	386	2,553
Residential Acreage	29.01	N/A	8.44	17.13	54.58
Residential Density	66.29	N/A	28.91	22.53	117.73
Residential Permits Issued	308	N/A	244	122	674
Retail/ Commercial Sqft	216,859	N/A	21,000	20,000	257,859
Office Sqft	1,867,061	504,000	None	250,000	2,621,061
Open Space Acres	16.17	5.46	4.97	9.6	36.2
Parking Spaces	5,617	3,300	825	1,965	11,707
Total Acres	145.07	36.38	15.24	32.81	229.5

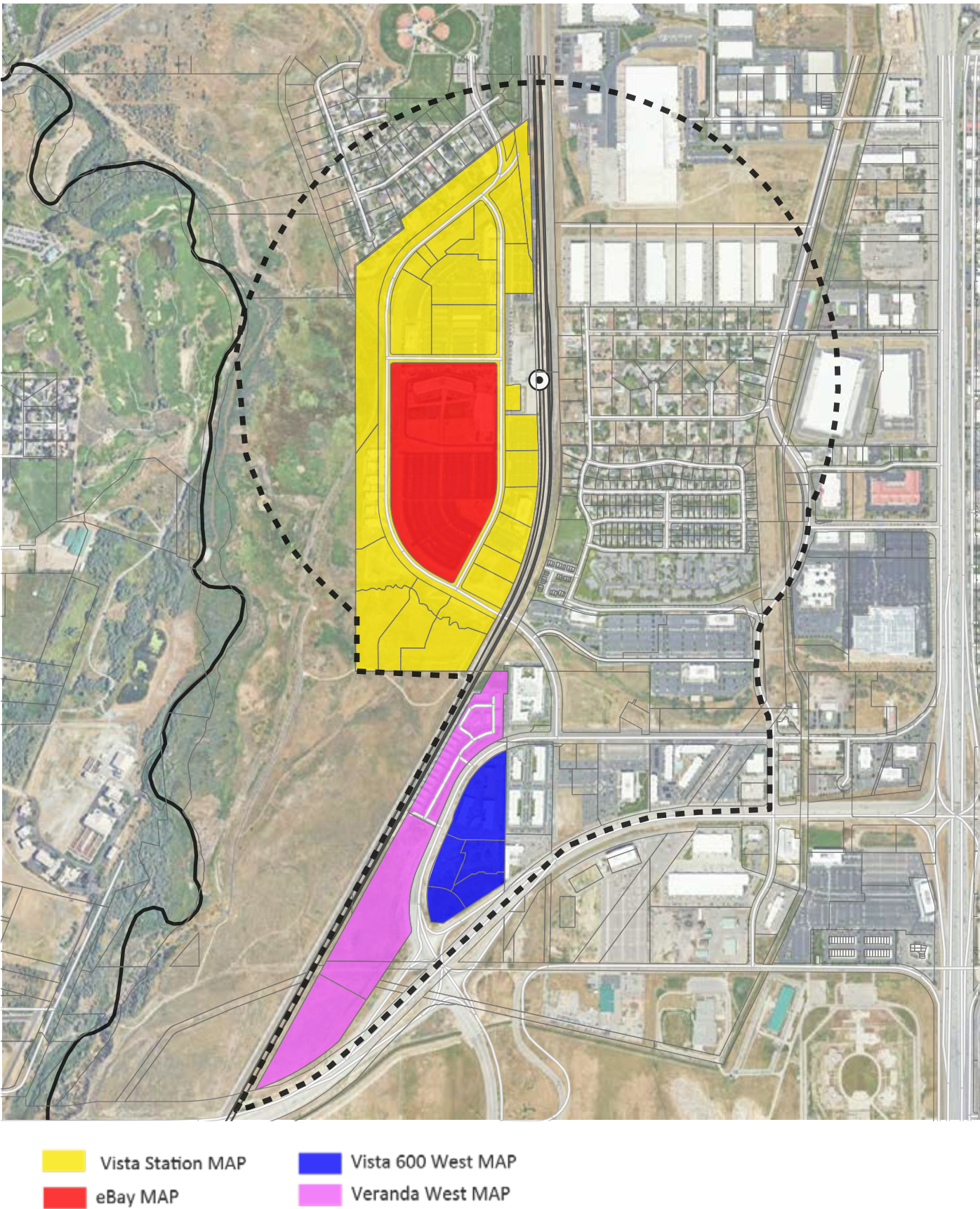


Figure 5: Master Area Plans in Draper FrontRunner Station (Vista)

DRAPER FRONTRUNNER STATION (VISTA)

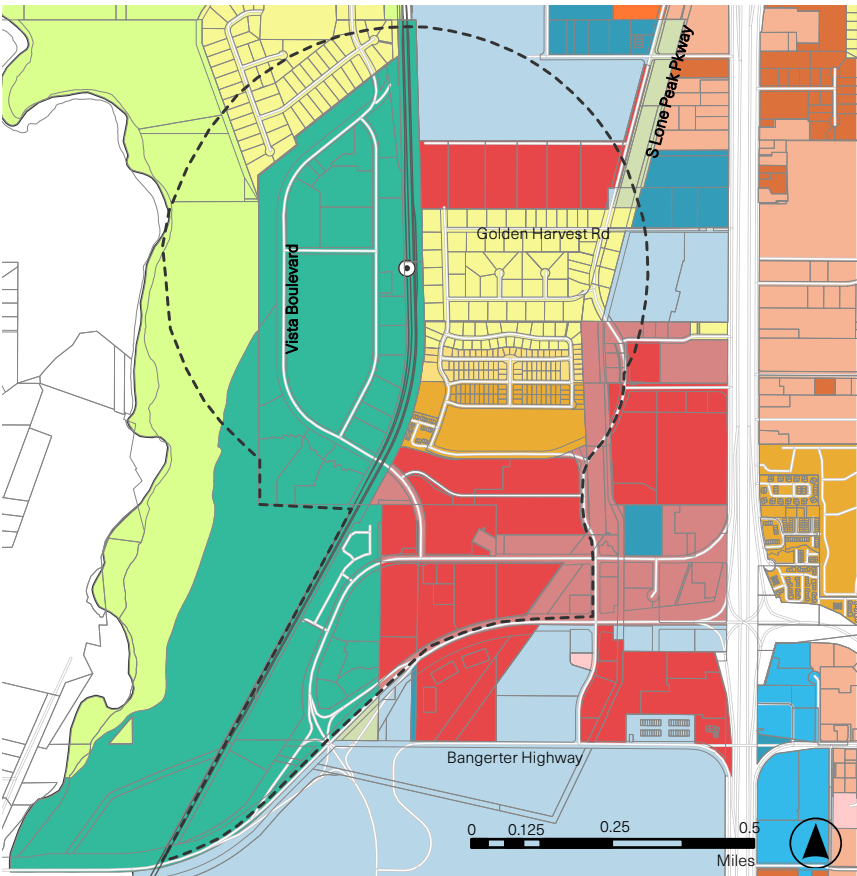


Figure 6: Zoning Map- Draper FrontRunner Station (Vista)

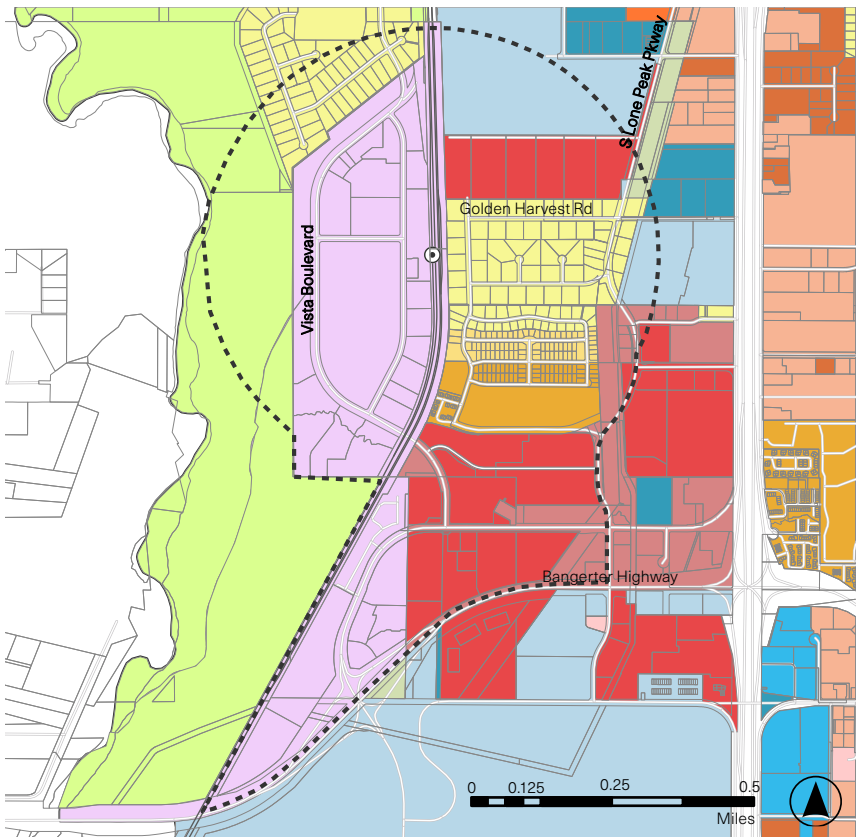


Figure 7: Land Use Map- Draper FrontRunner Station (Vista)

ZONING MAP

KEY TAKEAWAYS

- Southwest and northwest sections are zoned Public Open Space and Residential Agricultural, preserving a lower-density, rural edge at the station's perimeter.
- Major corridors are lined with Commercial Office and Commercial Business Park zones, positioning businesses in highly visible, easily accessible locations.
- Closest to the station, the Transit Station District and Draper Pointe Mixed Use Commercial Special District (as shown in Figure 6) allow higher-density housing and mixed-use development that supports transit ridership and walkability.
- Light Manufacturing and Commercial districts cluster near freeway interchanges and primary corridors, leveraging logistical advantages and established traffic flows.
- Within roughly a half-mile of the station, land uses are highly mixed—commercial, residential, industrial, and mixed-use—at varying densities.
- Destination and regional commercial areas concentrate along major corridors near the station, serving primarily regional consumers rather than local residents.
- Community/neighborhood commercial designations are limited and dispersed, contributing minimally to local neighborhood vitality.
- Residential development is anticipated within approved Master Area Plans, with approximately 2553 vested units in place.
- The Jordan River is adjacent to the station, providing access to the Jordan River Parkway and trail system under a Sensitive River Overlay.

OPPORTUNITIES & CONSTRAINTS

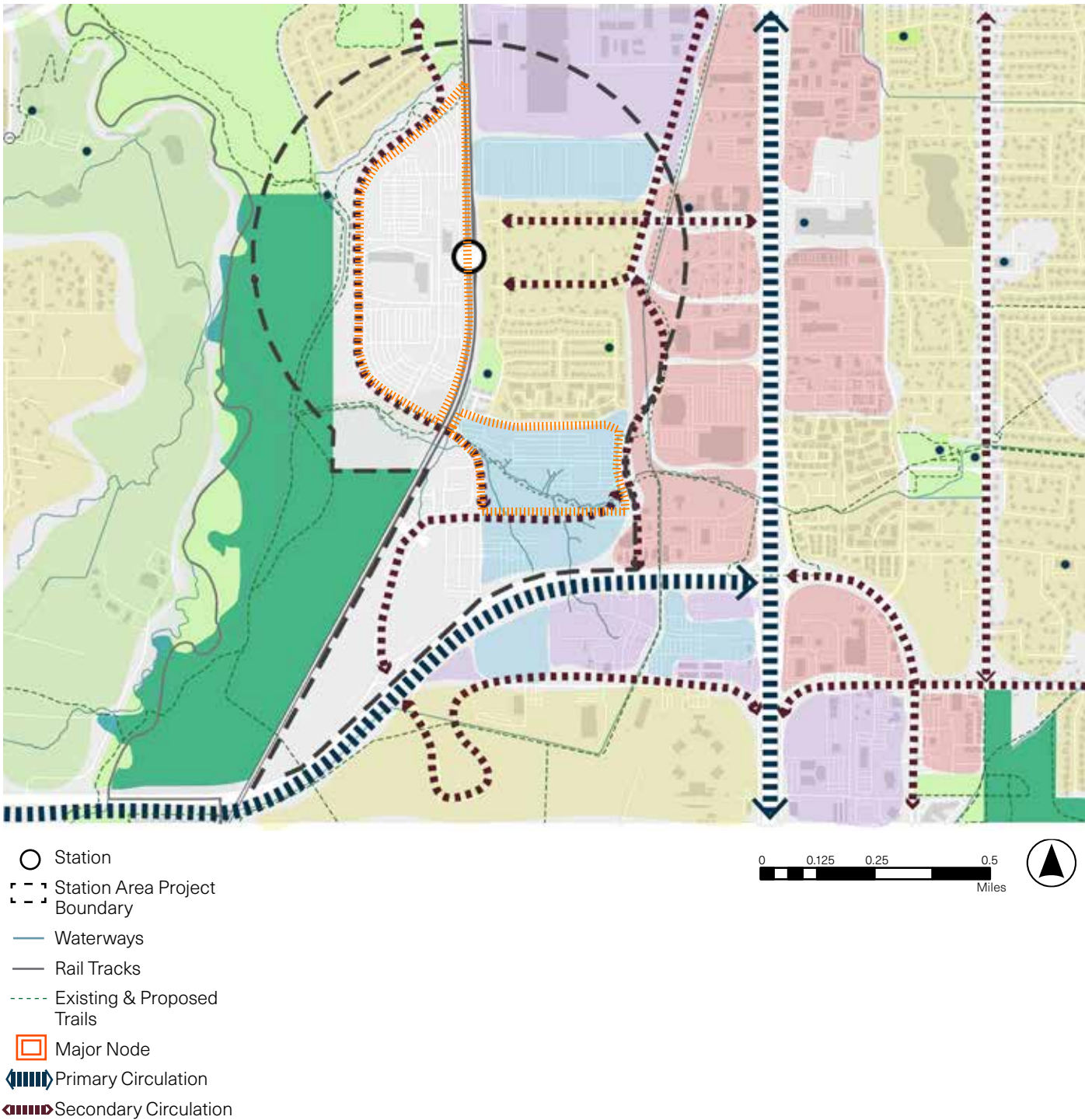


Figure 8: Opportunities & Constraints- Vista Draper Station Area

VISTA DRAPER STATION

OPPORTUNITIES

- The station sits next to the Jordan River and its Parkway Trail, offering regional bike–ped links to parks, homes, offices, and shops.
- Existing creeks add recreation potential, and an at-grade rail crossing within ½ mile supports access.
- To the south, future growth at The Pointe of the Mountain can strengthen the area’s regional role.
- Closer in, wide shoulders and center-turn lanes on nearby streets could be reallocated for bikeways; some sidewalk segments and soft-surface trails already exist and can be upgraded to create a clearer, direct approach to the station.
- Open space and underdeveloped parcels near the platform present chances to stitch in new east–west connections, while the large garage could be repurposed for shared parking and complementary uses that activate the walk from the car to the train.
- With the conversion of eBay structure to a technology school and a proposed elementary school, the area will transform and add educational institutions to the mixed-uses.
- The large, underutilized parking areas are opportunities for infill combined with the already vested units planned under the Master Area Plans.

CONSTRAINTS

- Despite these assets, the station is physically isolated by I-15, Bangerter Highway, the Jordan River, and multiple rail lines.
- East–west links are minimal or feel unsafe, and access to the Jordan River Trail is not intuitive or direct.
- There is no dedicated bike network in the immediate area, large office blocks with expansive parking surface lots create a hostile pedestrian environment, and the UTA garage lacks clear, legible pedestrian paths.
- The parking supply is underutilized and nearby employment centers are not directly connected.
- Finally, big-box retail (largely home-furnishings) does little to meet day-to-day needs, reducing the likelihood of walkable, transit-supportive trips.



KIMBALLS LANE STATION AREA- EXISTING CONDITIONS



KIMBALLS LANE STATION

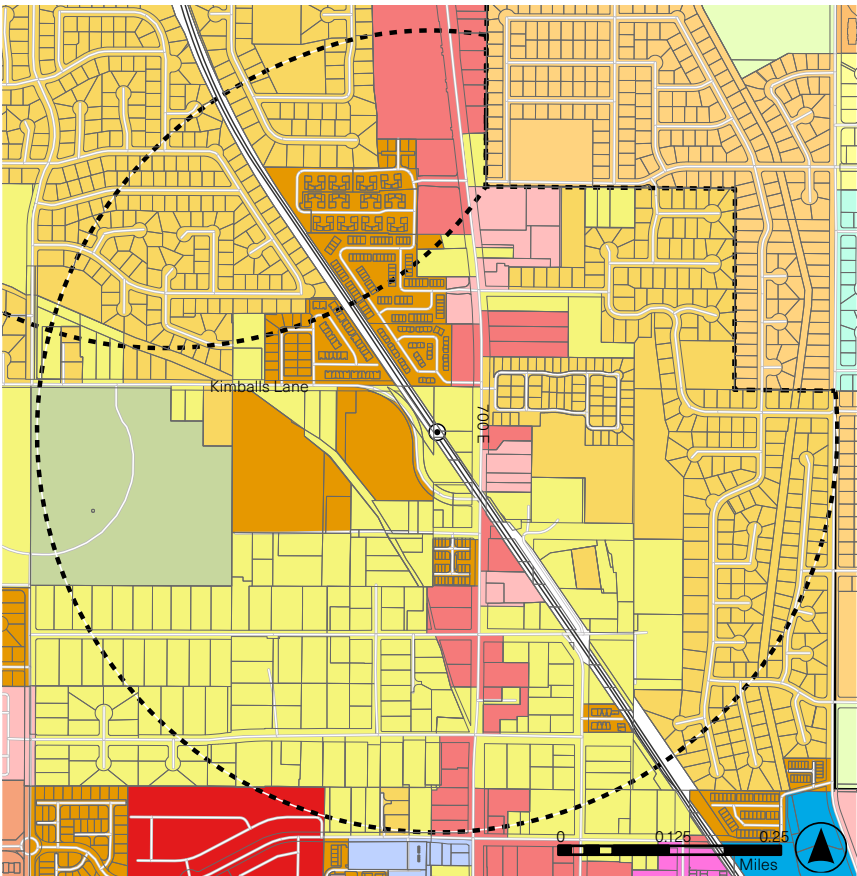


Figure 9: Zoning Map- Kimballs Lane Station

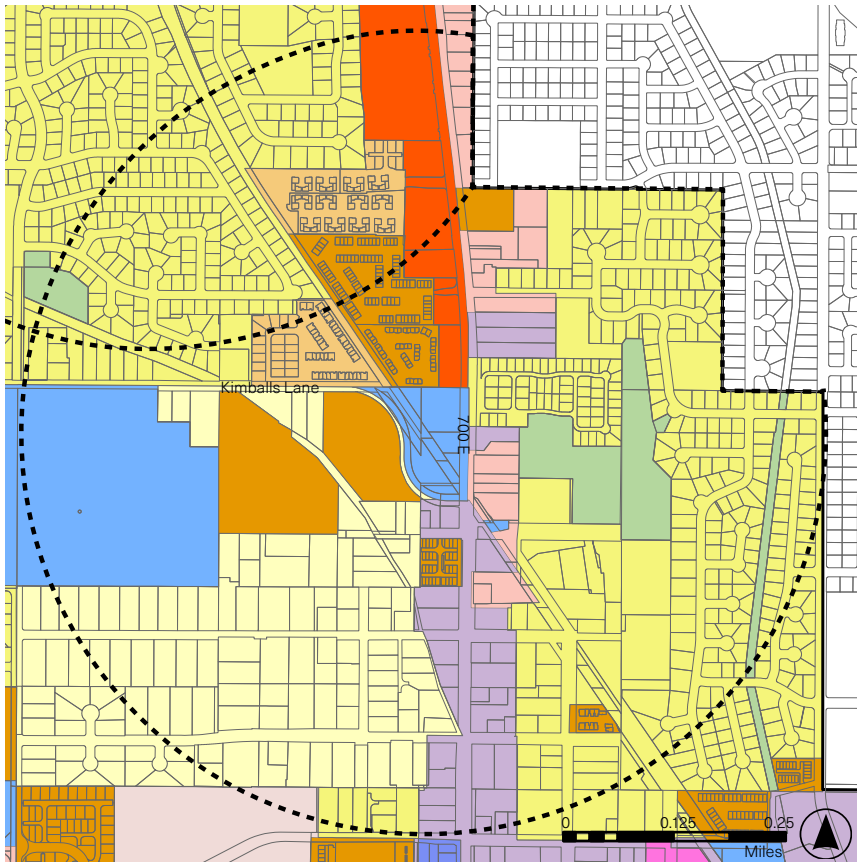


Figure 10: Land Use Map- Kimballs Lane Station

ZONING MAP

- Residential
- Residential/ Agricultural
- Town Center
- Neighborhood Commercial
- Office/Residential
- Agricultural
- Commercial Office
- Commercial Special District
- Community Commercial
- Multi-Family Residential
- Regional Commercial

LANDUSE MAP

- Business & Light Manufacturing
- Commercial Special District
- Community Commercial
- Community/Neighborhood Commercial
- Cultural/Institutional
- Destination Commercial
- Growth Area
- Industrial/Manufacturing
- Town Center
- Transit Station District
- Open Space/Parks
- Regional Commercial
- Residential High Density
- Residential Hillside Low Density
- Residential Low/Medium Density
- Residential Medium Density
- Neighborhood Commercial
- Office/Service
- Residential Medium-High Density
- Sensitive River Overlay

KEY TAKEAWAYS

- Near the station, zoning is predominantly Residential Agricultural at low–medium densities (1–2 du/ac), complemented by medium-lot neighborhoods (1/4–1/3 du/ac), and multifamily/townhome districts to the north, adding housing variety close to the transit hub.
- Commercial service zones (indicated in pink) line major circulation corridors, ensuring accessibility and visibility for businesses while providing essential amenities to surrounding neighborhoods.
- The southern portion of the station area includes diverse zoning categories such as regional commercial and neighborhood commercial, supporting a broader mix of uses.
- Kimballs Lane Station is characterized by a mix of land uses, although residential areas dominate the overall layout.
- Major corridors host commercial areas including neighborhood, regional, and destination commercial, optimally positioned for vehicular accessibility and visibility.
- The station area benefits from multiple parks and open spaces within a comfortable 10- to 15-minute walking radius. But the southwest portion of the radius has large blocks making it difficult to walk without having to go a far distance or cut through the school campus.

OPPORTUNITIES & CONSTRAINTS

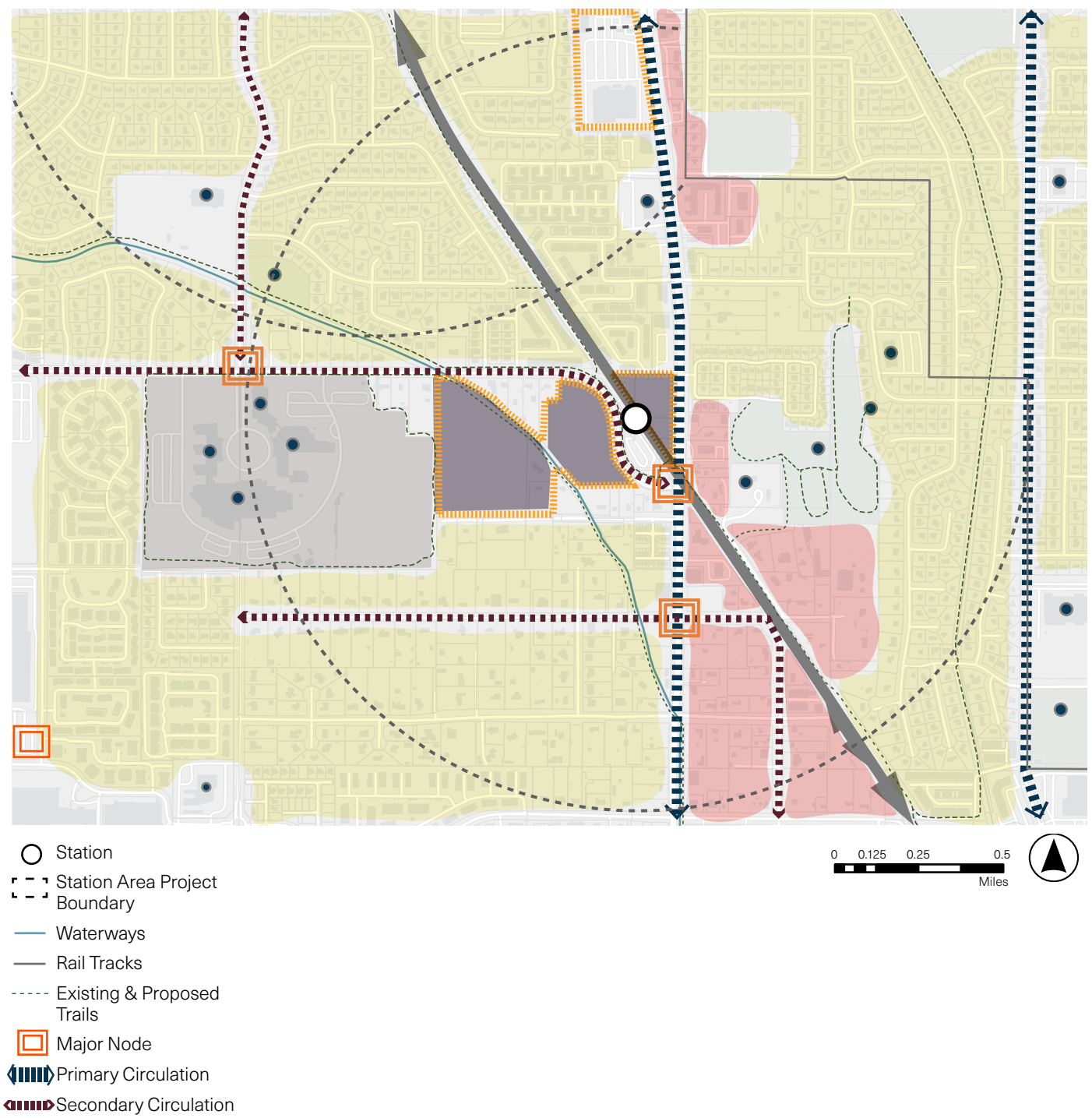


Figure 11: Opportunities & Constraints- Kimballs Lane Station Area

KIMBALLS LANE STATION

OPPORTUNITIES

- The Kimballs Lane Station Area presents strong opportunities to enhance neighborhood access and foster a more connected, multimodal district.
- The area is surrounded primarily by residential land uses and has existing trails that link parks and nearby neighborhoods to the station, offering a solid foundation for active transportation.
- Its proximity to schools provides potential for safe biking and walking routes, while commercial areas along 700 E create an opportunity to introduce mixed-use development and support local-serving businesses.
- Additionally, the station is within a 10–15-minute walking radius of several parks, further supporting a vision for livable, connected communities.
- The regional trail corridor provides a continuous north–south pathway, and wide shoulders on 700 E adjacent to the station could accommodate future bike or pedestrian improvements.
- Vacant or underutilized parcels near the station, along with excess UTA parking, may be repurposed to support new uses, shared parking, or complementary development that enhances station vibrancy.

CONSTRAINTS

- Despite these strengths, the area also faces significant physical and infrastructural barriers that limit walkability and transit access.
- The UTA parking lot remains underutilized and lacks pedestrian-friendly design, diminishing its contribution to an active station environment.
- There are no direct sidewalks from adjacent neighborhoods, and disconnected residential streets west of the station further constrain access.
- Along 700 E, high vehicle speeds reduce perceived safety for crossings, and missing sidewalk segments on both 700 E and Kimballs Lane interrupt continuous pedestrian routes.
- The curve along Kimballs Lane presents poor sight distances, preventing safe installation of improved crossings, while the 700 E/Kimballs Lane intersection has confusing geometry that discourages pedestrian movement.
- Trail connections also present challenges: the Porter Rockwell trail crossing at 700 E lacks clarity and continuity, Z-gates restrict accessibility for strollers and bicycles, and along 800 E the Porter Rockwell Trail has minimal visual or physical separation from the roadway.
- Together, these gaps—fragmented sidewalks, unsafe crossings, confusing intersections, and unclear trail design—limit the ability of the station area to function as a truly walkable, transit-supportive environment.



Residential character around the opportunity site

CRESCENT VIEW STATION AREA- EXISTING CONDITIONS



CRESCENT VIEW STATION

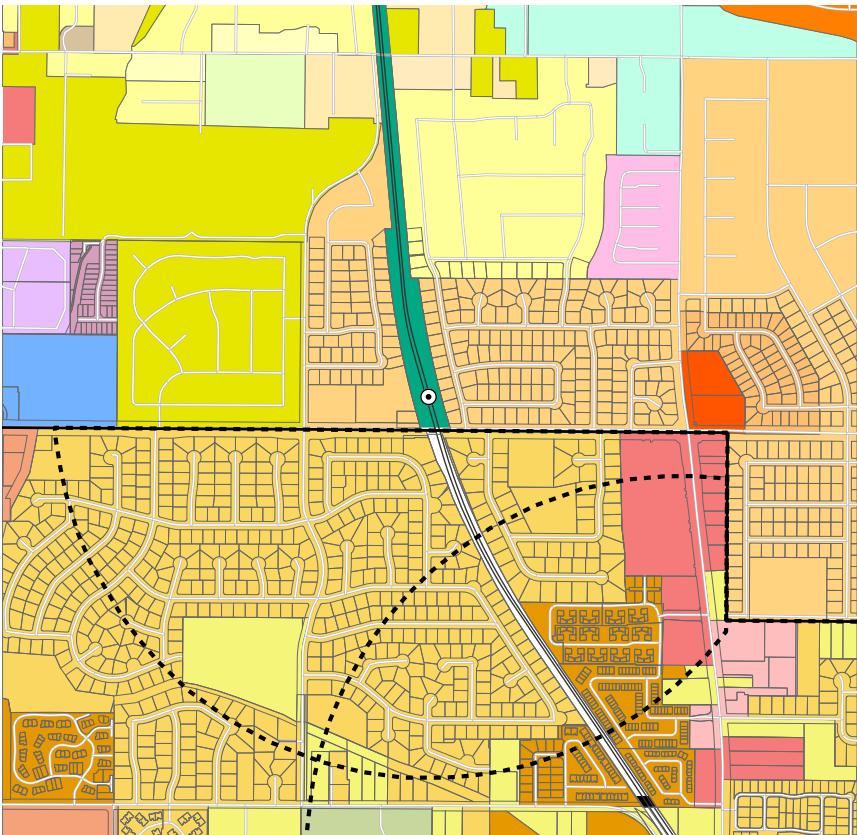


Figure 12: Zoning Map- Crescent View Station

ZONING MAP

- Regional Commercial
- Residential
- Residential/Agricultural
- Agricultural
- Community Commercial
- Multi-Family Residential
- Neighborhood Commercial

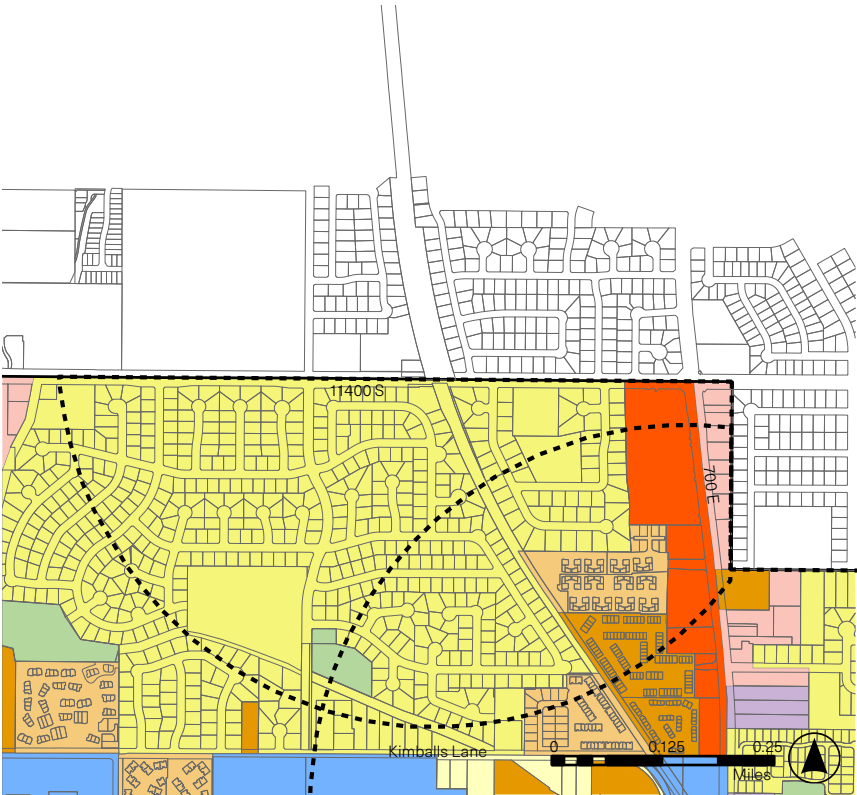


Figure 13: Land Use Map- Crescent View Station

LANDUSE MAP

- Cultural/Institutional
- Neighborhood Commercial
- Open Space/Parks
- Community Commercial
- Residential Medium-High Density
- Residential High Density
- Residential Low/Medium Density
- Residential Medium Density
- Community/Neighborhood Commercial

* Land-use data for Sandy City not available.

KEY TAKEAWAYS

- The Zoning Plan for Crescent View Station spans two municipal jurisdictions—Draper and Sandy, each with its own set of land-use designations.
- Draper’s zoning is almost exclusively low density residential (1-3 dwelling units per acre), with a very small multi-family area to the south and neighborhood commercial along 700 E.
- South of the station, the zoning designates 1/3 acre lots, but the built pattern averages 1/5 acre lots—indicating higher realized density than the base zoning.
- Crescent View Station primarily features residential neighborhoods surrounding the station, characterized by well-established single-family residential communities.
- Extensive areas of residential low/medium density land-use dominate the landscape within the half-mile planning radius, as indicated by the dashed circle around the station. Just beyond this radius, pockets of higher density residential land-use are evident.
- Closer to the station, parcels designated for community or neighborhood commercial use emerge along main circulation routes, enhancing accessibility and visibility.
- Small clusters of office/service zones present opportunities for mixed-use or employment-focused development.
- The presence of Cranberry park complements the residential character of the area, offering open space and recreational opportunity to local residents.

OPPORTUNITIES & CONSTRAINTS

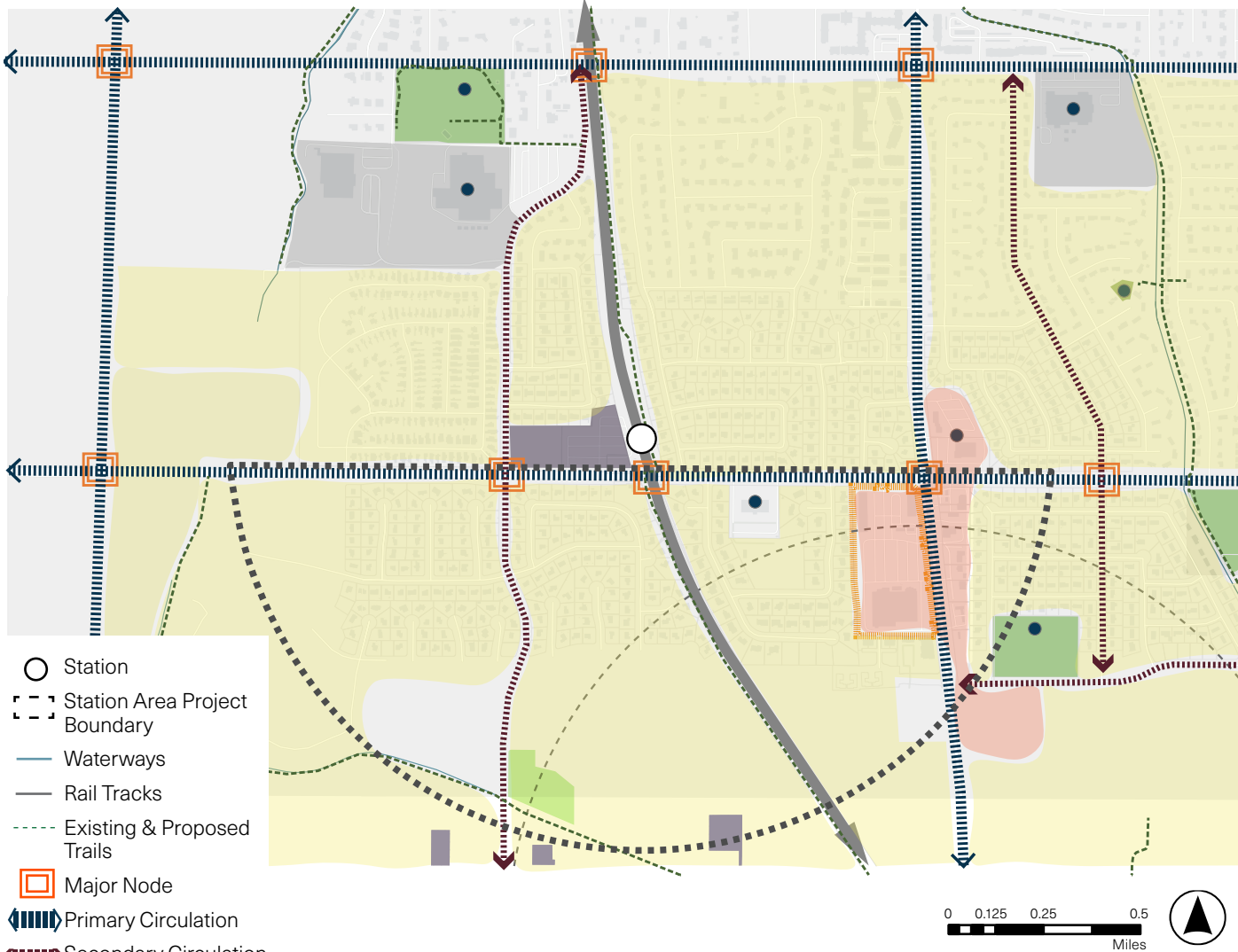


Figure 14: Opportunities & Constraints- Crescent View Station Area

SANDY CITY STATION AREA PLAN

VISION

Crescent View Station will remain a residential feeder station with improved connections to parks and services.

KEY STRATEGIES

- The key strategies for this station area include maintaining medium and low residential density around the station while supporting small commercial nodes, such as the one located on the east side of 700 E. This approach aligns with identifying the Harmons Grocery site as an opportunity site for small-scale mixed-use development while retaining the residential character of the neighborhood.
- Additionally, the preferred scenario emphasizes residential infill on UTA property adjacent to the station and the creation of a new trail along 11400 S. This aligns with increasing connectivity between the UTA site and the Harmons Grocery opportunity site through pedestrian, bike and trail connections on 11400 S.

CRESCENT VIEW STATION

OPPORTUNITIES

- The Crescent View Station area offers strong opportunities to strengthen neighborhood connections and access to regional amenities.
- It is surrounded by a mix of residential densities and linked to nearby neighborhoods by trails—including the Sandy Canal Trail and the Porter Rockwell Trail—with multiple parks within walking distance supporting active transportation and recreation.
- The main circulation spine along 11400 S provides a robust east–west vehicular connection between the station and adjacent commercial and residential areas; along both 11400 S and 700 E.
- Wide rights-of-way can accommodate future multimodal improvements, and an existing pedestrian refuge island on 11400 S already enhances crossing safety.
- Trail adjacency (particularly to the Porter Rockwell Trail) creates potential for an active-transportation emphasis, proximity to several residential areas reinforces local access.
- Existing public parking with excess capacity could be leveraged for shared parking or other supportive uses.

CONSTRAINTS

- At the same time, several conditions constrain walkability and overall functionality: a disconnected residential street network and rail infrastructure limit direct walking and biking access to the station;
- Long distances between safe crossings on 700 E and wide intersections reduce pedestrian comfort.
- Direct access from the station to the Porter Rockwell Trail is limited; Z-gates on the trail restrict strollers, bikes, and other users.
- Lack of commercial amenities with minimal multimodal connectivity undermines a vibrant, transit-oriented environment.
- Compounding these issues, the station is split across Draper and Sandy jurisdictions, requiring ongoing coordination to deliver cohesive improvements.



Land uses around the opportunity site

COMMUNITY ENGAGEMENT



Design Charrette

OVERVIEW

Alongside analyzing current conditions, understanding the challenges and concerns of residents and stakeholders within the station areas was a key part of the process. To gather feedback, the engagement program included small-group meetings, a design charrette, and an open house, followed by an online survey, allowing input from a diverse range of stakeholders, including station-area residents and the broader Draper community.

The project team engaged both Sandy City and UDOT throughout this process. Draper City staff conferred with Sandy staff, referenced Sandy's Station Area Plan, requested supporting GIS data, and included Sandy City staff at the design charrette. Coordination with UDOT was maintained given its ownership of 700 E, with follow-up outreach and ongoing collaboration planned for other regional operations.

In parallel with public engagement, periodic discussions with City Council and the Planning Commission provided guidance and ensured alignment with city priorities. A Webpage (StoryMap) was also created to inform community members about the project, outline the process, and provide clear ways to contribute feedback.

The feedback collected through these methods helped identify the key challenges and opportunities for each station area. Insights from community outreach, workshops with stakeholders, and discussions with city leadership directly informed the development of design alternatives, which were then shared and discussed again with community members and City leadership. The preferred design alternatives for each station area are presented in the next chapter.

Though outreach was done with some property owners, developers, and neighbors, not all property owners were involved in the community outreach, and some do not endorse the concepts.



Design Charette

1

ENGAGEMENT WINDOW

- Interviews & Small Group Meetings
- Design Charrette

2

ENGAGEMENT WINDOW

- Webpage & Online Survey
- Open House

3

ENGAGEMENT WINDOW

- Leadership Workshops & Presentations
- Adoption Hearings

SMALL GROUP MEETINGS: KEY TAKEAWAYS

VISTA DRAPER STATION

- **Transportation Improvements:** Enhance Vista Station Boulevard with road repairs, bike lanes, and improved connections across train tracks; address bottlenecks due to lane transitions.
- **Education Infrastructure:** Prepare for increased student and employee population with the new Innovation Tech Center School opening in fall 2027, considering future needs for additional elementary schools.
- **Affordable Housing:** Leverage partnerships and HTRZ funding to support affordable workforce housing development, particularly around Vista Draper Station area, and the area south of the station.
- **Parks and Open Space:** Improve accessibility, connectivity, and maintenance of local parks, open spaces, and riverfront areas, addressing the lack of amenities like shade trees and parking.
- **Parking and Development Flexibility:** Address insufficient parking availability, explore affordable parking solutions, and maintain flexibility in zoning and entitlement processes for developers.

KIMBALLS LANE AND CRESCENT VIEW STATION

- **Traffic and Infrastructure:** Address congestion at 700 E and 11800 S crossing; evaluate infrastructure improvements (lane widening or shoulders) to support future housing, school, and hospital growth.
- **Housing Density and Type:** Favor smaller-scale and single-family housing types over high-density apartments; strategically include townhomes and condos to promote affordable home ownership without exacerbating traffic issues.
- **Public Transit Utilization:** Improve housing design and station-area connectivity to encourage public transit use, creating inviting transit hubs and enhancing safety through increased ridership.
- **Retail and Mixed-Use:** Cautiously approach adding retail near Kimballs Lane station area, based on prior challenges experienced elsewhere.
- **Environment Priorities:** Prioritize preservation of green spaces, wildlife habitats along the canal, and implement Dark Sky lighting standards to maintain community character and environmental quality.



Vista Draper Station

DESIGN CHARRETTE

The Design Charrette was conducted on April 21, 2025. The Charrette was divided into 2 parts: one session consisting of different stakeholders and community members residing within the station areas and the other session consisting of Planning Commission members. The first group had approximately 15 participants apart from staff and the consultant team.

The intent of the Design Charrette was to have a working session with the group for all three stations. The Charrette included an introductory presentation on the project followed by extensive discussion using base maps for each station. The feedback received from both sessions was summarized into key diagrams. The diagrams from the Charrette helped inform the design alternatives (shown on the right) in the next stage of the project. The conceptual alternatives developed for each station can be referred to in-depth in Appendix C.

VISTA DRAPER STATION

The participants discussed their concerns for the station itself and the surrounding areas. The base maps were used to generate key connections within the neighborhood and to identify locations of desired programming within the station area. The participants were also asked to vote on reference imagery for different types of potential programming suitable for the station area.

KIMBALLS LANE AND CRESCENT VIEW STATION

The participants discussed existing circulation and the different users within the station area and shared their concerns over drastic changes to the neighborhood character. The participants were given information on different housing typologies with varying densities as potential infill housing opportunities within the station area.

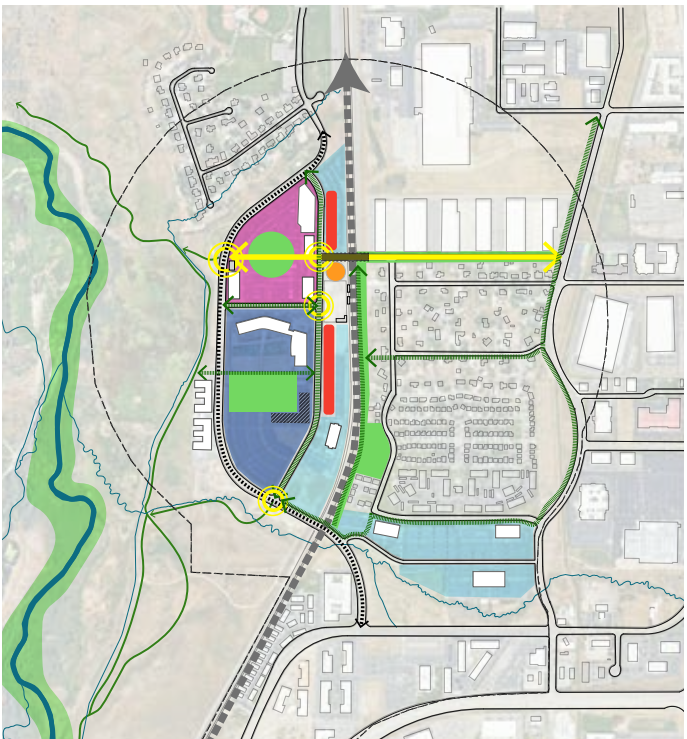


Figure 15: Conceptual Alternative 1 for Draper FrontRunner Station (Vista)

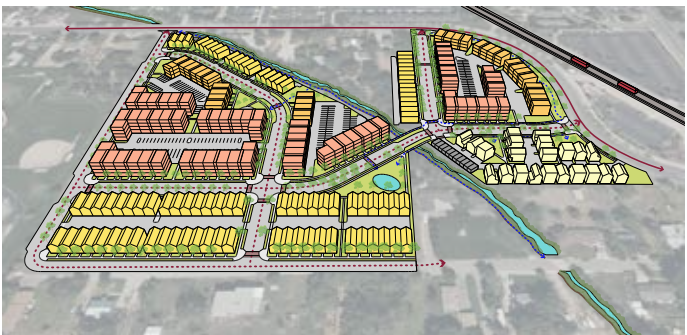


Figure 16: Conceptual Alternative 1 for Kimballs Lane Station



Figure 17: Conceptual Alternative 1 for Crescent View Station

OPEN HOUSE

The Open House was conducted on June 6th, 2025. The intent of the Open House was to inform the community of the design process and get feedback on design alternatives for each of three stations. Site plans and precedent imagery were shared to illustrate the concepts for each station area. The community was asked to vote on their preferred concept and the “big moves” they want to see for each of the stations. They were also asked to give feedback on specific transportation recommendations identified for each station area.

VISTA DRAPER STATION

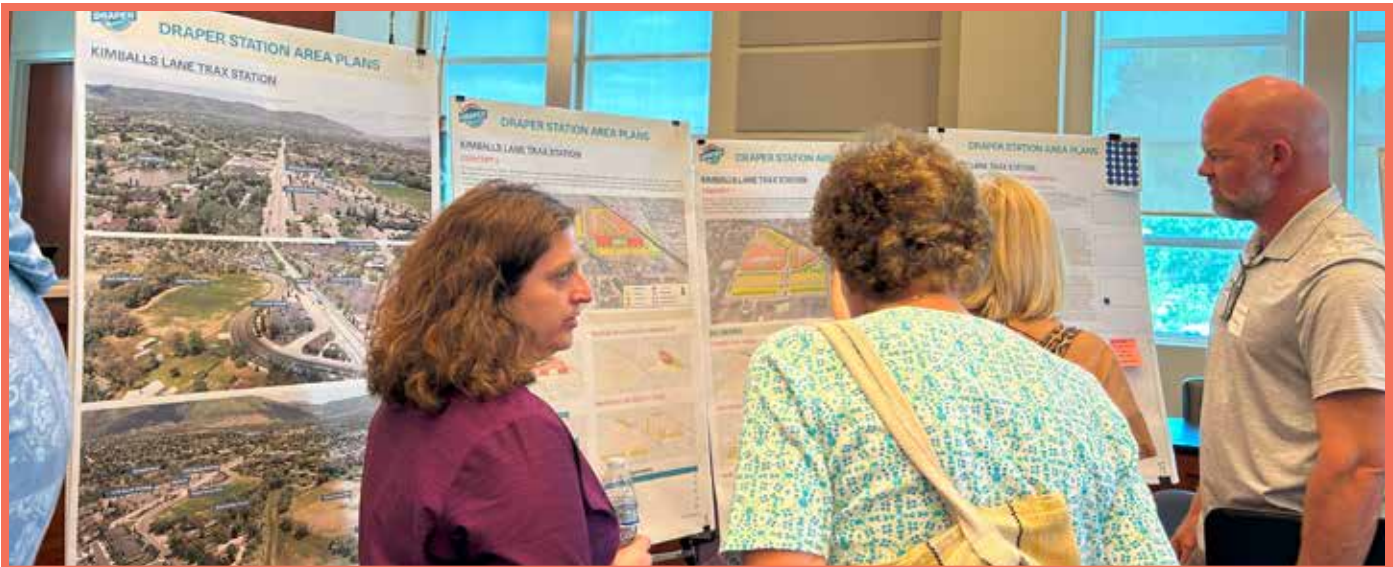
Overall, attendees wanted more pedestrian and trail connections between the station and surrounding uses. Having some retail options and gathering spaces were identified as desired programming by attendees.

KIMBALLS LANE STATION

Additional infill density and transportation circulation within the station were prime discussion topics during the Open House. Attendees expressed their preference for low-density housing infill, consolidated green spaces, and having better pedestrian connectivity within the station, the school and the neighborhood. Under the transportation recommendations, straightening out Kimballs Lane received much support.

CRESCENT VIEW STATION

Traffic on 11400 S and 700 E was expressed as a major concern for this station area. Attendees were skeptical about having 5 story buildings in the proposed concepts, and wanted minimized height in the proposed infill development.



Open House

ONLINE SURVEY

The Online Survey was launched on June 5th, 2025 during the Open House. The survey received 791 complete responses. The intent of the survey was to get feedback from the larger community on the design alternatives shown for each station during the Open House. The survey consisted of two design alternatives for each of the stations, along with transportation recommendations. The respondents were asked to vote for their preferred alternative and their preferred transportation recommendations for each station. Some key feedback from the survey has been highlighted below and a detailed survey results memo is attached in the appendix.

VISTA DRAPER STATION

TOP BIG MOVES

52%

TRAIL LINKS



50%

MARKETPLACE

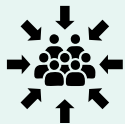


47%

JORDAN GREENLINK



IMPORTANT TO CONSIDER FOR FUTURE PLANNING OF THE STATION



Creating a sense of place was **most important** for the future planning of Vista Station.



Increasing office space and employment and increasing housing were ranked as **least important**.

TRANSPORTATION RECOMMENDATIONS



Coordinating with The Pointe development to plan for a future multi-use path and improving connectivity within Draper was **most important (49%)**.



Identifying opportunities for east-west connections **(38%)**.



Considering a new multi-use trail on the east side of the tracks **(30%)**.

KIMBALLS LANE STATION

PREFERRED HOUSING TYPOLOGIES

69%

COTTAGE COURTS



57%

DUPLEX



40%

TOWNHOUSE



TRANSPORTATION RECOMMENDATIONS

44% - Improving Porter Rockwell Trail access & wayfinding was considered most important.

37% - Considering safe routes to the school and a new multi-use path.

35% - Filling sidewalk and bike lane gaps on Kimballs Lane and 700 E.

CRESCENT VIEW STATION

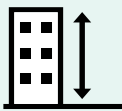
TOP CONCERNS



Desire for more single-family housing.



Congestion on 11400 S and 700 E.



High building height and more residential density.

TRANSPORTATION RECOMMENDATIONS

55% - Realign and upgrade Porter Rockwell Trail crossing of 11400 S.

54% - Create connected and comfortable walking paths from nearby neighborhoods.

46% - Improve crosswalks and signals on 700 E and 11400 S.

44% - Fill sidewalk and bike lane gaps along 11400 S between 300 E and 700 E.

RECOMMENDATIONS



Jordan River Trail near the Draper FrontRunner Station (Vista)

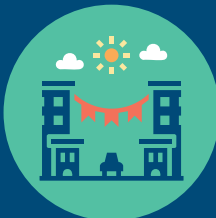
OVERVIEW

The three Draper Station Area Plans respond to the specific characteristics of each station and its surroundings. The two TRAX stations, Kimballs Lane and Crescent View, have overlapping ½-mile boundaries and are located within relatively stable residential areas. The Draper FrontRunner Station (Vista) has more land use diversity, containing isolated residential neighborhoods, industrial and warehousing uses, commercial office space, high-density residential, and a number of parcels with vested unit densities that have not yet been developed. This chapter provides a framework for each station area that will direct potential change and help improve connectivity, land use allocation, and urban design around each station. The principles are tailored for each station and represent high-level aspirations to be achieved through the proposed Station Area Plans*.

**Note: Figures showing proposed buildings in this documents are only concepts; the actual location of buildings, trails, and gathering spaces will be determined as part of the entitlement process.*

PREFERRED STATION AREA PLAN- VISTA DRAPER STATION

VISTA DRAPER STATION PRINCIPLES



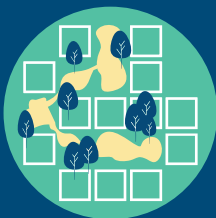
1 ACTIVATE THE PUBLIC REALM:
This principle aims to create welcoming public spaces that encourage gathering, walking, and social interaction. Transforming the current station area into a place that is identifiable and offers a destination for the surrounding community is a key goal of this plan principle.



2 BUILD A NEW EAST-WEST PEDESTRIAN CONNECTION:
A new pedestrian bridge over the rail line connecting both sides of the station area will enhance access and mobility. This connection will help unify the overall station area, improve access from employment centers and neighborhoods, and drive additional transit use.



3 INCORPORATE SMALL-SCALE RETAIL:
Introducing local-serving, small-scale retail—such as cafés, corner stores, or service shops—will provide everyday amenities for residents, employees, and transit users. These businesses can create street-level activity while incorporating needed goods and services in the area.



4 CREATE A GREEN SPACE NETWORK:
A network of linear parks, pocket parks and community spaces will not only provide an internal framework for the area adjacent to the station but will also allow to better connect surrounding areas and new development.



5 INTEGRATE ADJACENT USES TO THE STATION AREA:
Creating new connections for all types of users will help unify existing land uses and bring cohesion to this part of Draper. By enhancing connectivity, the area can function more seamlessly as an integrated and accessible transit node.

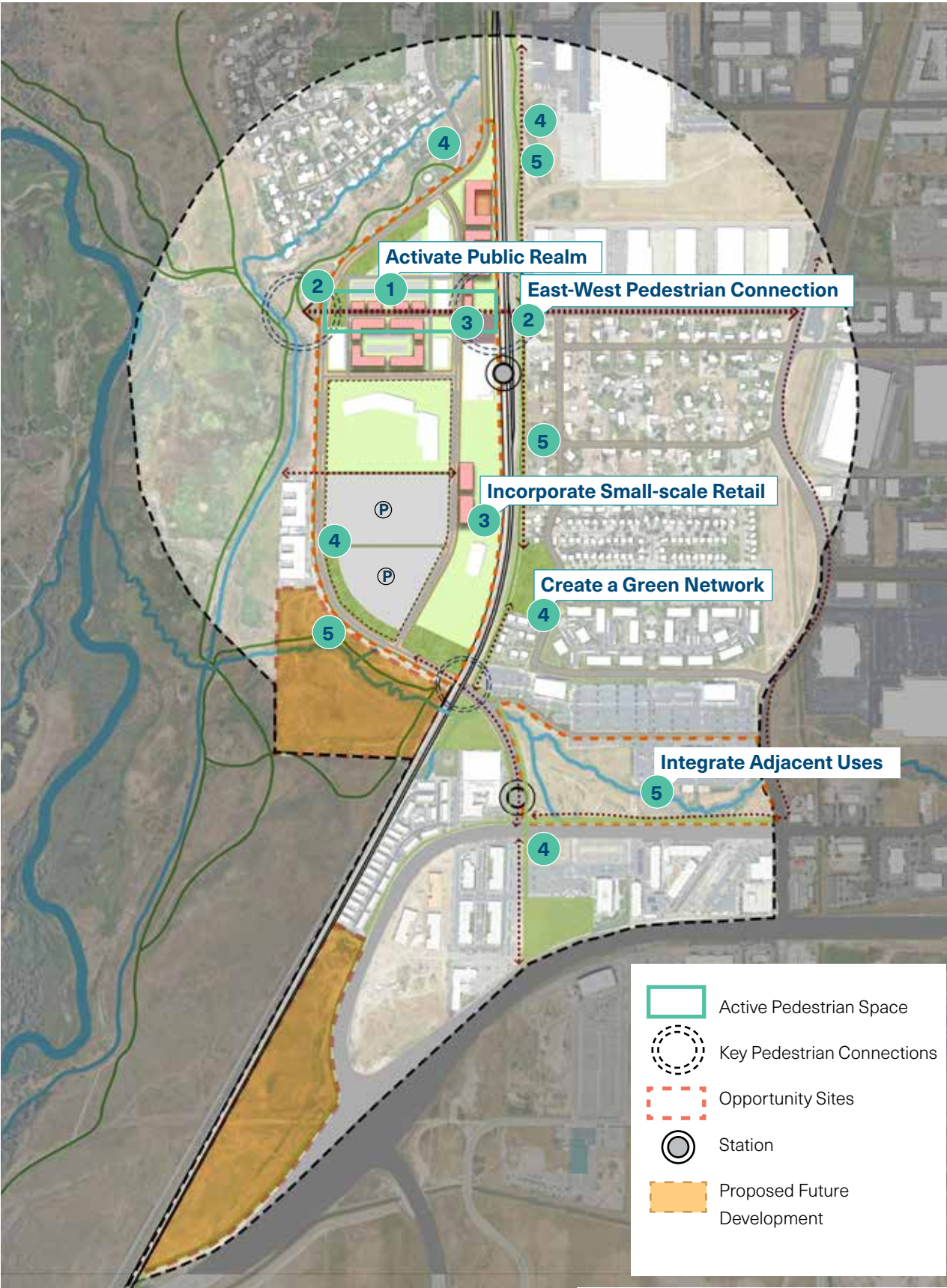


Figure 18: Vista Draper Station Area Plan

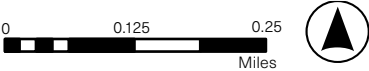
PREFERRED STATION AREA PLAN- VISTA DRAPER STATION

VISION

The Vista Draper FrontRunner Station Area Plan creates a vision focused on placemaking and connectivity to create a more accessible and vibrant station area that can serve adjacent neighborhoods and large employment centers. The plan emphasizes creating a connected public realm, integrating community-serving land uses, and creating new options for pedestrian and bike mobility.



Figure 19: Preferred Design Alternative for Opportunity Site



BIG IDEAS FROM THE PREFERRED ALTERNATIVE



GREEN CLOVER LINK & TRAIL LINKS

The Green Clover Link creates an urban green corridor parallel to the FrontRunner rail line, providing a much-needed multiuse path on the eastern side of the tracks for residents and employees in the east half of the station area. A continuous network of protected bike lanes and wide sidewalks connects employment centers, residential neighborhoods, and the new pedestrian bridge over the rail lines. Integrated trail links extend this network to the Jordan River Trail, ensuring seamless walking and biking access between the station area, green spaces, and surrounding destinations.



VISTA COMMONS

Vista Commons serves as the neighborhood's central gathering place, offering a mix of lawn, plaza, and shaded seating areas for community events or informal meet-ups. Situated between Vista Station Boulevard and FrontRunner Boulevard—across from the proposed Marketplace—it provides a pedestrian-focused link between the station and the Jordan River Trail. There is an opportunity within vested units in this area to incorporate mixed-use infill buildings around the Commons that include active ground-floor uses to foster social and economic vibrancy.



MARKETPLACE

The Marketplace features locally focused eateries and neighborhood shops that cater to adjacent offices, the nearby school, and surrounding residences. Designed for people, not cars, it prioritizes walk-in access over drive-throughs, with inviting storefronts that face the street and wide sidewalks lined with outdoor seating. Located along FrontRunner Blvd. and across from Vista Commons, the Marketplace seamlessly connects to pedestrian pathways, linking transit, green spaces, and the Jordan River Trail in a lively, human-scaled setting.



COMMUNITY CROSSING

The Community Crossing pedestrian bridge links residential and employment areas east of the FrontRunner tracks to the station and adjacent land uses to the west. Designed as a signature gateway into the station area, it provides direct, safe pedestrian access between both sides of the rail corridor.



POCKET PARKS

Pocket Parks are an extension of the Green Boulevard, with dedicated lawn spaces and play areas for the surrounding community. They serve as passive green spaces to pause and enjoy the landscape. They also host the pedestrian connections and trail links for easy connectivity and access to either the surrounding neighborhood or the Jordan River Trail.

PREFERRED STATION AREA PLAN- VISTA DRAPER STATION



Figure 20: Public Space and Connectivity Diagram for Vista Draper Station Area

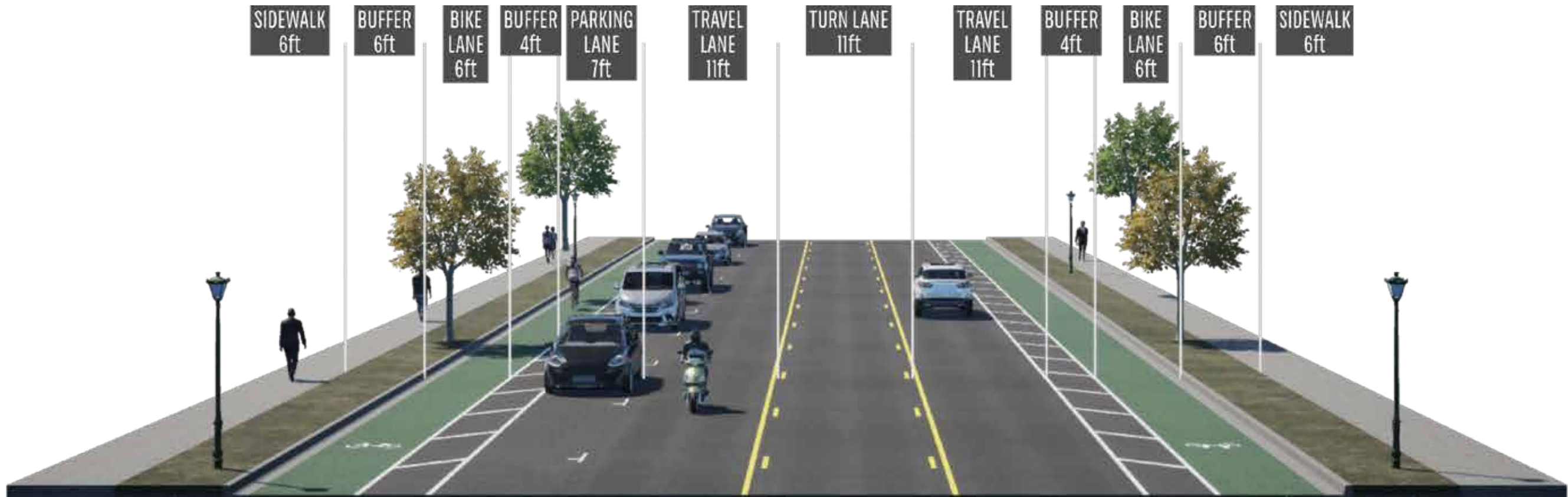


Figure 21: Proposed Street Section- Vista Boulevard looking north

RECOMMENDATIONS

PUBLIC SPACE RECOMMENDATIONS

The Vista Draper Station area currently lacks connected public spaces, with scattered buildings, large surface lots, and limited pedestrian and bike access. These recommendations focus on creating inviting, active spaces that improve connectivity and foster a stronger sense of place.

- Establish Vista Commons as the central civic space, designed as a pedestrian-oriented, flexible plaza for gathering, dining, and shopping. Frame it with active ground-floor uses and upper-story residential or office space as shown in Figure 19.
- Create a Transit Plaza adjacent to the station and parking structure with flexible furniture and landscaping—serving as both a through-space for commuters and a comfortable place to eat, play, or relax.
- Develop north and south marketplaces, oriented to serve commuters, schools, offices, and residents. Program these spaces with retail, food vendors, and community-serving uses to establish daily destinations as shown in Figure 20.
- Incorporate a Linear Park along Vista Boulevard to create a green system throughout the station area.
- Incorporate smaller pocket parks in various areas of the plan that are connected and provide access to recreation and gathering to existing and future residents.
- Build a pedestrian bridge linking the Transit Plaza directly to the Green Clover Link, enhancing access to the regional trail system as shown in Figure 19.
- Create a multi-use path (Green Clover Link) on the east-side of the rail line to link the employment areas and neighborhoods.
- Integrate the new high school into the other developments through pedestrian connections.

LAND USE RECOMMENDATIONS

The station area includes a mix of office uses, vacant parcels, and planned redevelopment, including a future school. These recommendations support a mix of residential and commercial uses to meet growing demand and guide thoughtful development.

- Incorporate retail uses into new development plans along Front Runner Blvd. and Vista Commons to support activation.
- Encourage active ground-floor uses (retail, cafés, services) in new residential development.
- Secure easements across undeveloped parcels to preserve future connections to The Point and broader growth areas.

AFFORDABLE HOUSING AND HTRZ

- Integrate affordable housing into projects like Vista Commons to support eligibility for Housing and Transit Reinvestment Zone (HTRZ) funding. (** The 1/3-mile circle delineates the statutory eligibility area for a Housing & Transit Reinvestment Zone (HTRZ) around commuter rail stations.*)
- Expand housing opportunities throughout the station area, with a focus on incorporating affordable units within the 1/3 mile radius (as shown in Figure 22) to support equitable access to jobs, services, and amenities.
- Ensure a variety of housing types are provided to serve residents of different incomes, household sizes, and lifestyle needs.
- Plan for the vested 2,553 housing units and actively encourage the development of additional affordable and workforce housing to meet long-term community growth goals and transit-oriented development objectives.

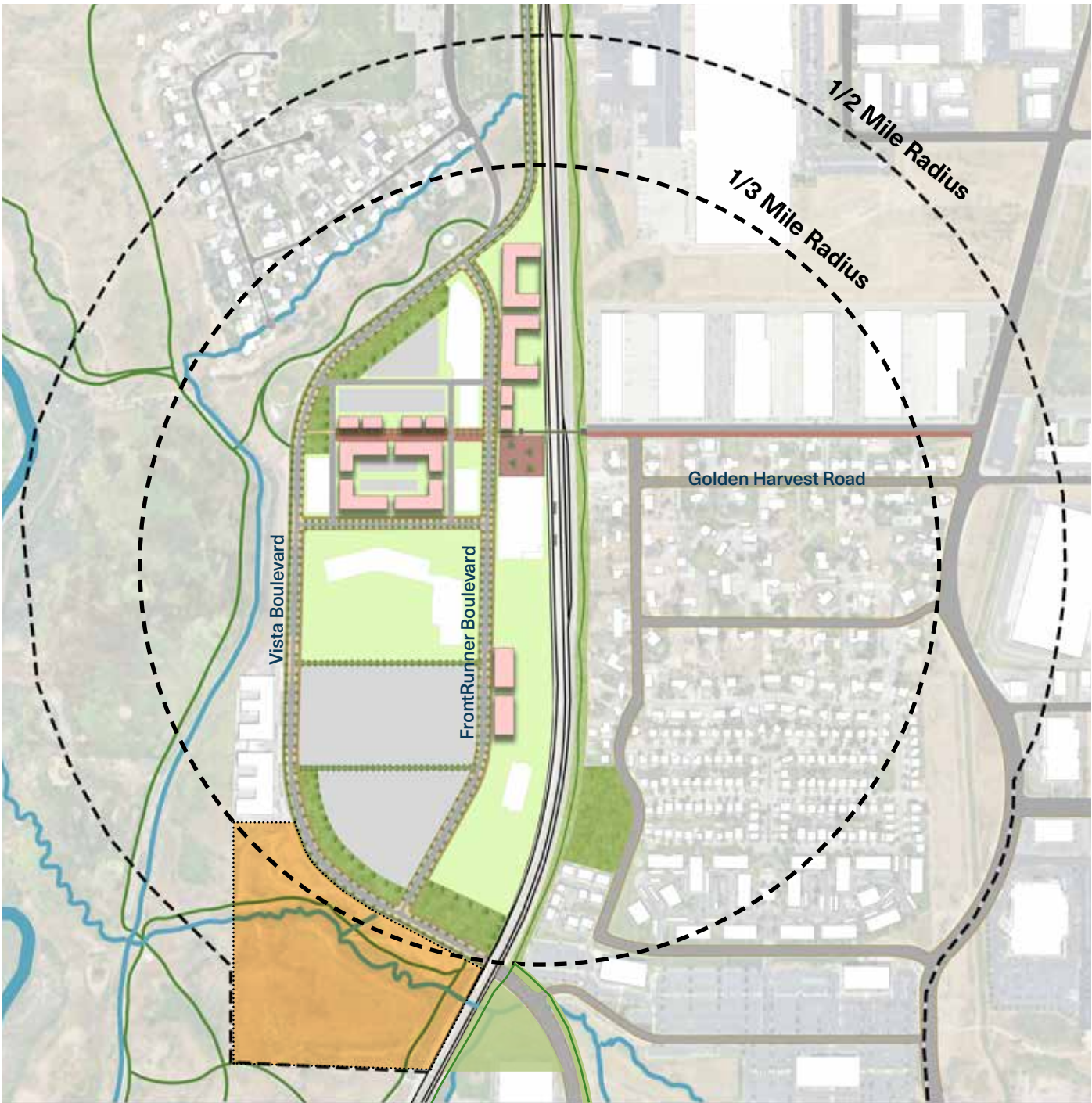


Figure 22: 1/3 Mile radius around the station

RECOMMENDATIONS

TRANSPORTATION RECOMMENDATIONS

The Draper FrontRunner Station (Vista) at 13400 S/Vista Station Boulevard is isolated from nearby development by I-15, Bangerter Highway, the FrontRunner and Union Pacific trackage to the east, and open space to the west. East–west walking and cycling connections are especially compromised, and the station area has no clear connection to the Jordan River Trail. Daily boardings are low for a station this size, with riders potentially deterred by first/last-mile gaps. The following recommendations aim to support future development and a new school by improving access, connectivity, and land use integration. Itemized improvements are presented below.

INCREASE AND ENHANCE MULTI-MODAL CONNECTIONS

- Install a separated bike lane along Vista Station Boulevard, primarily on west/southbound curb.
- Add all crosswalks to both intersections along Vista Station Boulevard and FrontRunner Boulevard, possibly enhanced by other improvements such as curb extensions, medians, or other methods to shorten crossings and slow vehicular traffic .
- Coordinate with landowners to pave the existing soft-surface trail connection between Vista Station Boulevard and the Jordan River Trail.
- Explore installation of high-visibility midblock crossings on Vista Station Boulevard with a Rectangular Rapid Flashing Beacon (RRFB) and pedestrian crossing signage to provide direct access from the Jordan River Trail access path to the developments across the street.
- Ensure future developments provide sufficient crossings, specifically to address crossing needs for future students and families as new developments come in.
- Construct an east-west pedestrian bridge (Community Crossing) and path to connect

the Draper FrontRunner Station (Vista) and Jordan River Trail to the east side of the tracks improving local connections to major employers, neighborhoods, and open space.

- Construct a north-south multiuse trail (Green Clover Link) on the east side of the Union Pacific tracks to better connect east-side uses and the station.

Longer term, Draper is considering realigning Vista Station Boulevard, north of the Draper FrontRunner Station(Vista), to the east, rendering Galena Hills Park and its associated sports fields as one contiguous space west of Vista Station Boulevard. A diagram of recommended improvements in the station area is presented in **Figure 23**. A recommended typical section for Vista Station Boulevard is shown in **Figure 21**.

ADDRESSING DEVELOPMENT AT THE POINTE

The Pointe is a potentially transformational development project in the vicinity of the Draper FrontRunner Station (Vista), albeit technically outside of the boundary of this Station Area. That said, development is underway, and the UTA has released their preferred alternative for the transit service to and through The Pointe, including a light rail connection that will terminate at Draper's FrontRunner Station (Vista). More planning and coordination will be needed as The Pointe comes into being, but initial recommendations to enhance connectivity for all users in Draper in response to The Pointe are described below.

- Enhance near-term access across Bangerter Highway by installing a multi-use path on at least one side of the intersection with S 600 W, and upgrading the opposite side with bike/pedestrian facilities.

- Explore opportunities for Leading Pedestrian Intervals (LPIs) and other safety improvements and prioritize implementation before new development to the north and south brings increased activity.
- Improvements should connect the Draper FrontRunner Station (Vista) area to The Pointe's future multimodal network by establishing a continuous multi-use path.
- To align with conceptual site plans for The Pointe, advance a long-term grade-separated crossing of Bangerter Highway connecting the Jordan River Trail to The Pointe development.
- Coordinate with local landowners and developers to secure easements across or through undeveloped parcels southwest of the station and plan for future connections to The Pointe and surrounding growth areas.
- Begin early coordination with railway owners, UTA, FRA, UDOT, and WFRC to include the pedestrian bridge in long-range capital improvement plans and ensure planning accounts for anticipated growth and demand on both sides of the highway.
- Although the Draper FrontRunner Station (Vista) recommendations improve multimodal connectivity and accessibility within the surrounding area, the connection between the east and west sides of Draper requires measures that extend beyond the station area to address regional connectivity. Any such improvements will require input from and coordination with UDOT, UTA, and the Pointe of the Mountain State Land Authority.

WAYFINDING

- Add directional signage between the Jordan River Parkway at the FrontRunner platform and parking structure.

PARKING MANAGEMENT

- Adopt policy to share parking between any future residential and mixed-use development near the station to avoid overparking in the long term. As new development occurs, work with adjacent businesses (offices) to share parking to address low parking utilization at the station.
- Install additional covered inverted-U bicycle racks in visible areas near the FrontRunner platform and at both trail access points.

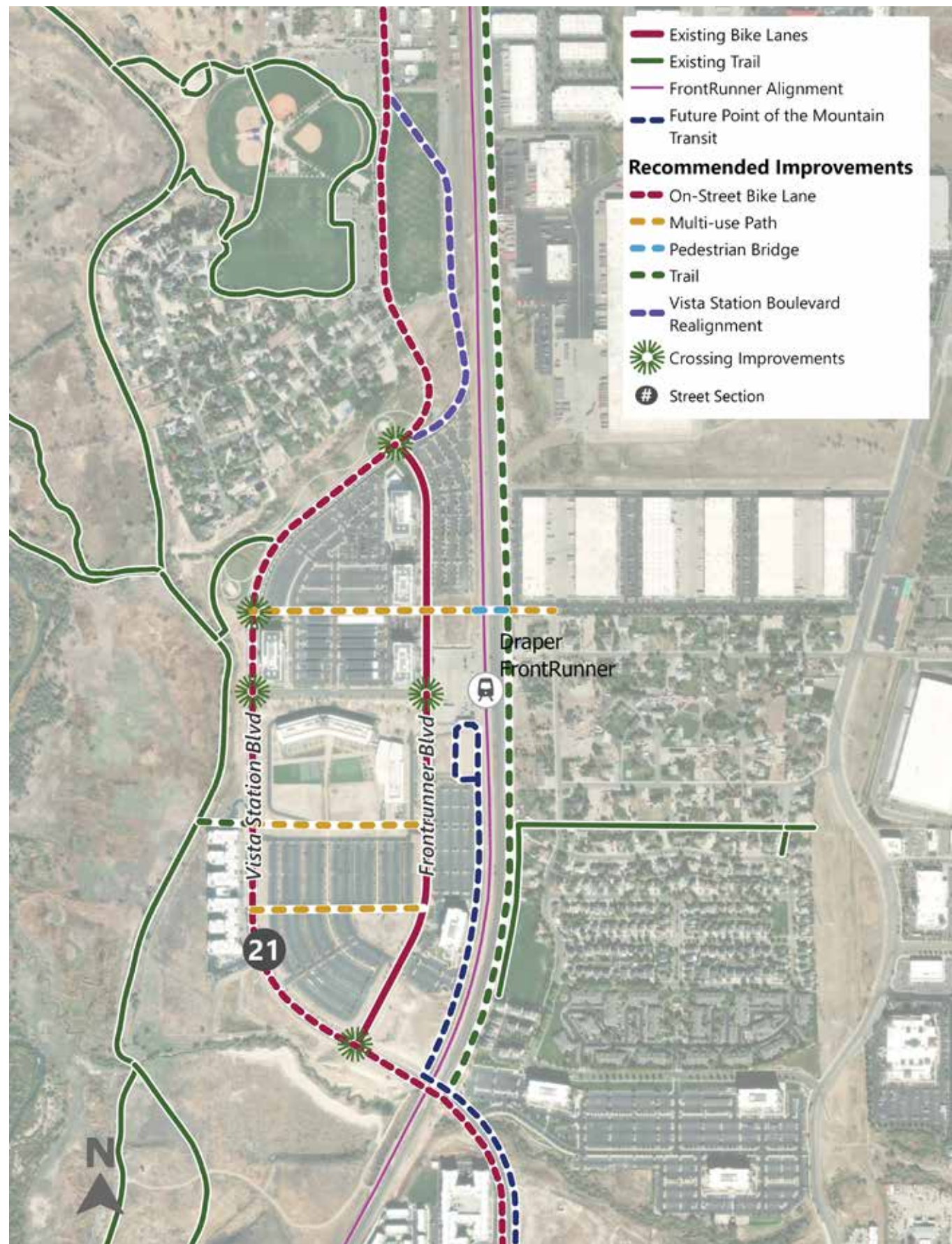
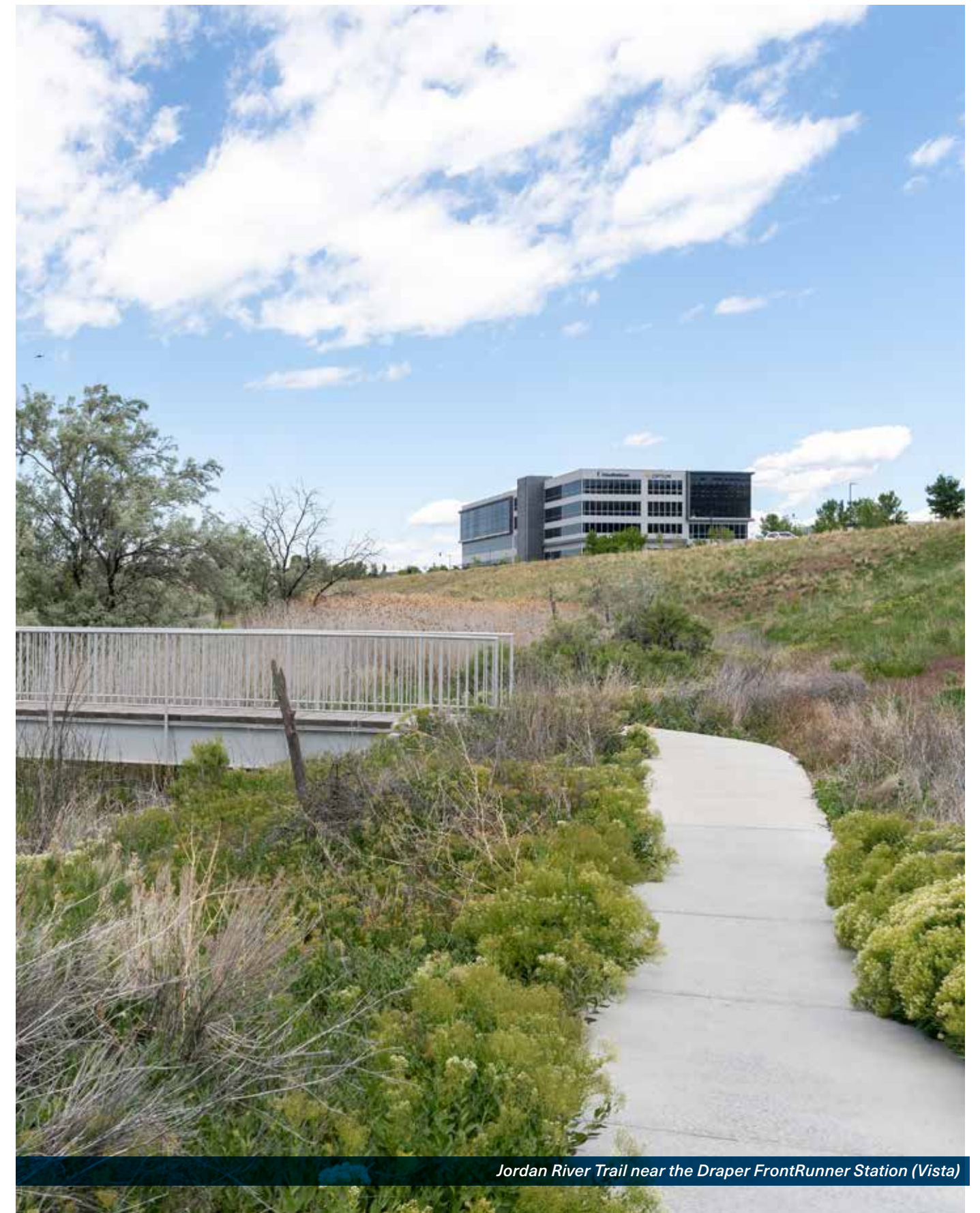


Figure 23: Proposed Improvements



Jordan River Trail near the Draper FrontRunner Station (Vista)



Figure 24: Conceptual View of Vista Commons

PREFERRED STATION AREA PLAN- KIMBALLS LANE STATION

KIMBALLS LANE STATION PRINCIPLES



1 **MANAGE FUTURE TRANSITIONS IN EXISTING AGRICULTURAL LANDS:**

Kimballs Lane Station is unusual within the TRAX network as it contains undeveloped land historically used for agriculture immediately adjacent to the station. As expected growth occurs within station area boundaries, it is anticipated that this land is likely to be developed. This principle seeks to guide the transformation of agricultural parcels in a way that allows for responsible growth with development that is context-sensitive, respects the scale of surrounding neighborhoods, and incorporates open space and natural elements.



2 **BETTER UTILIZE UTA OWNED LAND TO ADDRESS DESIRED STATION AREA PLANNING OUTCOMES:**

There is the opportunity at Kimballs Lane station to make better use of the state-owned land to the east of the station to address UTA's goals of expanded housing choice and density while encouraging additional ridership. Currently, the transit parking is operating below capacity, presenting an opportunity to consider the site for mixed-use development that supports plan goals.



3 **IMPROVE PORTER ROCKWELL TRAIL ACCESS AND WAYFINDING:**

Enhancing connectivity to the Porter Rockwell Trail is key to supporting active transportation and recreation. Clear signage and improved trail access points will make the trail easier to navigate and more inviting for pedestrians and cyclists.



4 **CONSIDER SAFE ROUTES TO THE SCHOOL AND A NEW MULTI-USE PATH:**

Ensuring that students can safely walk or bike to the nearby school campus is a top priority. This includes the development of a new multi-use path that supports a safe, comfortable, and direct route for children and families, encouraging more sustainable travel habits.



5 **FILL SIDEWALK AND BIKE LANE GAPS ON KIMBALLS LANE AND 700 E:**

Completing missing segments of sidewalks and bike lanes on key corridors like Kimballs Lane and 700 E is essential for creating a continuous, safe network for pedestrians and cyclists. This effort will improve connectivity, safety, and accessibility throughout the station area.

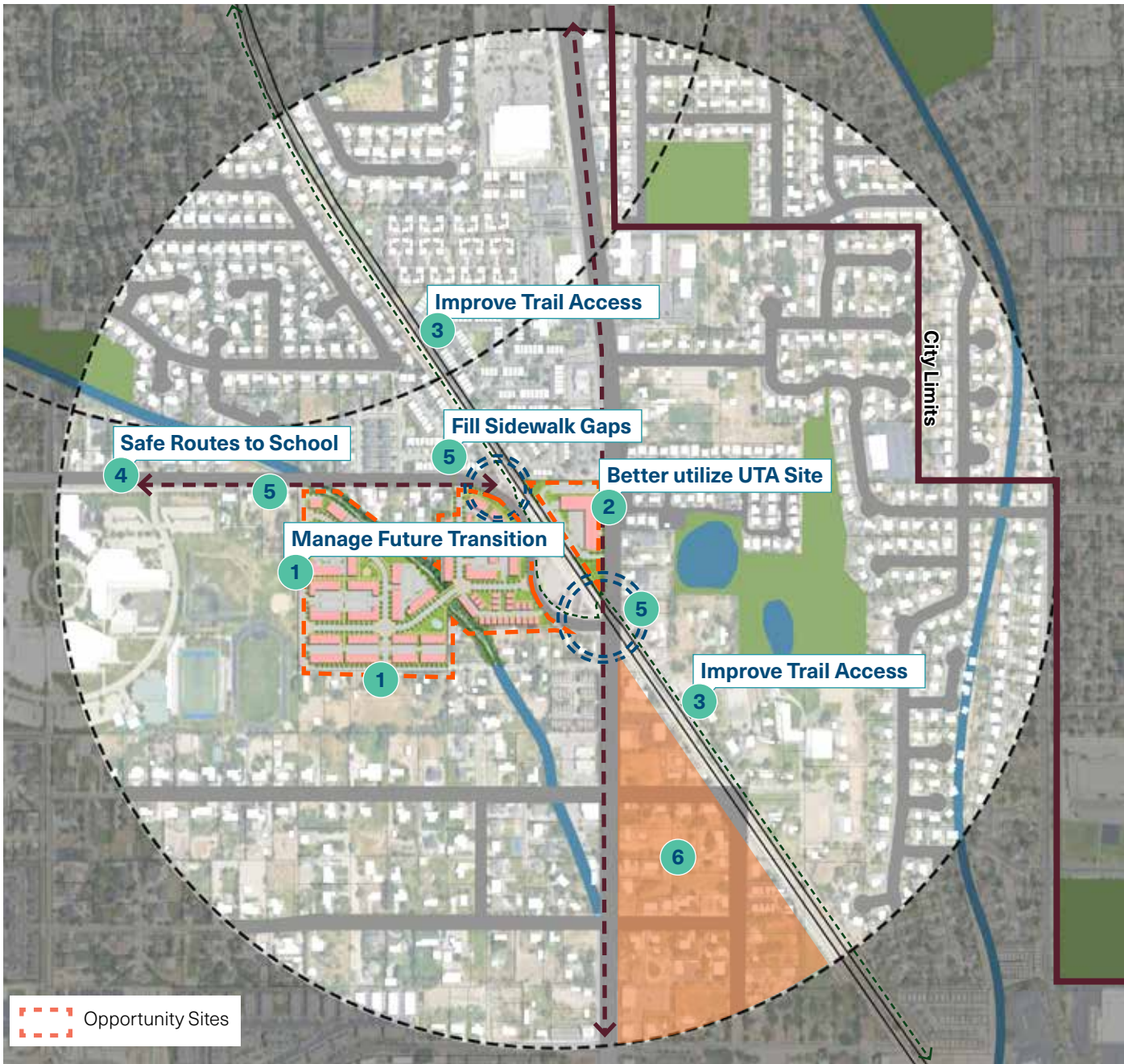


Figure 25: Kimballs Lane Station Area Plan



6 **PLAN FOR REDEVELOPMENT OF EXISTING NEIGHBORHOODS:**

Most land around Kimballs Lane Station is made up of established neighborhoods. As Draper grows and surrounding areas build out, some blocks may be suited for strategic infill or redevelopment. Done thoughtfully, this can add housing choices, improve connectivity, and bring more residents and amenities within walking distance—strengthening the station's role as a community hub.

PREFERRED STATION AREA PLAN- KIMBALLS LANE STATION

VISION

The Kimballs Lane Station Area Plan outlines a thoughtful approach to guiding future growth around the TRAX station with a plan that is focused on the community, balancing new development with the preservation of existing neighborhood character, improving active transportation infrastructure, and ensuring safe and accessible routes for all users to and from the station. Each of the principles within the plan supports a broader vision of creating a connected, livable, and sustainable community.



Figure 26: Preferred Design Alternative for Kimballs Lane Station Area

BIG IDEAS FROM THE PREFERRED ALTERNATIVE

INCORPORATE NEIGHBORHOOD CHARACTER PRINCIPLES IN INFILL DEVELOPMENT

With infill anticipated on the undeveloped agricultural land between Kimballs Lane Station and Juan Diego Catholic High School, it is important to set expectations that balance neighborhood compatibility with the creation of a vibrant, walkable community. In 2025, the City Council approved a development agreement (Edge Homes property) allowing 25–27 dwelling units per acre on approximately 20 acres, including 30 workforce housing units. This will result in roughly 500–540 new homes in the station area, with additional potential on UTA-owned property.

Development should include a mix of housing types, such as cottage courts, townhomes, and 2-4 plexes at the edges to transition to adjacent neighborhoods, stepping up to 3–4 story condominiums in the core. An internal street network should connect to Kimballs Lane and 11900 S, with on-street parking provided on some streets to slow traffic and foster a lived-in feel. On-street parking should not be included along the S-curve of 11900 S. All ground-floor primary entries should face a street or public open space, with front porches or stoops raised at least 24 inches to encourage social interaction.

Pedestrian-oriented design is essential: complete streets with sidewalks buffered by park strips, intersection bulb-outs, and alley-loaded parking should be prioritized. Green space should be distributed throughout the neighborhood, including a connected network of small parks or linear greenways that link to the East Jordan Canal, and include programmed spaces for all ages.

CONNECTED PARKS AND GREEN SPACES

The East Jordan Canal can become a defining green spine, with pedestrian paths linking parks and public spaces throughout the site. A series of smaller parks and linear open spaces will ensure all residents have nearby access to recreation and gathering areas.

REDEVELOP UTA PARKING LOT- ACTIVATION ALONG 700 E

UTA's parking lots on both sides of the station are currently underutilized, with available capacity to support growth. The eastern lot along 700 E is particularly well-suited for a mixed-use project, with neighborhood-serving retail or small-scale services on the ground floor and three stories of residential above. Active edges along 700 E and strong pedestrian connections to the station would help activate the corridor. The narrow southern tip of the property could be transformed into a pocket park, offering a waiting area for transit riders and a small green space for nearby residents.

FUTURE OPPORTUNITY TO STRAIGHTEN KIMBALLS LANE

The S-curve on Kimballs Lane west of the station limits direct access and creates inefficiencies for drivers, pedestrians, and cyclists. Realigning Kimballs Lane to connect directly with the existing street in the Sunset Ponds neighborhood at 700 E would improve circulation to and from the opportunity site, Juan Diego High School, and surrounding neighborhoods. This change would require a new at-grade crossing of the TRAX line and the removal of the existing Kimballs Lane/700 E intersection south of the station. A signalized northern intersection would help manage traffic flow, improve safety, and create a more legible street network that supports future development. It is strongly encouraged that Draper City, UTA, and UDOT work together to collaboratively evaluate this realignment option.

INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT

A primary goal of Station Area Plans is to expand housing choice, including affordable options near transit. The Edge Homes property development agreement includes a provision for 30 workforce housing units. Additional affordable housing should be encouraged on infill sites, particularly above active ground floors similar to the proposed mixed-use development on the UTA property. These units could help increase affordable housing while bringing more residents and activity to the station area.

PREFERRED STATION AREA PLAN- KIMBALLS LANE STATION



Figure 27: Public Space and Connectivity Diagram for Kimballs Lane Station Area

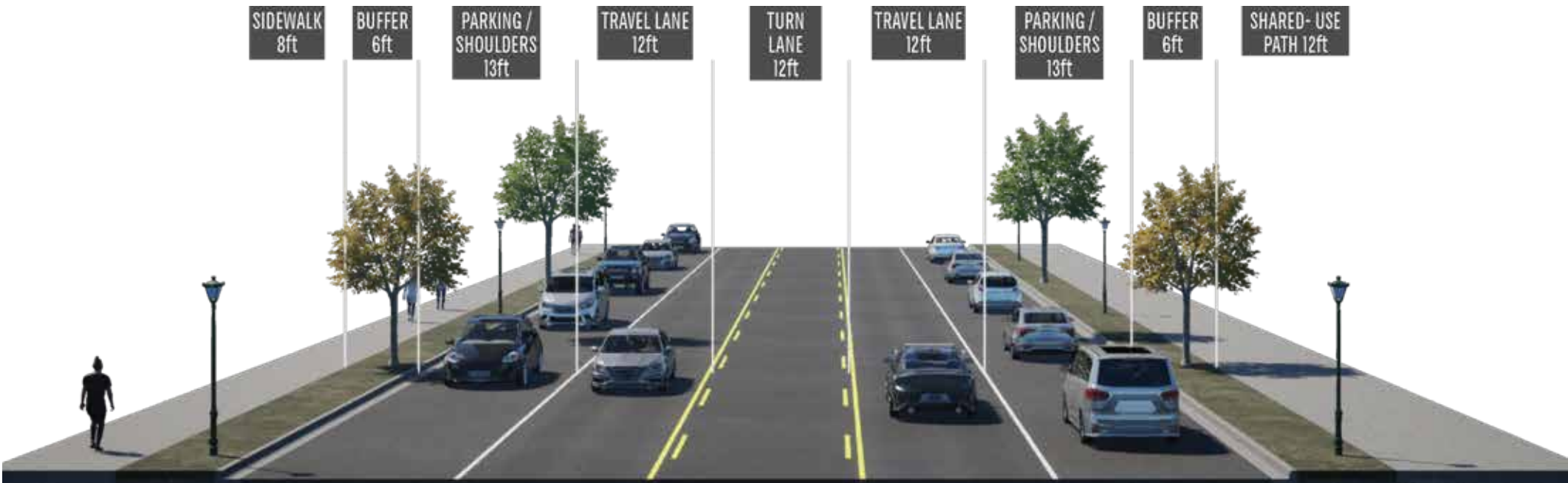


Figure 28: North of TRAX Station- 700 E Proposed Street Section, looking north

** Please note that 700 E is a UDOT road. Any proposed changes will require coordination with UDOT.*

RECOMMENDATIONS

PUBLIC SPACE RECOMMENDATIONS

Public spaces near Kimballs Lane Station are limited, disconnected, and underutilized. These recommendations focus on creating a network of parks, plazas, and greenways to support daily activity and strengthen community identity.

TRAILS & POCKET PARKS

- Distribute small parks, pocket plazas, and green spaces throughout the station area to provide accessible recreational opportunities and support community gatherings.
- Integrate the East Jordan Canal as a defining green spine, connecting parks, linear open spaces, and pedestrian paths to surrounding neighborhoods, schools, and the Porter Rockwell Trail.
- Program open spaces for diverse uses, including active recreation, passive gathering, and community events.

TRANSIT PLAZA & ACTIVATION

- Redevelop the UTA parking area to include a public park or plaza serving both residents and station visitors.
- Activate the eastern UTA parking lot along 700 E with a mixed-use project featuring neighborhood-serving retail or small-scale services on the ground floor and residential units above as shown in Figure 26.
- Create a pocket park at the southern tip of the UTA lot to provide waiting space for transit users and a small green or plaza area for the neighborhood.

GREEN STREETS & CONNECTIVITY

- Design Kimballs Lane and new internal streets as pedestrian-oriented complete streets with buffered sidewalks, park strips, street trees, and on-street parking (except for on the S-curve) to calm traffic and encourage social interaction.

- Align building frontages with neighborhood scale, including raised porches, stoops, and ground-floor entries oriented toward streets or open spaces.

LAND USE & AFFORDABLE HOUSING RECOMMENDATIONS

The area consists primarily of single-family homes and townhomes, with limited infill opportunities outside the agricultural site. This plan encourages higher-density housing and mixed-use development near transit while maintaining the character of existing neighborhoods.

PROMOTE MIXED-USE INFILL DEVELOPMENT

- Support medium- to high-density infill near the station, with design character that is compatible with adjacent neighborhoods.
- Encourage active ground-floor uses, such as retail, cafes, and services, along streets, plazas, and green spaces to enhance walkability and vibrancy.
- Orient buildings to frame streets, parks, and plazas, creating a sense of place and reinforcing public spaces.
- Explore the creation of a small-scale neighborhood plan for areas with potential for future redevelopment, ensuring thoughtful integration of new development within established neighborhoods.

AFFORDABLE HOUSING

- Expand housing opportunities throughout the station area, emphasizing workforce and affordable units near transit to increase accessibility and support a diverse community.
- Ensure a mix of housing types, including cottage courts, townhomes, 2–4 plexes, and condominiums, to accommodate a range of incomes, household sizes, and lifestyles as shown in Figure 27.
- Plan for the 500–540 new units approved under existing agreements, including 30 workforce units,

and encourage additional affordable housing on UTA-owned parcels and other infill sites.

- Support strategic infill and redevelopment opportunities within established neighborhoods to expand housing options, improve connectivity, and strengthen the station’s role as a walkable community hub.

SCHOOLS & CIVIC USES

- Integrate Juan Diego Catholic High School into the neighborhood framework with strong pedestrian connections and safe routes to school.

- Tie other civic uses such as daycares, church, to the station though trails and pedestrian connections.

TRANSPORTATION RECOMMENDATIONS

Kimballs Lane TRAX Station is located adjacent to the complex intersection of Kimballs Lane, 700 E, and the TRAX alignment. Connectivity recommendations for the station area take advantage of underutilized rights of way, fill gaps in the local active transportation network, and aim to enhance overall connectivity for all modes. Itemized recommendations are presented below.

REALIGN KIMBALLS LANE EAST-WEST TO 700 E

- Extend Kimballs Lane to 700 E for a direct route between the TRAX station and Juan Diego School, and to better align with the existing road network.

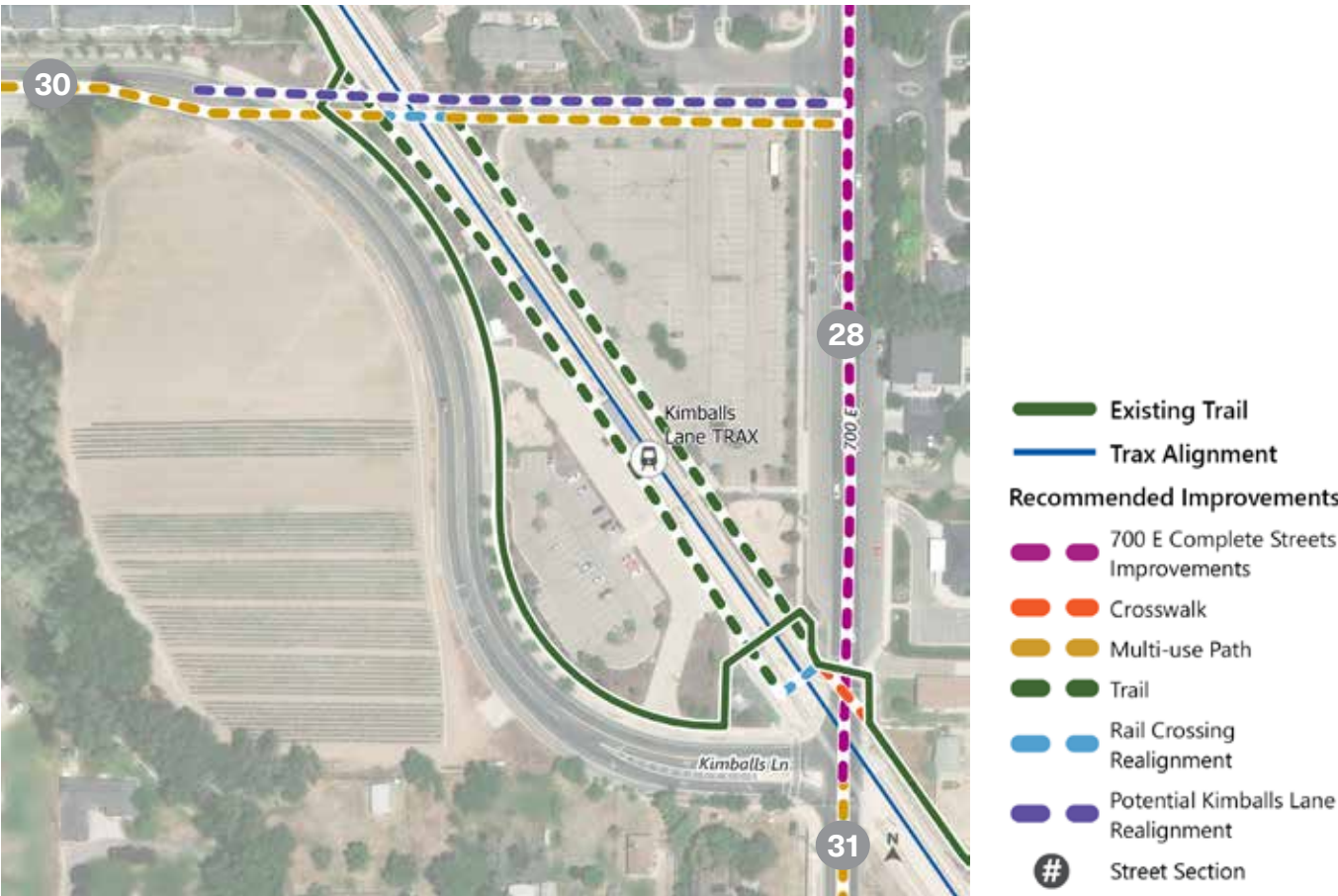


Figure 29: Recommended Improvements: Kimballs Lane

- Construct parallel path to the existing Porter Rockwell Trail on the east side between the new connection and 700 E, as well as a crosswalk, aligning with the south portion of the trail.
- Extend Porter Rockwell Trail on the west side, keeping parallel to existing rail and realigning rail crossing for a second direct route to 700 E.
- Construct a multiuse path on the south side of realigned Kimballs Lane, better connecting the TRAX station and Juan Diego High School, filling a critical sidewalk gap.
- ***The realignment of Kimballs Lane is a potential, long-term improvement that will require substantial planning and coordination. However, if this outcome is achieved, a recommended typical street section for the realigned Kimballs Lane is shown below in Figure 30.***

COMPLETE SIDEWALK AND BIKE NETWORKS ALONG 700 E

- 700 E is a major north-south connection for users of all modes in Draper, elevating the need for facilities that accommodate those modes along the corridor. Thus, encourage UDOT to advance improvements for 700 E.
- Encourage UDOT to complete sections of 700 E between 11400 and 12300 to ensure sidewalk and bike connectivity.
- Close existing sidewalk and bike network gaps within the existing right-of-way to improve connectivity and comfort.
- Add streetscape elements such as medians, curb extensions, and updated curb ramps where feasible to enhance safety and user experience.
- Coordinate all improvements with UDOT, as 700 E is a UDOT facility.
- Align planned improvements with UDOT's Long Range Plan, which recommends expanding 700 E to two lanes in each direction south of the 11400 S.

- Pursue corridor improvements in tandem with any UDOT-led construction projects to maximize efficiency and minimize disruption.

IMPROVE LOCAL MULTI-MODAL CONNECTIVITY

With opportunities to realign Kimballs Lane and improve the multimodal conditions on 700 E, there are also opportunities to streamline and simplify connections in the immediate station area.

- With the goals of improving walking and cycling connections to and around the station itself, as well as reducing conflict points between automobile and non-automobile traffic, a diagram of recommended connectivity improvements is presented in Figure 29.
- In order to reduce concerns over traffic on 700 E, Draper and its partners at UTA should explore ways to improve north-south throughput at the intersection, with a focus on moments in which the TRAX line is in use and north-south traffic is stopped.

IMPROVE CROSSINGS ON 700 E AND KIMBALLS LANE

- If Kimballs Lane is not realigned, reconfigure the Kimballs Lane/700 E intersection to improve accessibility and safety, including new directional crosswalks, ADA upgrades, and potential leading pedestrian intervals (LPIs) at key trail crossings
- Ensure all curb ramps are rebuilt to ADA standards with detectable warning surfaces.

- If warranted following further study, install high-visibility crosswalks or RRFB signals on 700 E at 12100 S and 12200 S to support safer crossings.
- If warranted following additional study, install high-visibility crosswalks or RRFBs on Kimballs Lane to provide a safe and convenient midblock crossing between Skaggs Catholic Ctr Rd and 585 E. Evaluate stopping sight distance and horizontal alignment to ensure adequate visibility based on posted speed limits and roadway geometry.
- Given the proximity of Juan Diego, prioritize design elements that serve young pedestrians, such as reduced crossing distances, school zone signage, and pedestrian-scale lighting.

ENHANCE PORTER ROCKWELL TRAIL ACCESS

- Widen or replace the existing narrow Z-gates at Kimballs Lane Station with an approved alternative (pedestrian swing gates, active warning systems, pavement markings, etc.) as deemed appropriate through study.
- Install directional signage at trail junctions, including wayfinding to the station.
- Add pedestrian-scale lighting along the trail approach to improve safety, ease navigation, and aid comfort.
- Upgrade the Porter Rockwell Trail along 800 E by replacing the existing painted separation with vertical elements and clear signage.

CONNECT KIMBALLS LANE AND 11900 S

- Construct a new road connection between Kimballs Lane and 11900 S (as shown in Figure 26), running north-south, to improve circulation around the TRAX station and enhance route options for residents and students/parents, leveraging proposed development activity west of the station.

- Ensure that new roads include dedicated pedestrian and bicycle facilities to promote active transportation support all users.

NEW PEDESTRIAN CONNECTIONS

- Design a potential north-south trail connection between 11900 S and Kimballs Lane (as shown in Figure 27) to improve neighborhood access to the station, school, and future development.

LIGHTING AND SIGNAGE

- Add wayfinding signs with directions to the station, trail, and adjacent neighborhoods.
- Improve wayfinding by adding signs to guide pedestrians from nearby blocks and from the Porter Rockwell Trail onto Kimballs Lane

PARKING AND REDEVELOPMENT

- Repurpose the underutilized southern portion of the UTA property (305-space surface lot) for community use, such as public gathering space or flexible programming, while preserving access for transit drop-offs and future bus service.
- Repurpose or close 40-50 stalls in the northern portion of the station or the entirety of the southern parking lot on a temporary basis to monitor impacts and performance.
- Replace the existing grid-style bike racks with covered inverted-U racks.

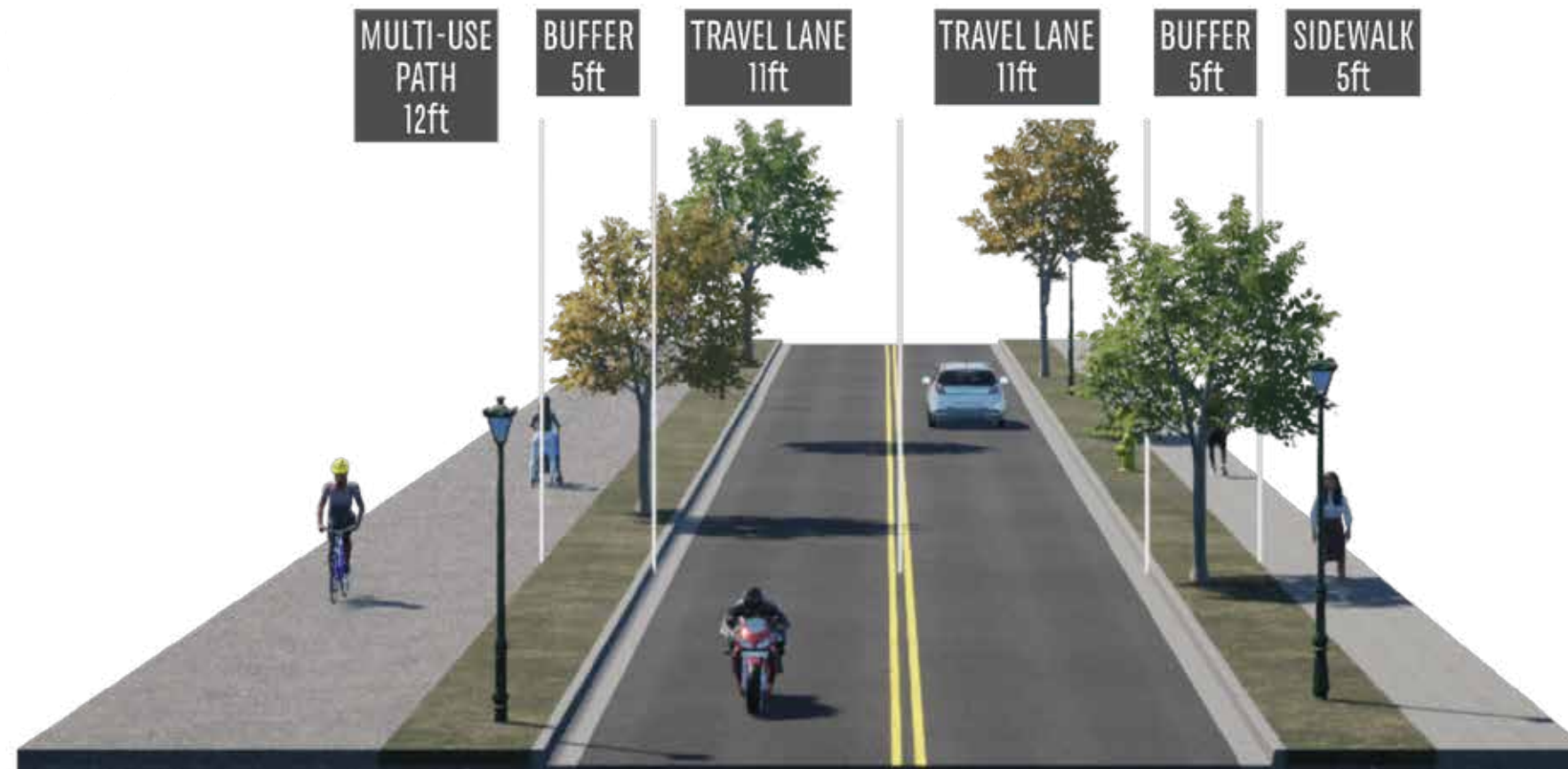
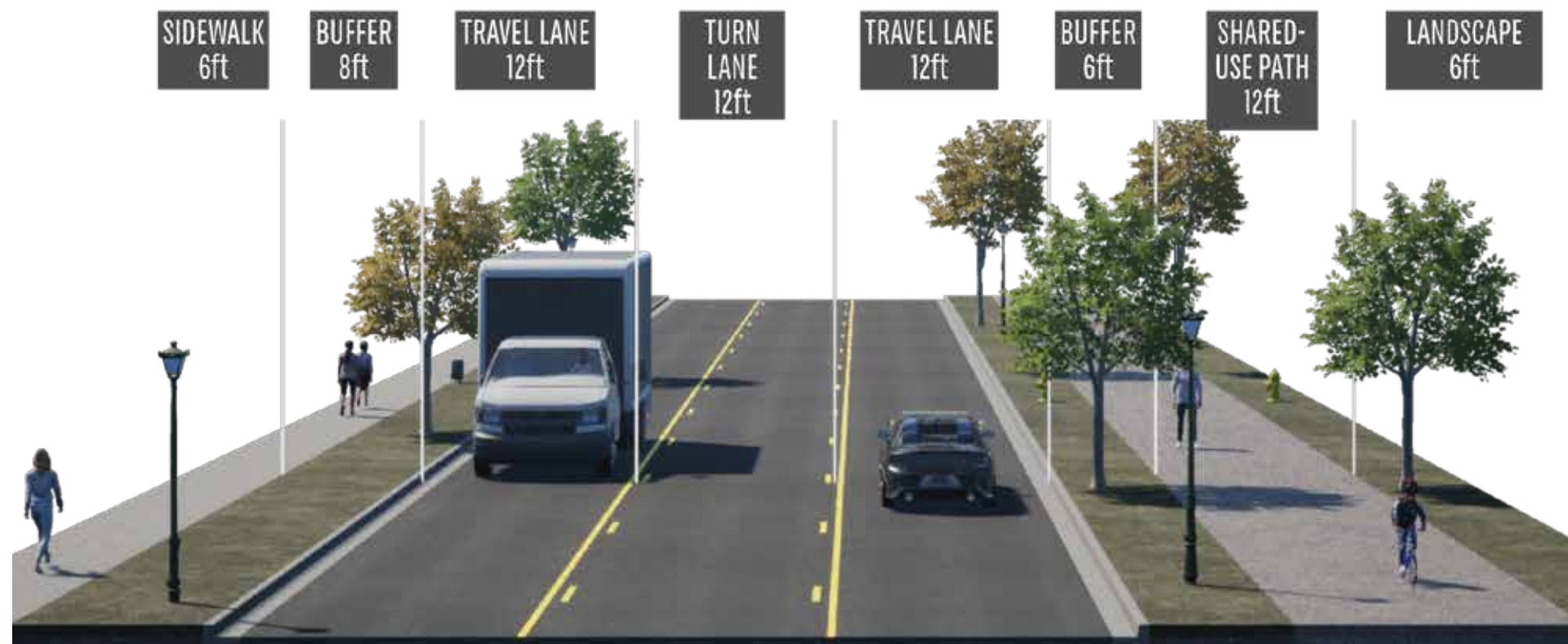


Figure 30: Kimballs Lane Proposed Street Section, looking west



** Please note that 700 E is a UDOT road. Any proposed changes will require coordination with UDOT.*

Figure 31: South of TRAX Station- 700 E Proposed Street Section, looking north



Figure 32: Conceptual View from 700 E looking towards the Station

PREFERRED STATION AREA PLAN- CRESCENT VIEW STATION

CRESCENT VIEW STATION PRINCIPLES



- 1 NEIGHBORHOOD STABILIZATION:**
This principle emphasizes preserving the character of existing residential neighborhoods that define this area by limiting incompatible infill or land use changes and protecting long-term residents while allowing for specific enhancements that support a connected community.



- 2 ALLOW FUTURE OPPORTUNITIES AT THE HARMONS GROCERY STORE SITE:**
The Harmons Grocery Store site offers a potential opportunity to maintain important neighborhood-serving retail uses while considering additional housing opportunities in proximity to the Crescent View station. By considering potential redevelopment of a portion of the property, a mixed-use project could replace aging retail space while providing 2nd- and 3rd-story residential.



- 3 11400 S IMPROVEMENTS:**
Strategic upgrades to 11400 S are essential to improve safety, accessibility, and connectivity. Potential improvements include better sidewalks, bike infrastructure, and intersection enhancements to support smoother traffic flow and safer multi-modal travel near the station.



Figure 33: Crescent View Station Area Plan

PREFERRED STATION AREA PLAN- CRESCENT VIEW STATION

VISION

The Crescent View Station Area Plan respects the well-established residential neighborhoods that surround the station, while looking for opportunities for infill redevelopment or an enhanced retail node. The plan focuses on reinforcing the area’s residential fabric, encouraging potential development in key sites like the Harmons Grocery Store property at 11400 S and 700 E, and improving mobility along critical corridors such as 11400 S.



Figure 34: Preferred Design Alternative for Opportunity Site



Figure 35: Public Space and Connectivity Diagram

PUBLIC SPACE RECOMMENDATIONS

Crescent View is surrounded by established neighborhoods but lacks strong connections to the station or public gathering spaces. These recommendations focus on improving walkability, activating streets, and linking homes to the station with inviting, people-friendly spaces.

ACTIVE STREET FRONTAGE

- Encourage mixed-use and retail frontages to be located directly along the street edge to foster a vibrant and engaging pedestrian environment, rather than using traditional commercial setbacks
- Incorporate pedestrian-friendly elements such as planters, tree wells, and benches to create a more comfortable and inviting public realm.

NEW NEIGHBORHOOD CONNECTIONS

- Develop short pedestrian connections from nearby neighborhoods to the TRAX station, to improve access and fill gaps in the disconnected street network.
- Secure public access easements or collaborate with homeowners associations (HOAs) to integrate these connections as community amenities.

RECOMMENDATIONS

LAND USE RECOMMENDATIONS

Building on the area’s residential character, these recommendations support targeted infill, higher density near transit, and activation of underused sites, like the Harmons Grocery parking lot, to accommodate growth while maintaining neighborhood stability.

INFILL AND REDEVELOPMENT OPPORTUNITIES

- Identify locations within surrounding residential neighborhoods that are suitable for sensitive infill development or redevelopment.
- Encourage the inclusion of affordable housing units in future infill projects.
- Incentivize increased density and a mix of uses within the station area to support transit ridership and economic activity.

COORDINATION AND COMPATIBILITY

- Coordinate with the City of Sandy and other relevant agencies to ensure land use changes are compatible across jurisdictional boundaries and contribute to cohesive neighborhood development.

HARMONS GROCERY STORE SITE

- Consider the long-term potential of redeveloping the Harmons Grocery parking lot for higher-intensity uses, while maintaining the grocery store itself as a key amenity.
- Any consideration for this area should be property owner-driven and does not assume or imply that redevelopment plans are currently in place.

TRANSPORTATION RECOMMENDATIONS

The majority of the Crescent View Station Area lies within the Sandy City boundary, but the crossing of 11400 S, particularly for the Porter Rockwell Trail, is the primary target for transportation improvements included in this plan.

NOTE

- All improvements that lie on Sandy’s boundaries must be pursued in collaboration with Sandy City and their staff, as well as any relevant stakeholders such as UTA and UDOT.
- Any improvements in this plan that fall entirely within Sandy’s boundaries are intended to reflect improvements they have included in other planning documents.

PORTER ROCKWELL TRAIL CROSSING IMPROVEMENTS

- Add a second marked crosswalk to improve connectivity and standardize the intersection (as shown in Figure 36).
- Rebuild the center median to a minimum six feet wide to provide refuge, complete with stop bars, tactile warning surfaces, and pedestrian crossing signs (as shown in Figure 36).
- Install curb extensions within existing shoulder space on 11400 S to narrow the roadway near the trail crossing and shorten crossing distances.
- Replace existing “Z” gates with pedestrian swing gates to simplify and straighten east-west paths of travel on 11400 S.

- Given that the alignment of the Porter Rockwell Trail varies between the east and west side of the TRAX alignment through the Crescent View and Kimballs Lane station areas, simplifying crossings such as at 11400 S to be more intuitive and user friendly should be pursued wherever possible. Connectivity recommendations are presented in Figure 36.

11400 S COMPLETE STREETS IMPROVEMENTS

- Sandy City recently adopted its station area plan for the Crescent View Station, which included the recommendation of constructing a multiuse path along the north side of 11400 S between the station and 700 E. This recommendation improves connectivity to the station for all modes while taking advantage of existing, underutilized right of way. A recommended typical street section for this portion of 11400 S is presented in Figure 37.

NEW NEIGHBORHOOD CONNECTIONS

- Develop short pedestrian links from nearby streets to the station. These connections would fill gaps in the disconnected street network.
- Secure public access easements through private parcels or work with HOAs to integrate these links as community amenities.

WAYFINDING AND LIGHTING

- Install 12-14-foot LED pedestrian light poles spaced every 50-100 feet along access paths and Porter Rockwell Trail sections.
- Add wayfinding signs featuring directions, distances and/or travel times, and destinations such as “TRAX Station: 3 min walk” or “Porter Rockwell Trail: 2 min walk.”
- Install directional trail signage at the station entrance, neighborhood access points, and 11400 S crossing, plus a trail rules sign at the trailhead.
- Include signage at the main trail crossing, station lot entrances, and major neighborhood access points.

SANDY STATION AREA PLAN

REPURPOSE EXCESS STATION PARKING

- The underutilized 248-space surface lot could be considered for partial reallocation to mixed uses such as farmers markets, street festivals, commercial activities, open space, or enhanced station infrastructure including improved park-and-ride or indoor waiting areas.
- Temporarily closing or repurposing 40-50 stalls on the western edge may help evaluate potential impacts and guide future lot use.
- Clear pedestrian paths connecting TRAX, the trail, and plaza within the parking lot would improve comfort and wayfinding.
- Replacing existing grid-style bike racks with covered inverted-U racks could better accommodate cyclists.

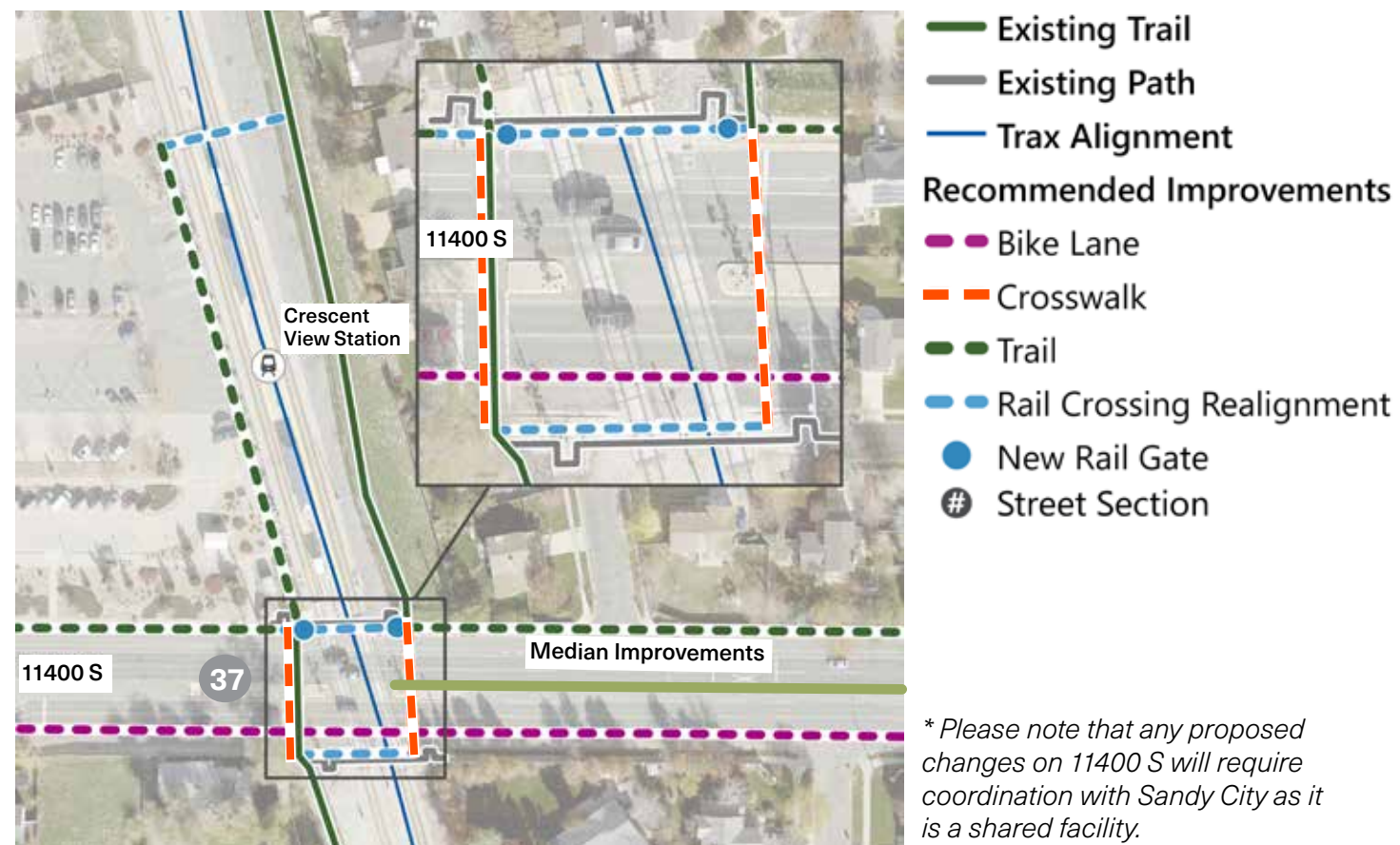


Figure 36: Proposed Improvements

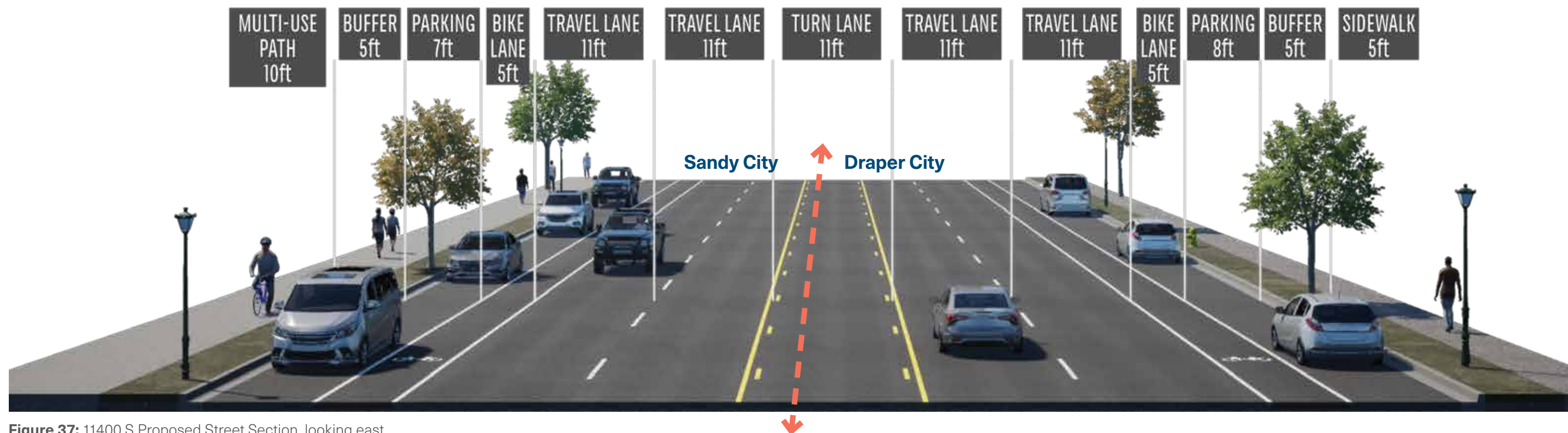


Figure 37: 11400 S Proposed Street Section, looking east



Figure 38: Conceptual View of Proposed Mixed-use Development

IMPLEMENTATION



Design Charrette

This chapter outlines a clear path for translating the vision of the station area plans into action. The Implementation Matrix that follows identifies key actions and investments needed to realize the plan's goals, ranging from transit and street improvements to housing development and public space enhancements.

Each action item is organized by overall phasing and includes responsible organizations, and potential funding sources. By aligning public and private efforts, the matrix serves as a practical tool for the city to prioritize next steps, secure funding, and phase implementation in a way that is responsive to community needs and opportunities.



Station Platform: Kimballs Lane

PHASING STRATEGY: DRAPER VISTA STATION

PHASE 1 – FOUNDATIONS FOR CONNECTIVITY AND PUBLIC SPACE

The first phase will focus on planning and feasibility studies that lay the groundwork for long-term improvements. A study will evaluate the potential for a new multi-use trail, the Green Clover Link, along the east side of the rail tracks between 12300 S and Vista Station Boulevard. Early engagement with surrounding neighborhoods and employers will ensure the trail vision responds to community needs. At the same time, feasibility of a pedestrian overpass connecting the east and west sides of the station area will be explored, with park-and-ride demand estimates prepared to reimagine the existing surface lot as a public space. Coordination with landowners to secure easements will be critical to enable these future connections. This phase also includes preparation of an HTRZ funding request to support catalytic station area investments and ensure the provision of affordable housing.

PHASE 2 – PUBLIC REALM ACTIVATION AND DEVELOPMENT PARTNERSHIPS

Building on early studies, Phase 2 will initiate partnerships and design improvements that shape Vista Station into a more vibrant and connected destination. Based on the feasibility study, project cost estimates for a future pedestrian bridge across the rail line will be prepared for integration into the City's capital improvement planning. Developers will be engaged to incorporate commercial uses and public spaces into redevelopment plans, while meetings with property owners will advance the shared vision for Vista Commons as a central community gathering space. Improvements to Vista Station Boulevard will include a buffered bike lane and enhanced crosswalks at key intersections. Trail connections to the Jordan River will be advanced with a focus on accessibility, including design of an ADA-compliant ramp linking Vista Station Apartments to the riverfront. Coordination with The Point will also begin to align long-term access and connectivity goals.

PHASE 3 – MOBILITY ENHANCEMENTS AND REGIONAL CONNECTIONS

The third phase will introduce transformative mobility improvements that support both local access and regional connections. Vista Station Boulevard can potentially be realigned at its northern end to improve traffic flow and access to Galena Hills Park. High visibility midblock crossing with RRFBs should be installed, if warranted following additional analysis, on Vista Station Boulevard, creating a more walkable spine through the district. Additional studies will evaluate improved access across Bangert Highway and the potential for a multi-use path connection, extending the area's trail network. These efforts will reinforce Vista Station as a connected hub for residents, workers, and visitors alike.

PHASE 4 – LONG-TERM IMPLEMENTATION AND INTEGRATION

With foundational studies complete and early infrastructure investments in place, the final phase will focus on implementing larger-scale projects that integrate the district into the regional mobility network. Construction of the pedestrian bridge over the rail line will provide a signature east-west connection and unify the station area. Expanded trail improvements, public realm investments, and coordinated redevelopment will fully position Vista Station as a model of transit-oriented development, linking neighborhoods, regional destinations, and natural amenities into a cohesive, accessible, and vibrant district.

PHASING STRATEGY: KIMBALLS LANE STATION

PHASE 1 – FRAMEWORK AND FEASIBILITY STUDIES

The first phase establishes the planning foundation for future improvements in the station area. The city will work with property owners to develop design guidelines that set expectations for development while ensuring compatibility with adjacent neighborhoods. The Design Guidelines should become part of an updated Development Agreement (DA) and also incorporated into the City's code. Feasibility studies will evaluate several critical connections through the site, including a potential linear green space and trail along the East Jordan Channel, a future north-south connection between Kimballs Lane and 11900 S, and improved access points to the Porter Rockwell Trail. A feasibility study will evaluate Kimballs Lane realignment and coordination with UDOT for the same will be crucial. These early efforts will shape a long-term vision for connectivity and public realm improvements in and around the station.

PHASE 2 – PARTNERSHIPS AND EARLY PUBLIC REALM ENHANCEMENTS

Building on the initial studies, Phase 2 focuses on establishing partnerships and initiating the first infrastructure improvements. An RFP will be prepared for redevelopment of UTA's east parking lot, advancing infill development opportunities next to the station. A multi-use path will be designed for the south side of Kimballs Lane, with funding secured for construction, while a study will evaluate sidewalk upgrades along the east side of 700 E.

PHASE 3 – MOBILITY AND STREET NETWORK IMPROVEMENTS

Phase 3 introduces significant mobility and safety enhancements to reshape how people move through the district. A study will assess the feasibility of straightening Kimballs Lane to create a more direct east-west connection and improve rail crossings. On-street painted bike lanes will be implemented along 700 E north of Kimballs Lane, expanding the bicycle network and improving multimodal access. A trail connection between 11900 S and Kimballs Lane will also be studied to expand regional linkage within the area. Together, these improvements will lay the groundwork for a safer, more legible, and better-connected station environment.

PHASE 4 – LONG-TERM INTEGRATION AND REDEVELOPMENT

The final phase builds on earlier investments to fully integrate the station area into the surrounding community. Redevelopment of UTA's east parking lot will establish a vibrant mixed-use destination anchored by infill development, while design guidelines and secured trail easements will guide the farm site's transformation in alignment with the station area vision. Completion of the Kimballs Lane realignment and new trail connections will reinforce the district as a true multimodal hub. Enhanced public spaces, improved wayfinding, and expanded walking and biking facilities will together create a cohesive, accessible, and lively center that serves neighborhood needs while advancing regional mobility goals.

PHASING STRATEGY: CRESCENT VIEW STATION

PHASE 1 – FOUNDATIONAL STUDIES AND CONNECTIVITY PLANNING

The first phase focuses on feasibility studies and planning efforts to shape future investments in the station area. Key actions will evaluate improvements to trail crossings along 11400 S and enhanced connections to the Porter Rockwell Trail. A study will also examine upgrades to existing bike lanes along 11400 S and explore opportunities for short pedestrian connections from surrounding neighborhoods into the station itself. Together, these efforts will identify strategies to strengthen multimodal access, ensure safety, and prepare for future redevelopment opportunities.

PHASE 2 – PUBLIC REALM ENHANCEMENTS AND PARTNERSHIPS

Building on early studies, Phase 2 advances visible improvements to the station environment. Filling sidewalk gaps along 11400 S will improve walkability and safety for pedestrians, while new wayfinding elements and lighting will enhance the overall user experience. At the same time, the City will study incentives to support redevelopment of the Harmons Grocery Store site, working with property owners to align future development with the goals of the station area and encourage the development of affordable housing. These initiatives will create early momentum while building the partnerships necessary for long-term transformation.

PHASE 3 – REDEVELOPMENT AND INTEGRATED MOBILITY

The final phase will implement catalytic projects that transform the station area into a connected and vibrant hub. Redevelopment of the Harmons Grocery Store site could create a new mixed-use destination that anchors the station area, guided by earlier studies and incentive strategies. Trail and pedestrian connections identified in Phase 1 will be implemented to link the district with the Porter Rockwell Trail and surrounding neighborhoods. Combined with enhanced bike and sidewalk networks, these investments will consolidate the area as a multimodal district, supporting local needs and regional access alike.



IMPLEMENTATION MATRIX

DRAPER VISTA STATION

	ACTION ITEM	RESPONSIBLE PARTY			FUNDING/ FINANCING
		DRAPER CITY	UTA	OTHER	
1	Study feasibility of applying for HTRZ funding.	X			
1	Study the feasibility of a multi-use trail (Green Clover Link) on the east side of the rail tracks between 12300 S and Vista Station Boulevard. Work with existing neighborhoods and employers to prepare a long-term plan to implement this new connection.	X	X	FRA UDOT WFRC Property owners	Utah Trail Network (UDOT) HTRZ Draper FrontRunner Community Development Project Area (CDA)
1	Study pedestrian overpass connecting east and west side of station area.	X	X	FRA UDOT WFRC Union Pacific	State and Federal Funds Utah Trail Network (UDOT)
1	Prepare park-and-ride demand estimates to allow for redesign of the existing park-and-ride surface parking area to incorporate a public space.		X		TIF (CRA)
1	Prepare HTRZ funding request for the Draper Vista Station.	X		Property owners	
1	Coordinate with landowners to secure easements for connectivity enhancements.	X		Property owners	
2	Prepare project cost estimates for constructing a pedestrian bridge over the rail line and include in future capital improvement planning.	X	X	FRA UDOT WFRC	State and Federal Funds Utah Trail Network (UDOT) HTRZ
2	Work with developers to incorporate commercial uses and public spaces as part of redevelopment plans for the area.	X			
2	Meet with property owners to describe vision for the Vista Commons space.	X			HTRZ, Community Improvement District (CID)
2	Design improvements to Vista Blvd. including a buffered bike lane.	X			TIF, Community Improvement District (CID) General Fund

	ACTION ITEM	RESPONSIBLE PARTY			FUNDING/ FINANCING
		DRAPER CITY	UTA	OTHER	
2	Add all crosswalks to both intersections of Vista Station Boulevard and FrontRunner Boulevard.	X			Community Improvement District (CID) General Fund
2	Coordinate with The Point for future connectivity and access enhancements.	X		POMSLA UDOT	CID, Bond State Funds
2	Study overall trail improvements and connections to Jordan River, including grading and paving an ADA-compliant ramp that connects the Vista Station Apartments with the river.	X		Jordan River Comm., UDOT	Utah Trail Network (UDOT)
3	Study realignment of Vista Blvd. at north end of Station Area.	X			General Fund
3	Install high-visibility midblock crossings on Vista Station Boulevard with an RRFB and pedestrian crossing signage	X			Community Improvement District (CID) General Fund
3	Study enhancements to access across Bangerter Highway and potential multi-use path.	X		POMSLA UDOT	CID, Bond State Funds

IMPLEMENTATION MATRIX

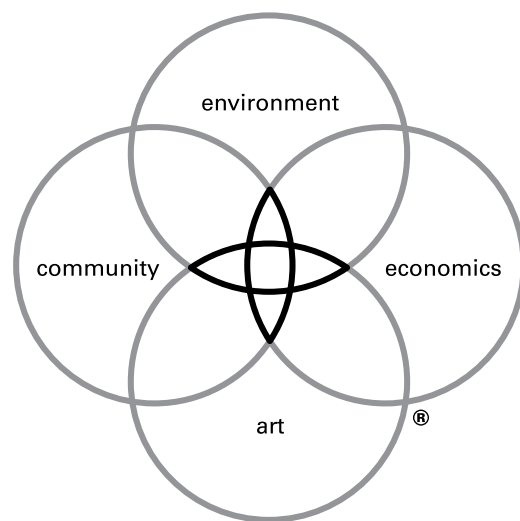
KIMBALLS LANE STATION

	ACTION ITEM	RESPONSIBLE PARTY			FUNDING/ FINANCING
		DRAPER CITY	UTA	OTHER	
1	Work with property owners to develop design guidelines for station area density overlays.	X		Property owners	
1	Explore establishing a TIF for the station area.	X			
1	Study feasibility of straightening Kimballs Lane (east-west re-alignment) including rail crossings.	X	X	UDOT	
1	Study feasibility of linear green space and trail along the East Jordan Channel.	X		Property owners	Utah Trail Network (UDOT)
1	Study feasibility of future north-south connection between Kimballs Lane and 11900 S.	X		Property owners	
1	Study Porter Rockwell Trail access improvements.	X			
2	Prepare RFP for development of UTA east parking lot for infill development.	X	X		TIF (CRA)
2	Study sidewalk improvements on east side of 700 E.	X		UDOT	
2	Design multi-use path on south side of Kimballs Lane. Secure funding for construction.	X		Juan Diego High School	Utah Trail Network (UDOT)/ Safe Routes to School Grants
2	Study wayfinding improvements around the station area.	X			
3	Implement on-street painted bike lanes on 700 E, north of Kimballs Lane.	X		UDOT	TIF, Community Improvement District (CID)
3	Study trail feasibility connection 11900 S and 11960 S.	X		UDOT	Utah Trail Network (UDOT)

IMPLEMENTATION MATRIX

CRESCENT VIEW STATION

	ACTION ITEM	RESPONSIBLE PARTY			FUNDING/ FINANCING
		DRAPER CITY	UTA	OTHER	
1	Study trail crossing improvements across 11400 S.	X		Sandy City	Utah Trail Network (UDOT)
1	Study connection enhancements to Porter Rockwell Trail.	X		Sandy City	Utah Trail Network (UDOT)
1	Study improvements to existing bike lanes along 11400 S.	X			WFRC TLC UDOT TAP
1	Study incorporating short pedestrian connections from nearby streets to the station area.	X			WFRC TLC UDOT TAP
1	Encourage UDOT to improve sections of 700 E between 11400 S and 12300 S.		X		UDOT
2	Study incentives for potential Harmons Grocery Site redevelopment.	X		Property owners	
2	Improve wayfinding and lighting around the station area.	X			General Fund



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MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-11-13

Re: Public Hearing: City Initiated Boundary Adjustment Update Text Amendment Request
(Legislative Item)

Comments:

This application is a request for approval of a Text Amendment for the purpose of amending portions of Draper City Municipal Code (DCMC) Titles 9 and 17 to address recent changes to Utah State Code.

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

[City Initiated Boundary Adjustment TA Staff Report - Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 17, 2025

To: Draper City Planning Commission
Business Date: November 13, 2025

From: Development Review Committee

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

Re: City Initiated Boundary Adjustment Update – Text Amendment Request

Application No.: 2025-0254-TA

Applicant: Draper City

Project Location: City Wide

Current Zoning: City Wide

Acreage: City Wide

Request: Request for approval of a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9 and 17 in order to address recent changes to Utah State Code related to boundary adjustments.

BACKGROUND AND SUMMARY

This application is a request for approval of a Text Amendment for the purpose of amending portions of Draper City Municipal Code (DCMC) Titles 9 and 17 to address recent changes to Utah State Code.

The 2025 Utah State Legislative Session included Senate Bill (SB) 104 that modified the process that municipalities must follow related to boundary adjustments, previously referred to as lot line adjustments and parcel boundary adjustments. Draper City needs to amend the DCMC in order to conform with the new State regulations.



ANALYSIS

Text Amendments.

This report will review the modifications being proposed. The legislative copy of the changes can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

DCMC Section 9-3-040: Definitions: Definitions for: *Boundary Adjustment*; *Boundary Adjustment, Simple*; *Boundary Adjustment, Full*; and *Boundary Establishment* have been added consistent with the new definitions in Utah State Code. The definitions for *Lot Line Adjustment* and *Parcel Boundary Adjustment* have been deleted. Finally, the definitions for *Subdivision* and *Subdivision Amendment* have been modified to be consistent with the changes made to the Utah State Code.

DCMC Section 17-1-040: Definitions: Cross references to the definitions in Title 9 have been added for: *Boundary Adjustment*; *Boundary Adjustment, Simple*; *Boundary Adjustment, Full*; *Boundary Establishment*; and *Subdivision Amendment*.

DCMC Section 17-1-085: Public Notification: Text has been added to outline the requirements for the requirements for notice of a public meeting, which is different than the notice for a public hearing.

DCMC Section 17-9-020: Amendment Procedure: Text has been removed from the Subdivision Amendment procedures which outline when amended plats which adjusts lot lines are not required to go to a public hearing. This change is consistent with Utah State Code.

DCMC Section 17-9-060: Property Boundary Adjustments: This section has been retitled as *Boundary Adjustments*. Text has been added to outline the new Simple Boundary Adjustment and Full Boundary Adjustment review and approval procedures. Staff will review Boundary Adjustment applications to determine which process will be required. Simple Boundary Adjustments are approved by the Zoning Administrator. Full Boundary Adjustments require a Subdivision Amendment and are approved by the Planning Commission. The prior procedures for Lot Line Adjustments and Parcel Boundary Adjustments are deleted. These changes are consistent with Utah State Code.

Criteria For Approval.

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

2. *Text Amendments:*

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

REVIEWS

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

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Boundary Adjustment Update Text Amendment, as requested by Draper City, Application No. 2025-0254-TA, based on the following findings and the criteria for approval listed in the Staff Report dated October 17, 2025.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Boundary Adjustment Update Text Amendment, as requested by Draper City, Application No. 2025-0254-TA, based on the findings and criteria for approval listed in the Staff Report dated October 17, 2025, and as modified by the following additional recommended modifications or findings:

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

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the City Initiated Boundary Adjustment Update Text Amendment, as requested by Draper City, Application No. 2025-0254-TA, based on the following findings and the criteria for denial listed in the Staff Report dated October 17, 2025.

Findings for Denial:

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

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2025.11.03 08:04:00-07'00'

Draper City Public Works Department

Don Buckley

Digitally signed by Don Buckley
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OU=Fire Marshal, CN=Don Buckley
Date: 2025.10.31 13:52:37-06'00'

Draper City Fire Department

Matthew Symes

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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.31 16:26:16-06'00'

Draper City Building Division

Todd A. Draper

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Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.11.02
19:00:07-07'00'

Draper City Planning Division

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

9-3-040: DEFINITIONS:

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

...

BOARDING HOUSE: A building with not more than five (5) guestrooms, where, for compensation, meals are provided for not more than fifteen (15) persons.

BOUNDARY ADJUSTMENT: An agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. This definition does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel, or is made by the Utah Department of Transportation (UDOT).

BOUNDARY ADJUSTMENT, SIMPLE: A boundary adjustment that does not affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations.

BOUNDARY ADJUSTMENT, FULL: A boundary adjustment that is not a simple boundary adjustment.

BOUNDARY ESTABLISHMENT: An agreement between adjoining property owners to clarify the location of an ambiguous, uncertain, or disputed common boundary. This definition does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel, or is made by the Utah Department of Transportation (UDOT).

BUBBLER: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

...

~~**LOT LINE ADJUSTMENT:** The relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with Title 17, whether or not the lots are located in the same subdivision, and with the consent of the owners of record. This definition does not include new boundary lines that would create an additional lot, constitute a subdivision or a subdivision amendment, or a boundary line adjustment made by the Utah Department of Transportation.~~

...

~~PARCEL BOUNDARY ADJUSTMENT: A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with Utah Code Annotated section 10-9a-524, as amended, if no additional parcel is created and none of the property identified in the agreement is a lot or if the adjustment is to the boundaries of a single person's parcels. This definition does not mean an adjustment that creates an additional parcel or parcels, constitutes a subdivision, or a boundary line adjustment made by the Utah Department of Transportation.~~

...

SUBDIVISION: Any land that is divided, resubdivided, or proposed to be divided into two (2) or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

A. "Subdivision" includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided in subsection B, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

B. "Subdivision" does not include:

1. A bona fide division or partition of ~~agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance~~ land used for agricultural purposes as provided in Utah Code Annotated, section 10-20-808(2);
- ~~2. A boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with Utah Code Annotated, section 10-9a-524, if no new parcel is created;~~
- ~~2 3.~~ A recorded ~~document, executed by the owner of record,~~ conveyance document ~~revising the legal descriptions of~~ consolidating multiple lots or parcels into one legal description encompassing all ~~such lots by reference to a recorded plat and all parcels by metes and bounds description; or~~
- ~~4. A recorded document, executed by the owner of record~~ joining a lot to a parcel;

- ~~5. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Utah Code Annotated sections 10-9a-524 and 10-9a-608 if no new dwelling lot or housing unit will result from the adjustment and the adjustment does not violate any applicable land use ordinance;~~
- ~~3~~ 6. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels, does not confer any land use approvals, and has not been approved by the city;
- ~~4~~ 7. A ~~parcel~~ boundary adjustment;
- ~~5~~ 8. A ~~lot line adjustment~~ boundary establishment;
- ~~6~~ 9. A road, street, or highway dedication plat;
- ~~7~~ 10. A deed or easement for a road street, or highway proposed; or
- ~~8~~ 11. Any other division of land authorized by law.

SUBDIVISION AMENDMENT: An amendment to a recorded subdivision that: vacates all or a portion of the subdivision; ~~alters the outside boundary of the subdivision; changes~~ increases the number of lots within the subdivision; alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision. This definition does not include a ~~lot line~~ simple boundary adjustment, ~~between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.~~

...

17-1-040: DEFINITIONS:

...

BOND AGREEMENT: An agreement to install improvements secured by a standby irrevocable letter of credit, or an escrow agreement with funds on deposit in a federally insured bank in an amount corresponding to the city engineer's estimate. All bonds shall be on forms approved by the city council wherever a bond is required pursuant to this title.

BOUNDARY ADJUSTMENT: See definition of Boundary Adjustment in Section 9-3-040 of this Code.

BOUNDARY ADJUSTMENT, SIMPLE: See definition of Boundary Adjustment, Simple in Section 9-3-040 of this Code.

BOUNDARY ADJUSTMENT, FULL: See definition of Boundary Adjustment, Full in Section 9-3-040 of this Code.

BOUNDARY ESTABLISHMENT: See definition of Boundary Establishment in Section 9-3-040 of this Code.

BUILDING, COMMERCIAL: Any structure used or intended for supporting or sheltering any commercial use or occupancy.

...

SUBDIVISION: ~~The same as defined~~ See definition of Subdivision in Section 9-3-040 of this Code.

SUBDIVISION AMENDMENT: See definition of Subdivision Amendment in Section 9-3-040 of this Code.

SUBDIVISION, MINOR: A subdivision of ten (10) or fewer lots which meets the requirements of this title for minor subdivisions.

...

17-1-085: PUBLIC NOTIFICATION:

- A. Required Public Hearing Notice: Any public hearing required herein shall be scheduled and held by the planning commission. Required notice of such hearing shall be given as follows not less than ten (10) calendar days before the public hearing:
1. The city shall mail notice of a public hearing to consider a proposed subdivision plat amendment or a minor subdivision with deviation requests to the record owner of each lot or parcel within three hundred feet (300') of the subject property. The notice shall contain at a minimum the information included in a notice summary statement as defined by Utah Code Annotated, 63G-30- 101(3), as amended.
 2. If the plat amendment proposes to vacate some or all of a public street or municipal utility easement, the city shall:
 - a. Mail a notice of the public hearing to the record owner of each lot or parcel that is accessed by the public street or municipal utility easement.

...

B. Required Public Meeting Notice: Any public meeting required herein shall be scheduled and held by the planning commission. Required notice of such hearing shall be given as follows not less than ten (10) calendar days before the public hearing:

1. The city shall mail notice of a public meeting to the record owner of each lot or parcel abutting the subject property. The notice shall contain at a

minimum the information included in a notice summary statement as defined by Utah Code Annotated, 63G-30-101(3), as amended.

2. Mailed to each affected entity as defined in section 9-3-040 of this Code that provides a service to an owner of record of the portion of the plat that is being amended.

3. Published on the city's website and on the Utah Public Notice Website.

~~C~~ B. The applicant shall pay to the city a fee in the amount of the actual costs incurred by the city in mailing and posting the notice.

~~D~~ C. Notice for an amendment to public improvements in a subdivision or development: Prior to implementing an amendment to adopted specifications for public improvements that apply to subdivisions or development, a municipality shall give thirty (30) days mailed notice and an opportunity to comment to anyone who has required the notice in writing.

~~E~~ D. Notice for Continued Items: When an application requiring notice under this section is continued to a future meeting date, including when a specific date is listed in the continuation, a new notice shall be provided as outlined in this section. No additional notice shall be required when an item is continued as an action item and the public hearing has been closed.

~~E~~ E. Water Conveyance Facility Owner Notice: If a water conveyance facility is located entirely or partially within one-hundred feet (100') of a subdivision as determined using information made available to the city as prescribed in Utah Code Annotated ~~10-9a-603~~ 10-20-803, as amended, the city shall provide notice of the application to the water conveyance facility owner within twenty (20) days of receiving the complete application. The city shall provide the facility owner twenty (20) days to comment on the application prior to making a decision on the application. A facility owner's failure to provide comments to the city shall not affect or impair the city's authority to approve the subdivision plat.

...

17-9-020: AMENDMENT PROCEDURE:

...

E. Public Hearing Not Required: Notwithstanding sections B and C in this section, the public hearing requirements do not apply and the planning commission may consider an owner's petition for a subdivision plat amendment at a public meeting, subject to notice being given to adjoining property owners per section 17-1-085 of this code, if the petition seeks to:

1. Join two or more of the petitioner fee owner's contiguous lots as outlined in 17-9-060 of this chapter;

2. Subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
- ~~3. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision, as outlined in 17-9-060 of this chapter;~~
- ~~3~~ 4. On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by ordinance; or
- ~~4~~ 5. Alter the plat in a manner that does not change the existing boundaries or other attributes of lots within the subdivision that are not:
 - a. Owned by the petitioner; or
 - b. Designated as a common area.

...

17-9-060: ~~PROPERTY~~ BOUNDARY ADJUSTMENTS:

A. Simple Boundary Adjustment: The owners of adjoining property may apply for a simple boundary adjustment.

1. An application for a simple boundary adjustment shall:
 - a. include a conveyance document that complies with Utah Code Annotated Section 57-1-45.5; and
 - b. describe all lots or parcels affected by the proposed boundary adjustment.
2. The Zoning Administrator shall consent to the proposed simple boundary adjustment if the simple boundary adjustment:
 - a. meets the requirements of subsection 1; and
 - b. does not: affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations.
3. If the Zoning Administrator determines that a proposed simple boundary adjustment does not meet the requirements of subsection 2, a full boundary adjustment is required.

B. Full Boundary Adjustment: The owners of adjoining property may apply for a full boundary adjustment.

1. An application for a full boundary adjustment shall include:
 - a. a conveyance document that complies with Utah Code Annotated Section 57-1-45.5;
 - b. a record of survey; and
 - c. a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with Section 17-9-050.
2. The Planning Commission shall consent to the proposed full boundary adjustment if:
 - a. the proposal submitted to the City includes all necessary information;
 - b. the record of survey shows no evidence of a violation of a land use regulation; and
 - c. the plat amendment corresponding with the proposed full boundary adjustment has been approved in accordance with Section 17-9-020.
- G. Boundary Adjustment Approval: Approval of a simple or full boundary adjustment is an administrative act. A notice of consent shall be provided to the applicants in a format that is consistent with Utah Code, annotated.
- I. Land Use Enforcement: The recording of a boundary adjustment does not constitute a land use approval. The City may enforce municipal ordinances against, or withhold approval of a land use application for, property that is subject to a boundary adjustment or a boundary establishment if the City determines that the resulting lots or parcels are not in compliance with the City's land use regulations that were in effect on the day on which the boundary adjustment or boundary establishment was recorded.
- ~~A. Lot Line Adjustments: To make a lot line adjustment between property owners, or to join a petitioner fee owner's contiguous lot(s) with a petitioner fee owner's contiguous parcel:~~
 - ~~1. The property owner or owners shall:~~
 - ~~a. Submit an application for an obtain approval of the lot line adjustment from the Zoning Administrator;~~
 - ~~b. Execute a boundary line adjustment through a quitclaim deed or boundary line agreement; and~~
 - ~~c. Record the notice of approval from the Zoning Administrator, which recites the legal descriptions of both the original properties and the properties resulting from the exchange of title, together with a~~

~~quitclaim deed or boundary line agreement in the office of the county recorder.~~

~~2. The joining of a lot or lots to a parcel does not constitute a subdivision as to the parcel or subject the parcel to other sections of Title 17.~~

~~—3. The Zoning Administrator shall approve the lot line adjustment if the exchange of title will not result in a violation of any land use ordinance.~~

~~4. An application for a lot line adjustment between property owners shall be filed jointly.~~

~~B. Joining Lots: A fee owner may join two (2) or more of the petitioner fee owner's contiguous lots by following the subdivision plat amendment process in Title 17.~~

~~C. Parcel Boundary Adjustments: To make a parcel boundary adjustment, a property owner shall execute a boundary adjustment through a quitclaim deed or boundary line agreement and record the quitclaim deed or boundary line agreement with the county recorder.~~

~~1. A Parcel boundary adjustment is not subject to the city's review unless any of the subject parcels contain a dwelling unit.~~

~~2. Parcel boundary adjustments that require review by the city shall:~~

~~a. Be filed jointly by the owners of both subject properties.~~

~~b. Include a boundary line agreement that complies with the provisions of Utah Code Annotated 10-9a-524(2), as amended, and includes a statement citing the file number of the record of survey map in accordance with Utah Code Annotated 17-23-17, as amended.~~

~~3. Within 14 days from the receipt of a complete application for a parcel boundary adjustment, the zoning administrator or designee shall review and approve applications that comply with the following requirements:~~

~~a. No additional parcels will result from the adjustment.~~

~~b. Existing dwelling unit(s) and other structures on the parcel(s) will maintain compliance with the current setbacks for the zoning district in which they are located. Where existing dwelling unit(s) or structures are nonconforming as to current setback requirements, the amount or degree of nonconformity will not increase as a result of the parcel boundary adjustment.~~

~~c. The proposed parcel boundary adjustment will not create a violation of any land use ordinance or other city ordinances.~~

~~4. If the zoning administrator or their designee finds that an application is deficient or if additional information is required to approve the boundary line agreement, they shall~~

~~provide written notice to the property owners of the deficiency or additional information required within the 14-day timeframe from the date of the initial submittal. Such notice shall include the following:~~

- ~~a. A description of the specific deficiency or additional information required.~~
- ~~b. A statement that the boundary line agreement will be approved upon the correction of the deficiency or submission of the additional information.~~
- ~~c. A statement that failure to correct the deficiency or provide the additional information may result in denial and/or expiration of the application.~~

~~5. Upon receipt of the information requested in subsection (C)(4) above, the zoning administrator or designee shall review the complete application according to the provisions of subsection (C)(3) above.~~

~~6. Upon approval of the application, the zoning administrator or designee shall provide a notice of approval to the property owners within 14 days of the receipt of the application.~~

~~7. The property owners that are a party to the application shall record with the county recorder within thirty (30) days of the issuance of the notice of approval the notice of approval together with a quitclaim deed or boundary line agreement that results in the property boundary adjustment described by the proposed legal descriptions submitted with the parcel boundary adjustment application.~~

~~8. The zoning administrator or designee shall deny an application that does not comply with the requirements of subsection (C)(3) above. The written notice of denial shall be sent to the applicants in the same 14-day timeframe from the date of the submittal of a complete application.~~

~~D. Boundary Line Agreements: Boundary line agreements are subject to the requirements of Utah Code Annotated 10-9a-524, as amended.~~

~~1. Boundary line agreements that are not subject to review of the city shall not be considered as having land use approval.~~

~~2. In accordance with Utah Code Annotated subsections 10-9a-523(5), the city may withhold approval of any land use application submitted for property that is the subject of a recorded boundary line agreement or other document used to adjust a mutual boundary line if the city determines that the lots or parcels, as adjusted by the boundary line agreement or other document used to adjust the mutual boundary line, are not in compliance with the city's land use regulations in effect on the day on which the boundary line agreement or other document used to adjust the mutual boundary line is recorded.~~

- ~~a. Land Use applications where approval has been withheld under this subsection may proceed upon the subsequent recordation of a boundary line~~

~~agreement, including an amended subdivision plat when applicable, that brings the lots or parcels into compliance with city code.~~

~~b. Land use applications will still be subject to otherwise applicable expiration dates if review and approval of necessary boundary line agreement(s) is not diligently pursued by the applicant.~~